

CONSOLIDATION OF LANDS FOR HALLE PROPERTIES, L.L.C.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as a portion of Original Bainbridge Township Lot No. 30, Tract 3.

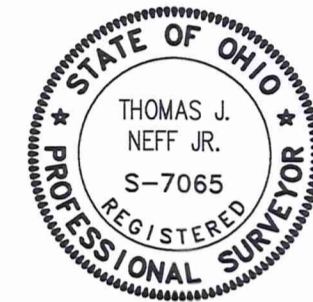
CERTIFICATION

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. Basis of bearing for this survey is Grid North of the NAD83 (CORS96), Ohio State Plane, North Zone (3401) as established by GPS observations, monuments were found or set as indicated hereon, and are to express angles only.

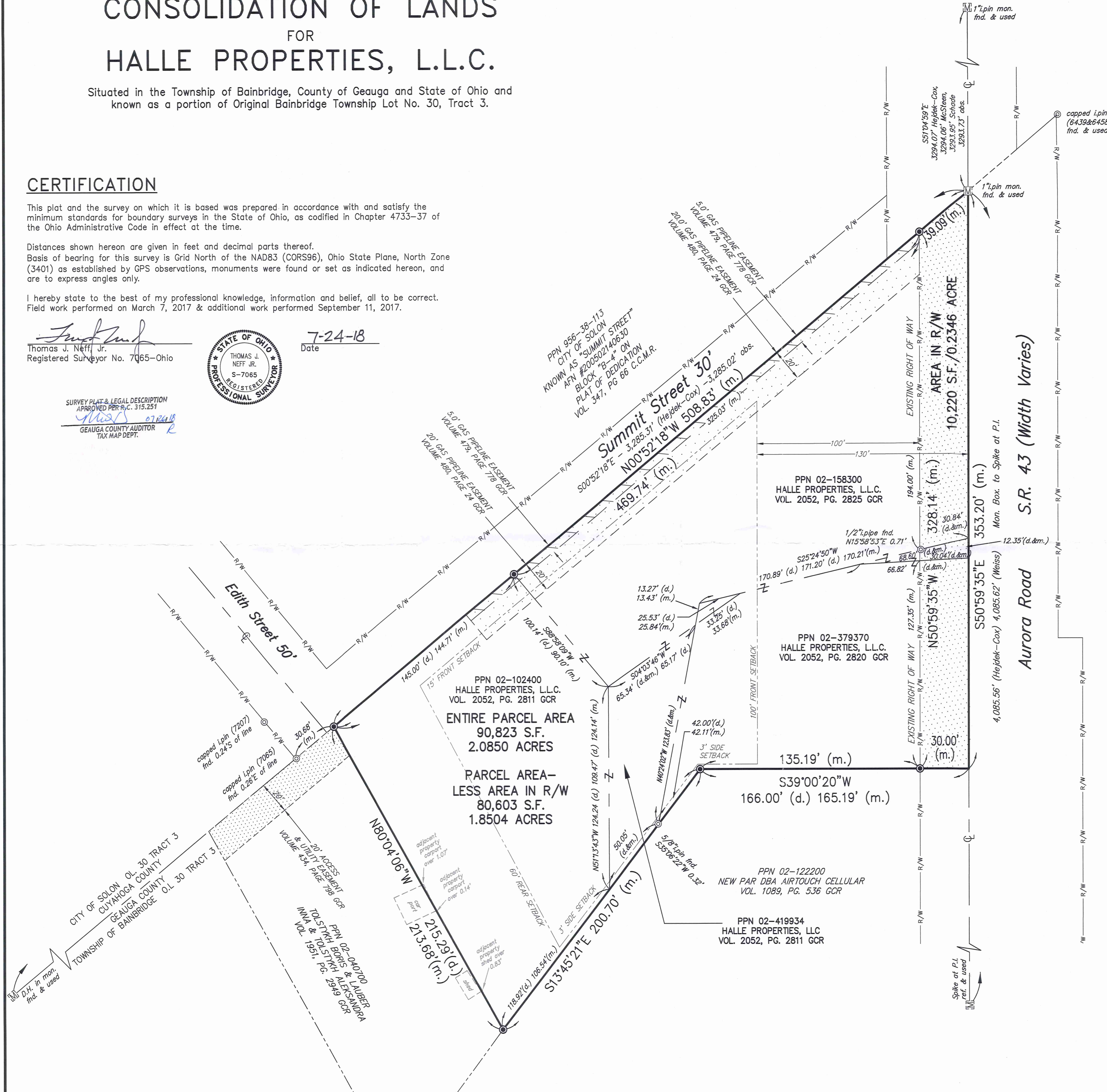
I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work performed on March 7, 2017 & additional work performed September 11, 2017.

Thomas J. Neff, Jr.
Thomas J. Neff, Jr.
Registered Surveyor No. 7065-Ohio



7-24-18
Date

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



APPROVALS

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION AND BOARD OF ZONING APPEALS VARIANCE CASE NO. 2017-16 GRANTED ON JUNE 16, 2017 BY BAINBRIDGE TOWNSHIP BOARD OF ZONING APPEALS.

_____, BAINBRIDGE TOWNSHIP ZONING INSPECTOR
_____, 20__

SURVEYS OF RECORD USED:

- MAP OF SURVEY FOR WILLIAM MORRISON, JR. PREPARED BY NEFF & ASSOCIATES DATED APRIL, 1991.
- RESUBDIVISION PLAT FOR THE REMAINDER OF S/L 8 AT THE MARKETPLACE AT FOUR CORNERS PLAT VOL. 41, PG. 38 & 39, BY KENNETH HEDJUK OF HEDJUK-COX & ASSOCIATES, INC.
- REPLAT OF SUBLT 3A FOR THE SHOPS AT MARKETPLACE PLAT VOL. 42, PG. 23 BY DANIEL P. ENGLE OF ATWELL
- LOT SPLIT & CONSOLIDATION PLAT AT THE INSTANCE OF JOHN R. HEDGES CUY. CO PLAT AFN 200808260302 BY KENNETH HEDJUK OF HEDJUK-COX & ASSOCIATES, INC.
- PLAT OF DEDICATION OF BLOCK "B-4" CUY. CO PLAT VOL. 347, PG. 66 BY THOMAS J. NEFF, JR. OF NEFF & ASSOCIATES
- FINAL PLAT FOR THE SHOPS AT MARKETPLACE PLAT VOL. 39, PG. 63 THRU 67 BY KENNETH HEDJUK OF HEDJUK-COX & ASSOCIATES, INC. AND JOHN H. CRAWFORD OF ATWELL-HICKS
- DEDICATION PLAT FOR BAINBRIDGE LAND DEVELOPMENT, LLC SR-043 AURORA ROAD 2002 PLANS-00.00-00.70 GEA-BAI-(ODOT-006131)02_03_19_PLAT BY KENNETH HEDJUK OF HEDJUK-COX & ASSOCIATES, INC.

THE INTENT OF THIS SURVEY IS TO CREATE ONE NEW PARCEL THAT WILL INCLUDE THE FOLLOWING PARCELS:
02-102400, 02-379370, 02-158300, 02-419934.

NOTE: ALL EXISTING BUILDINGS, PARKING AND DRIVEWAYS ARE TO BE REMOVED.

ABBREVIATIONS

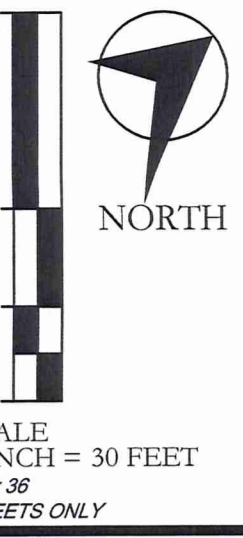
- C..... CENTER LINE
- G.C.R..... GEAUGA COUNTY RECORD
- D..... DEED
- EX..... EXISTING
- FOUND..... FOUND
- L/A..... LIMITED ACCESS
- M..... MEASURED
- MON..... MONUMENT
- PG..... PAGE
- R or P/L..... PROPERTY LINE
- R or REC..... RECORD
- R/W..... RIGHT OF WAY
- SF..... SQUARE FEET
- U..... USED
- VOL..... VOLUME

SYMBOL LEGEND (EXISTING)

- C CENTER LINE
- P PROPERTY LINE
- Z CONSOLIDATED LOTS
- ⊙ IRON PIN/PIPE FOUND
- ⊞ MONUMENT BOX FOUND
- ⊙ 5/8" X30" REBAR CAPPED NEFF & ASSOC.-7065.

REV NO	DATE	DESCRIPTION
6	7-24-18	SUBMIT TO COUNTY TAX MAP
5	5-15-18	REVS COUNTY TAX MAP & TWP.
4	5-11-18	SUBMITTED TO COUNTY TAX MAP
3	5-3-18	SUBMITTED TO COUNTY TAX MAP
2	8-2-17	REVISED PER COUNTY COMMENTS
1	7-31-17	REVISED AS PER COUNTY COMMENTS
	7-21-17	PRELIM. PLAT TO CLIENT FOR REVIEW

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14044-CP	TEW	SJM	14044



Halle Properties, L.L.C.
CONSOLIDATION PLAT & MAP OF SURVEY
TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, STATE OF OHIO



SHEET NO.
1



NEFF
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description

All Parcels Legal Description

File No. 14044-LD005

May 11, 2018 – revised

Page 1 of 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as a portion of Original Bainbridge Township Lot No. 30, Tract 3 and bounded and described as follows.

Beginning at a 1" iron pin found at the intersection of the center line of Aurora Road (State Route 43) (Width Varies) at its intersection with the West line of Geauga County and the Northwesterly corner of a parcel of land conveyed to Halle Properties, L.L.C., PN 02-158300, by deed recorded in Volume 2052, Page 2825 of Geauga County Deed Records;

- Course 1 Thence South 50°59'35" East, along the centerline of said Aurora Road, a distance of 353.20 feet to the Northeasterly corner of a parcel of land conveyed to Halle Properties, L.L.C., PN 02-379370, by deed recorded in Volume 2052, Page 2820 of Geauga County Deed Records and also being the Northwesterly corner of a parcel of land conveyed to New Par dba Airtouch Cellular, PN 02-122200, by deed recorded in Volume 1089, Page 536 of Geauga County Deed Records;
- Course 2 Thence South 39°00'20" West, along the Easterly line of said Halle Properties, L.L.C., PN 02-379370, and also being the Northwesterly line of said New Par dba Airtouch Cellular lands, a distance of 165.19 feet to an angle point on the Easterly line of said parcel to a 5/8" pin set;
- Course 3 Thence South 13°45'21" East, continuing along a Easterly line of said Halle Properties, L.L.C., PN 02-379370, and continuing along two parcels conveyed to Halle Properties, L.L.C., PN-02-419934, by deed recorded in Volume 2052, Page 2811, & PN 02-102400 by deed recorded in Volume 2052, Page 2811 of the Geauga County Deed Records, a distance of 200.70 feet to the Southeasterly corner of said Halle Properties, L.L.C., PN 02-102400, and also being the Northeasterly corner of a parcel of land conveyed to Boris and Lauber Inna Tolstykh and Aleksandra Tolstykh, PN 02-040700 by deed recorded in Volume 1951, Page 2949 to a 5/8" pin set;
- Course 4 Thence North 80°04'06" West, along the Southerly line of said Halle Properties, L.L.C., PN 02-102400, and also being the Northerly line of said Tolstykh parcel, a distance of 213.68 feet to the West line of Geauga County to a 5/8" pin set;
- Course 5 Thence North 00°52'18" West, along the Westerly lines of both said Halle Properties, L.L.C., PN 02-102400, and PN 02-158300 and also being the Westerly line of Geauga County, a distance of 508.83 feet to the place of beginning and containing 2.0850 Acres (90,823 sq. ft.) of land, of which 0.2346 Acres (10,220 sq. ft.) is within the existing right-of-way for Aurora Road (State Route 43), as surveyed by Thomas J. Neff, Jr. Registered

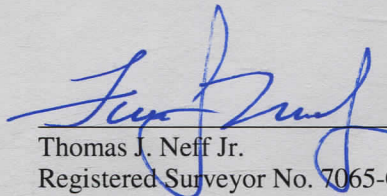
Legal Description
P.P.N. 02-158300
File No. 14044-LD001
May 11, 2018 - revised
Page 2 of 2

Surveyor no. 7065-Ohio of Neff & Associates, Field work performed on March 7, 2017 & additional work performed September 11, 2017.

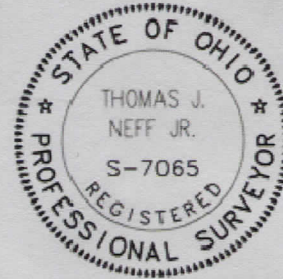
Basis of bearing for this survey is Grid North of the NAD83 (CORS96), Ohio State Plane, North Zone (3401) as established by GPS observations.

Be the same more or less, but subject to all legal highways and easements of record.

Monuments described as "5/8" iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc.-7065.


Thomas J. Neff Jr.
Registered Surveyor No. 7065-Ohio

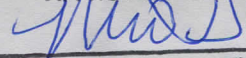
7-24-18
Date:



The intent of this description is to describe the combination of the following parcels conveyed to:

- Halle Properties, L.L.C.:
- PN 02-102400 Volume 2052, Page 2811 of Geauga County Deed Records
 - PN 02-419934 Volume 2052, Page 2811 of Geauga County Deed Records
 - PN 02-379370 Volume 2052, Page 2820 of Geauga County Deed Records
 - PN 02-158300 Volume 2052, Page 2825 of Geauga County Deed Records

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


07/26/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. R