

LOT CONSOLIDATION PLAT

OF PARCEL NUMBERS 02-288100 AND 02-014700

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO;
AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 25, TRACT 1

- SURVEY REFERENCES:**
1. CHICAGO TITLE COMMITMENT 17040018
 2. ODOT PLANS GEA-306-4.45 GEA-422-2.18 (REV 09/03/1975)
 3. ODOT PLANS GEA-306-4.45 (REV 03/08/2012)
 4. DALEBROOK ESTATES AS RECORDED IN VOL. 7, PG. 08.
 5. SURVEY BAI 00237 (15-086) AS RECORDED WITH THE COUNTY TAXMAP DEPARTMENT.
 6. SURVEY BAI 00182 (08-043) AS RECORDED WITH THE COUNTY TAXMAP DEPARTMENT.
 7. SURVEY BAI 00092 AS RECORDED WITH THE COUNTY TAXMAP DEPARTMENT.
 8. CH 606 A-B WASHINGTON ST 1932 PLANS
 9. PARK CIRCLE DRIVE DEDICATION PLAT VOL. 9, PAGE 52

- SETBACKS:**
- SIDELINE: 20' BUILDING SETBACK
 - REAR YARD: 60' BUILDING SETBACK
 - SETBACK FROM E. WASHINGTON ROAD: 70' BUILDING SETBACK (FROM R-O-W)

BAINBRIDGE TOWNSHIP APPROVAL:
THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS
DAY OF _____, 20__

BAINBRIDGE TOWNSHIP ZONING INSPECTOR _____

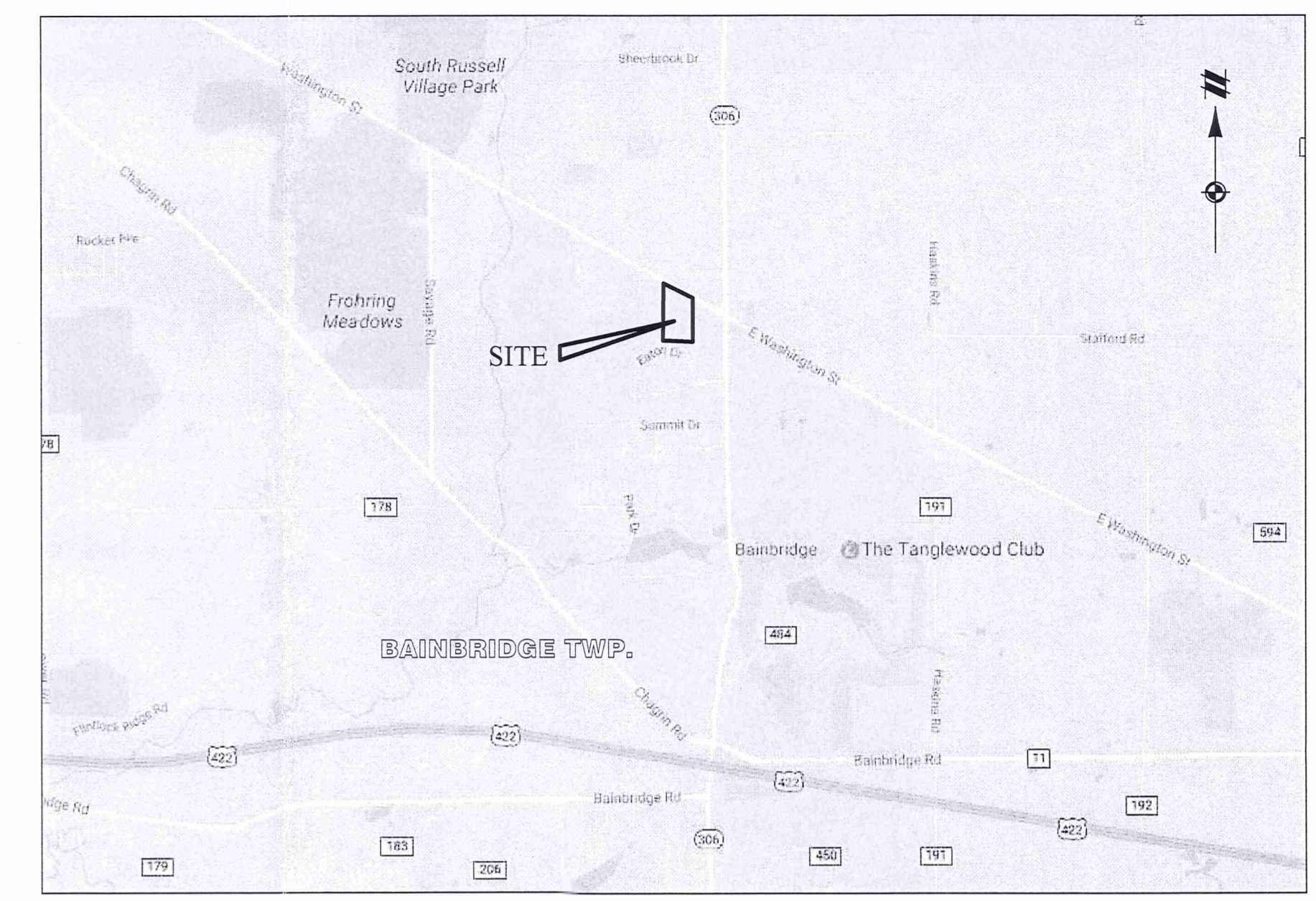
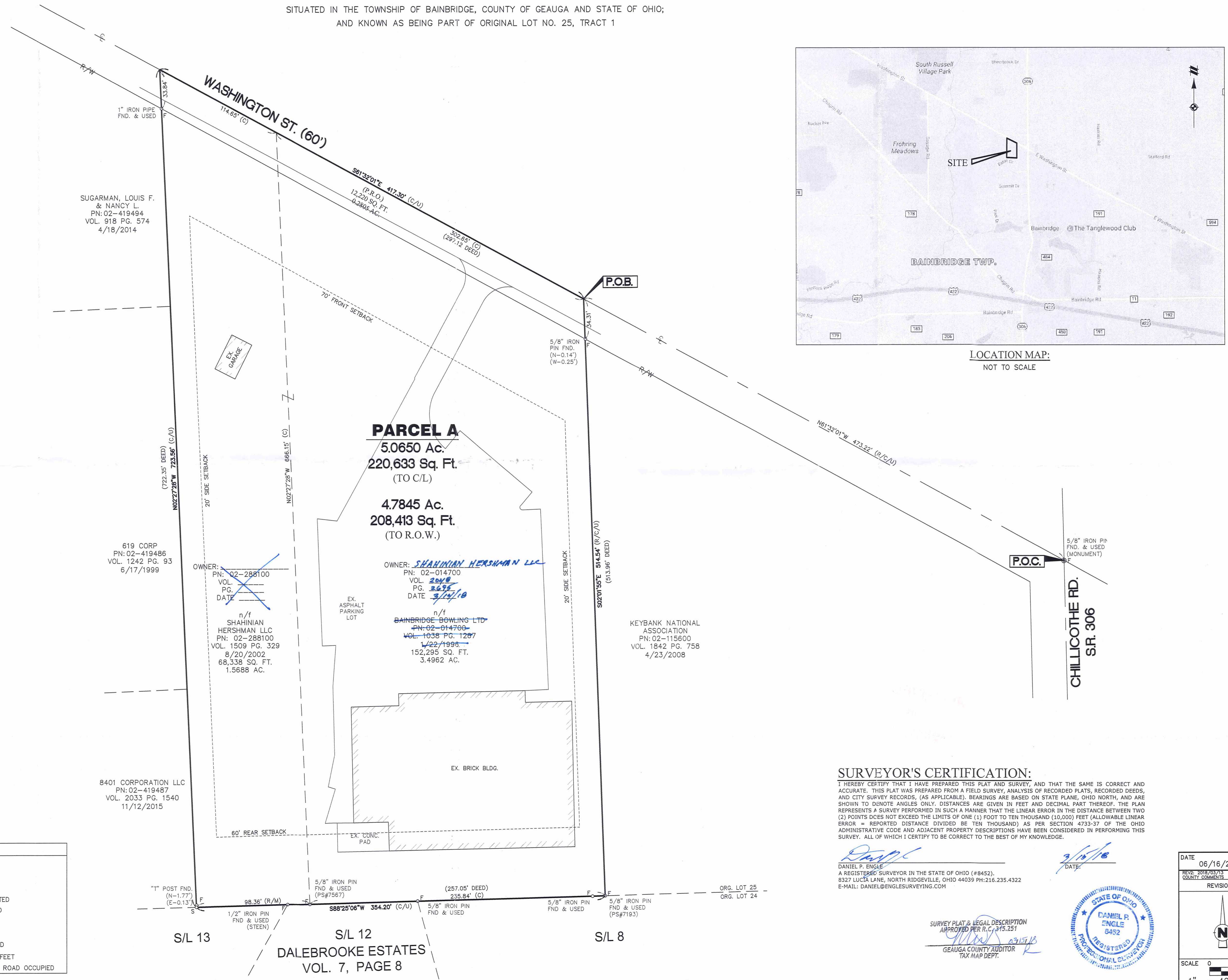
BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS STATE PLACE COORDINATE SYSTEM NAD 83 ZONE OHIO NORTH, ESTABLISHED BY O.D.O.T. VRS OBSERVED IN JUNE 08, 2017.

SURVEY NOTES:
CHICAGO TITLE INSURANCE COMPANY COMMITMENT 17040232 USED FOR PN 02-288100. NO PLOTTABLE EASEMENTS.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT 17040018 USED FOR PN 02-014700. NO PLOTTABLE EASEMENTS.

AREA NOTES:
LOT COVERAGE (BUILDING, PARKING, DRIVEWAY):

1.5976 Ac.
69,593 Sq. Ft.



LOCATION MAP:
NOT TO SCALE

PARCEL A
5.0650 Ac.
220,633 Sq. Ft.
(TO C/L)

4.7845 Ac.
208,413 Sq. Ft.
(TO R.O.W.)

OWNER: ~~PN: 02-288100~~
~~VOL: 1509 PG. 329~~
~~DATE: 8/20/2002~~
n/f SHAHINIAN HERSHMAN LLC
PN: 02-288100
VOL. 1509 PG. 329
8/20/2002
68,338 SQ. FT.
1.5688 AC.

OWNER: SHAHINIAN HERSHMAN LLC
PN: 02-014700
VOL. 2033 PG. 1540
DATE: 11/12/2015
n/f BAINBRIDGE-BOWLING LTD
PN: 02-014700
VOL. 1038 PG. 1207
1/22/1998
152,295 SQ. FT.
3.4962 AC.

KEYBANK NATIONAL ASSOCIATION
PN: 02-115600
VOL. 1842 PG. 758
4/23/2008

619 CORP
PN: 02-419486
VOL. 1242 PG. 93
6/17/1999

8401 CORPORATION LLC
PN: 02-419487
VOL. 2033 PG. 1540
11/12/2015

LEGEND:			
○ S	SET 5/8" BY 30" STEEL PIN WITH CAP "ENGLE"	VOL	VOLUME
✕ S	SET MAG NAIL	PG	PAGE
⊙ F	FOUND MONUMENTATION AS SHOWN	(C)	CALCULATED
⊙		(O)	OBSERVED
⊙		(U)	USED
⊙		(R)	RECORD
R/W	RIGHT OF WAY	(M)	MEASURED
P.N.	PARCEL NUMBER	sq. ft.	SQUARE FEET
n/f	NOW OR FORMALLY OWNER BY	P.R.O.	PRESENT ROAD OCCUPIED

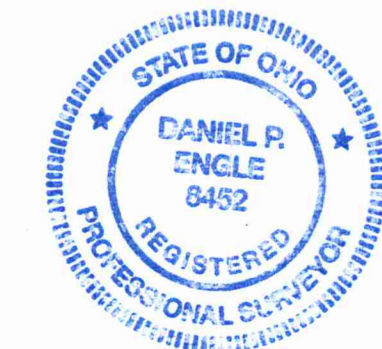
811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

DANIEL P. ENGLE
A REGISTERED SURVEYOR IN THE STATE OF OHIO (#8452),
8327 LUCIA LANE, NORTH RIDGEVILLE, OHIO 44039 PH: 216.235.4322
E-MAIL: DANIEL@ENGLESURVEYING.COM



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

DATE 06/16/2017
REVISE: 08/07/17
COUNTY COMMENTS
REVISIONS

SCALE 0 20 40
1" = 40 FEET
DR. DPE CH. SFG

BA1 00253

BA100253

Shahinian-Hershman LLC (18-032)
Picked Up 03/15/18

VOL. 2050 pg 960
pn# 02-014700

LEGAL DESCRIPTION

2017023DE-01

5.0650 Acres

Parcel A

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of the land in Lot 25, Tract 1 in said Township and being more fully bounded and described as follows:

Commencing at the intersection of the centerline of Chillicothe Rd - State Route 306 (60 feet wide) and the centerline of Washington Street (60 feet wide); thence **North 61°32'01" West**, along said Washington Street centerline, a distance of 473.22 feet to a point thereon, said point also being known as the **Principle Place of Beginning** of the parcel herein described;

Course No. 1: Thence **South 02°01'55" East** along a Westerly line of land now or formerly owned by Keybank National Association (PN 02-115600) by deed recorded in Volume 1842, Page 758 of the Geauga County Recorder's Office, pass a point at 34.31 feet on a Southerly line of said Washington Street, said point reference by a found iron pin North 0.14 feet and West 0.25 feet from said point, a total distance of **514.54 feet** to a 5/8 inch found iron pin with cap (#7193) on a Southerly line of Original Lot 25 and a Northerly line of Sublot 8 in the Dalebrooke Estates as recorded in Plat Volume 7, Page 8 of the Geauga County Recorders Office;

Course No. 2: Thence **South 88°25'06" West** along said Southerly line of Original Lot 25 and said Northerly line of said Sublot 8, Sublot 12 and Sublot 13 in the said Dalebrooke Estates, a distance of **354.20 feet** to a 5/8 inch by 30 inch capped iron pin set "Engle 8452" being a Southeasterly corner of land now or formerly owned by 8401 Corporation LLC (PN 02-419487) by deed recorded in Volume 2033, Page 1540 of the Geauga County Recorder's Office, said point being reference by a T-post and cairn North 1.77 feet and East 0.13 feet from said point;

Course No. 3: Thence **North 02°27'28" West** along Easterly line of said 8401 Corporation LLC and 619 Corp (PN 02-419486) by deed recorded in Volume 1242, Page 93 of the Geauga County Recorder's Office and Sugarman, Louis F. & Nancy L. (PN 02-419494) by deed recorded in Volume 918, Page 574 of the Geauga County Recorder's Office, passing through a found 1 inch iron pipe at 689.72 feet on a said Southerly line of Washington Street, a total distance of **723.56 feet** to a point in the centerline of said Washington Street;

Course No. 4: Thence **South 61°32'01" East** along said centerline of Washington Street, a distance of **417.30 feet** to the **Principal Place of Beginning**, containing within said bounds 5.0650 acres (220,633 sq. ft.) of land, of which 0.2805 acres (12,220 sq. ft.) is Present Road Occupied (P.R.O.), according to a survey by Engle & Associates, LLC dated June 2017, being the same more or less and being subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in June 08, 2017. Bearings, as shown, are used to describe angular measurements only.

The intent of this description is to consolidate the lands known as PN 02 -288100 owned by

SHAHINIAN HERSHMAN LLC, per deed Volume 1509, Page 329 and
PN 02-014700 owned by SHAHINIAN HERSHMAN LLC, per deed Volume 2048
Page 2695

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

[Signature] 03/15/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

