

PLAT OF LOT CONSOLIDATION

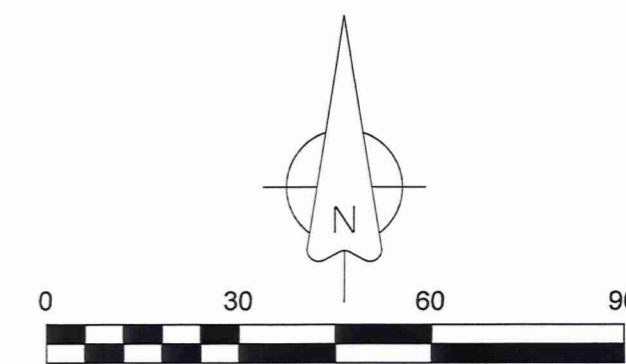
PREPARED FOR

EVANS

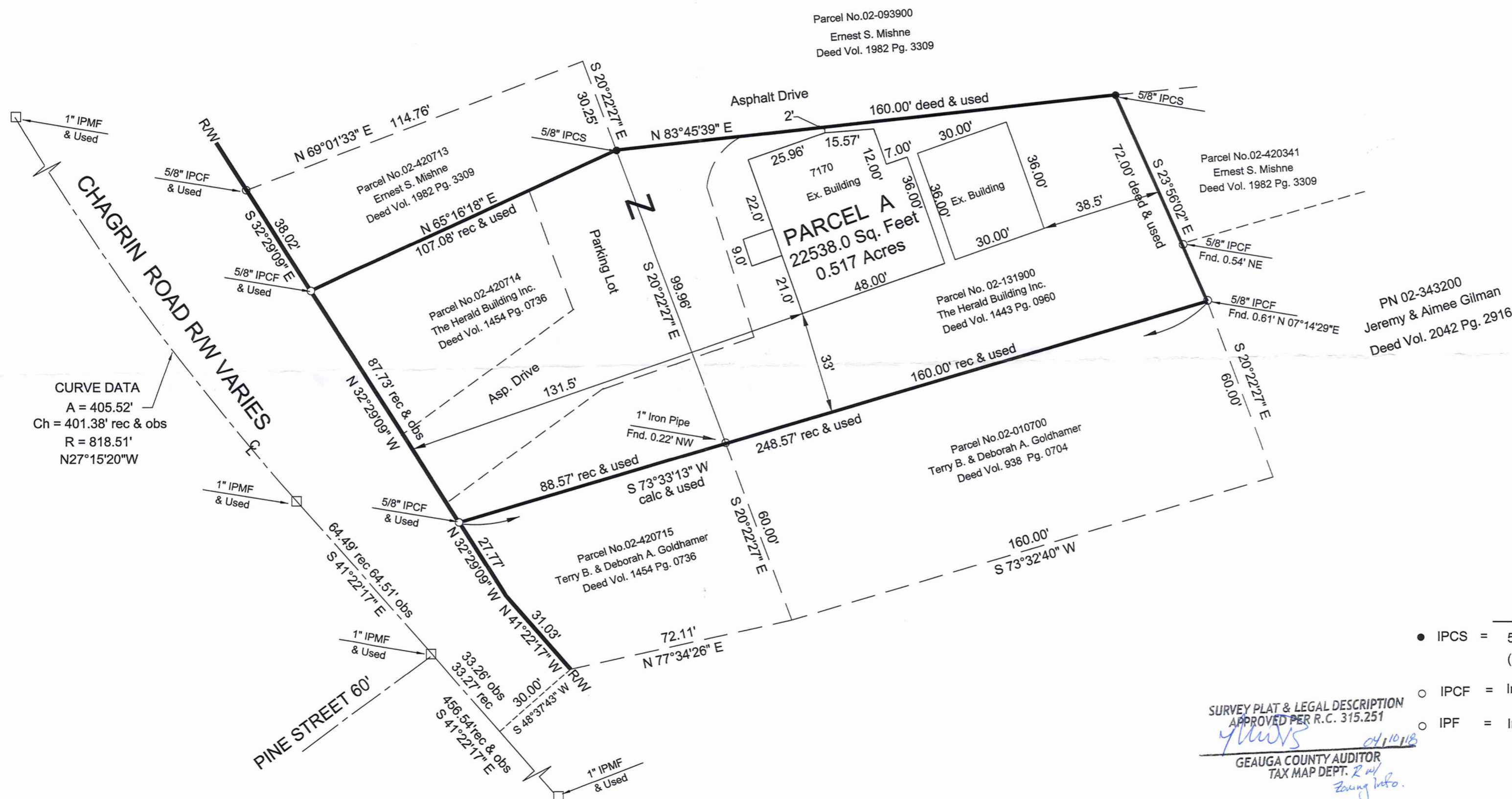
Situated in the Township of Bainbridge, County of Geauga and State of Ohio;
and in Original Lot No. 48 Tract One of Bainbridge Township

Basis of Bearings

Centerline of Chagrin Road
Plat Record
N 41°22'17" E



Scale: 1" = 30'
Date: March, 2018



CURVE DATA
 A = 405.52'
 Ch = 401.38' rec & obs
 R = 818.51'
 N27°15'20"W

- Legend**
- IPCS = 5/8" x 30" Iron Pin Capped Set (ID BLS #7699)
 - IPCF = Iron Pin Capped Found
 - IPF = Iron Pin Found

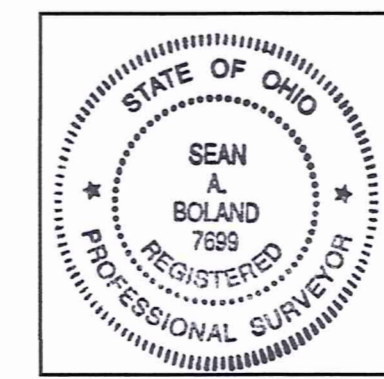
SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature]
 GEauga COUNTY AUDITOR
 TAX MAP DEPT. *[Signature]*
Zoning Info.

Zoning Inspector

This consolidation of land complies with the applicable Bainbridge Township Zoning Resolution.
 This _____ day of _____, By: _____ Bainbridge Township Zoning Inspector.

References :

- Plat for the Vacation of Arch Street and Release of Portion of Chagrin Road Dated 5/20/2004 Plat Vol. 34, Pages 90-92
- Deed Volume 1454 Page 743
- Deed Volume 1443 Page 960



Certification
 This Plat was prepared from a field survey, analysis of Recorded Deeds and Geauga County Records and in accordance with 4733-37 of Ohio Administrative Code Basis of Bearings per Centerline Plat. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge.

[Signature]
 Sean A. Boland, P.S.
 Registered Ohio Professional
 Surveyor No. 7699
 bolandsurveying@gmail.com
 440 785-2943

LEGAL DESCRIPTION OF
PARCEL "A"

Situated in the Township of Bainbridge, County of Geauga and State of Ohio; and known as being part of Original Bainbridge Township Lot No. 48, Tract One and further bounded and described as follows:

Beginning at an iron pin monument found at the center line intersection of Pine Street (60 feet wide) and the centerline of Chagrin Road(Right of Way Varies); Thence South $41^{\circ} 22' 17''$ West a distance of 33.27 feet along the said centerline of Chagrin Road to a point; thence North $48^{\circ} 37' 43''$ East a distance of 30.00 feet to the Southwesterly corner of a parcel of land conveyed to Terry B. & Deborah A. Goldhamer by deed recorded in Volume 1454, Page 0736 of the Geauga County Records (PN 02-420715); thence North $41^{\circ} 22' 17''$ West a distance of 31.03' along the Relocated Northerly right of way line of said Chagrin Road to a point; Thence North $32^{\circ} 29' 09''$ West a distance of 27.77 feet to the Northwesterly corner of said parcel of land referenced by a 5/8" Iron Pin Capped found and **The True Place of Beginning** of parcel herein describe;

Thence North $32^{\circ} 29' 09''$ West a distance of 87.73 feet along the said Northerly right of way line to the Southwesterly corner of a parcel of land conveyed to Ernest S. Mishne by deed recorded in volume 1982 Page 3309 of the Geauga County Records (PN 02-4207. 13) referenced by a 5/8" Iron Pin Capped found;

Thence North $65^{\circ} 16' 18''$ East a distance of 107.08 feet along the Southerly line of said parcel of land conveyed to Ernest S. Mishne to a 5/8" Iron Pin Capped (BLS7699) set at a Southeast corner thereof, said pin also a Southwesterly corner of another parcel of land conveyed to said Mishne (02-093900);

Thence North $83^{\circ} 45' 39''$ East along a Southerly line of a parcel of land conveyed to said Mishne (PN 02-093900) a distance of 160.00 feet to a Northwesterly corner of another parcel of land conveyed to said Ernest S. Mishne (PN 02-420341) to an Iron Pin Capped (BLS 7699) set;

Thence South $23^{\circ} 56' 02''$ East along a Westerly line of said Mishne (PN 02-420341) and along a Westerly line of land conveyed to Jerry & Aimee Gilman by Deed Volume 2042 Page 2916 of Geauga County Records (PN 02-343200) a distance of 72.00 to the Northeasterly corner of said parcel of land conveyed to Terry B. & Deborah A. Goldhamer Deed Volume 938 page 704 of Geauga County Records (PN 02-010700)) said corner referenced by an 5/8" Iron Pin Capped found North $07^{\circ} 14' 29''$ East a distance of 0.61';

Thence South $73^{\circ} 33' 13''$ West along the Northerly lines of said Goldhamer (PN 02-010700) and (PN 02-420715) a distance of 248.57 feet along the Northerly line of said parcel of land conveyed to Terry B. & Deborah A. Goldhamer to the True **Place of Beginning, Containing** a total of 0.517 acres (22538 sq. ft.) of land according to a survey prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated March, 2018 be the same more or less subject to all legal highways and easements. The intent of this survey is to consolidate all of PN 02-420714 & PN 02-131900. The deed of record is land conveyed to The Herald Building Inc. as recorded in Volume 1454, Page 736 and Volume 1443, Page 960 of the Geauga County Records. Basis of bearings is plat record for

the centerline of Chagrin Road North 41°22'17"East, all iron pins set are 5/8" x 30" iron pins with yellow cap marked "BLS 7699".

Sean A. Boland, P.S. #7699

Boland Land Surveying LLC

S. A. Boland 4/4/18



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

[Signature] *04/04/18*

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

RECEIVED
APR 09 2018
Geauga County Auditor
Tax Map Dept.