

# COMBINATION SURVEY

FOR NICHOLAS J. ZAMBATARO - VOL. 1975, PAGE 1261  
PPN 02-255700, PPN 02-255800 & PPN 02-255900, AND  
BEING PART OF LOT #43 TRACT 1 OF BAINBRIDGE TOWNSHIP,  
COUNTY OF GEauga, STATE OF OHIO

SEPTEMBER 2018

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE  
PROVISIONS OF THE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.  
THIS 14<sup>th</sup> DAY OF November 2018.

*Karen Endra*  
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

70.00'  
N 00°23'32" W  
60' RW  
ABBAY ROAD

COUNTRY LANE - 60' RW

1" IRON PIPE FND (NO MON BOX)  
O.L. 42-TRACT 1  
O.L. 43-TRACT 1  
O.L. 25-TRACT 1  
O.L. 34-TRACT 1

P.O.C.

CATSDEN ROAD - 60' RW

## LEGEND

These standard symbols will be found in the drawing.

- ⊙ 1/2" IRON PIPE FOUND
- 5/8" IRON BAR FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- ⊠ 5/8" IRON BAR FND IN MON BOX
- ▨ EXISTING BUILDINGS AND STRUCTURES

## REFERENCES

- DEEDS AS NOTED
- A.M. PICONE SURVEY - AUG. 2004
  - D.F. SHEEHY SURVEY - OCT. 2005
  - D.F. SHEEHY SURVEY - NOV. 2008
  - J. GUTOSKEY SURVEY - NOV. 2014
  - R.E. SCHWARTZ SURVEY - JAN. 2008



THE BUILDINGS, STRUCTURES AND DRIVEWAY COVER 11.9% OF THE LOT.

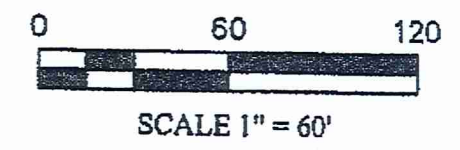


### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THIS DRAWING TO BE A CORRECT DELINEATION OF AN ACTUAL FIELD SURVEY MADE BY ME ACCORDING TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, AND ALL MONUMENTATION HAS BEEN FOUND OR SET AS SHOWN HEREON.

BETH A. PEARSON P.S. #8430      DATE

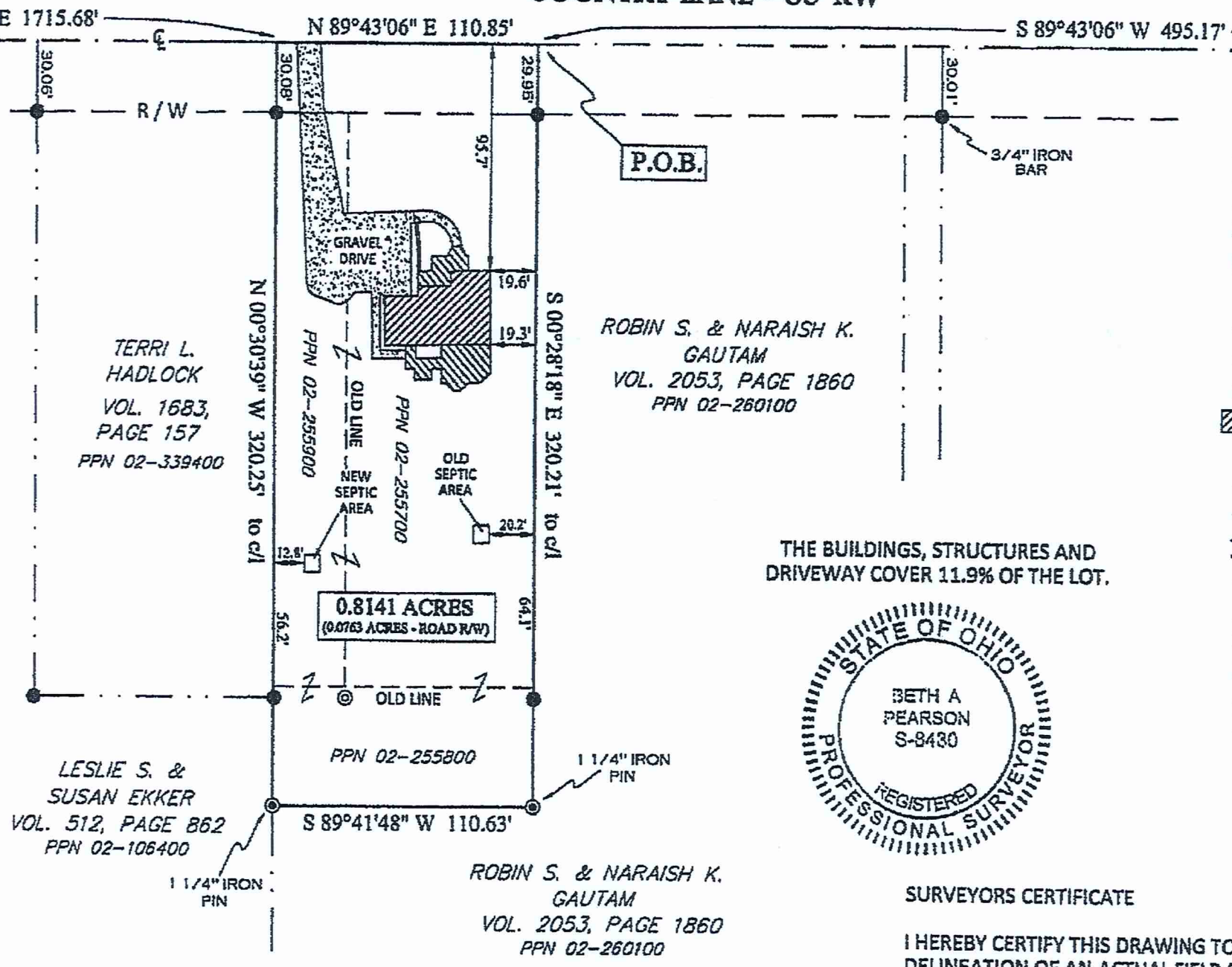
THE BASIS OF BEARING IS GRID NORTH,  
OHIO STATE PLANE COORDINATE SYSTEM,  
NORTH ZONE, NAD83.



## PEARSON SURVEYING, LLC

3366 HOMMON ROAD, RAVENNA, OHIO 44266  
OFFICE (330) 296-9200  
OFFICE@PEARSONSURVEYING.COM

P180819



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 10/17/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

BA1 00260

BA100260

Zambataro ORIGINAL MISPLACED COPY (18-111)

VOL. 2062 pg 1537  
PN# 02-255700

# PEARSON SURVEYING, LLC

(330) 296-9200 OFFICE (330) 298-9184 FAX

## PROPERTY DESCRIPTION 0.8141 ACRE TRACT

Situated in the Township of Bainbridge, County of Geauga, and the State of Ohio, and being part of Lot 43, Tract 1 in the original Bainbridge Township and being all of the tracts of land transferred to Nicholas J. Zambataro, (Vol. 1975, Page 1261 - PPN 02-255700, 02-255800 & 02-255900), and further described as follows to wit:

Beginning at a 1" iron pipe found at the intersection of the centerline of Catsden Road (60' r/w) and the centerline of Country Lane (60' r/w), (which is also the northeast corner of Lot 43, tract 1), thence **South 89°43'06" West**, along the centerline of Country Lane (and the north line of Lot 43, tract 1), a distance of **495.17** feet to a point, which is the True Place of Beginning for the property herein described;

1. Thence **South 00°28'18" East**, along the west line of a tract of land now or formerly owned by Robin S. & Naraish K. Gautam (Vol. 2053, Page 1860 – PPN 02-260100), (and passing over a 5/8" iron bar found at a distance of **29.95** feet), a total a distance of **320.21** feet to a 1¼" iron pin found;
2. Thence **South 89°41'48" West**, along the north line of the aforesaid Gautam tract, a distance of **110.63** feet to a 1¼" iron pin found;
3. Thence **North 00°30'39" West**, along the east line of tracts of land now or formerly owned by Leslie S. & Susan Ekker (Vol. 512, Page 862 – PPN 02-106400) and Terri L. Hadlock (Vol. 1683, Page 157 – PPN 02-339400), (and passing over a 5/8" iron bar found at a distance of **290.17** feet), a total distance of **320.25** feet to a point in the centerline of Country Lane, (and the north line of Lot 43, tract 1);
4. Thence **North 89°43'06" East**, along the centerline of Country Lane, (and the north line of Lot 43, tract 1), a distance of **110.85** feet to the True Place of Beginning of the herein described parcel.

Containing **0.8141** of land (0.0763 acres – road r/w), based on a field survey by Beth A. Pearson, P.S. #8430 in September 2018.

This survey was intended to combine the 3 parcels of land currently deeded to Nicholas J. Zambataro as recorded in Geauga County Records - Vol. 1975, Page 1261 - PPN 02-255700, 02-255800 & 02-255900.

0.8141 Acres – page 2

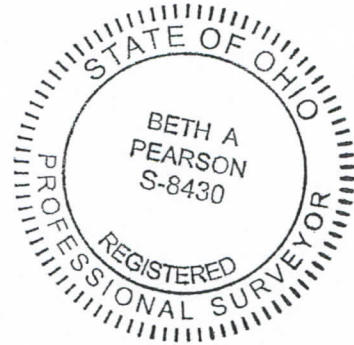
The basis of bearing is Grid North, Ohio State Plane Coordinate System, North Zone, NAD83.

Subject to all legal highways and any easements or restrictions of record.

*Beth A. Pearson* 9-16-2018

Beth A. Pearson, PS  
Registered Surveyor #8430

C:\2018\PI80819 - Legal



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

*MWB* 10/17/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*

RECEIVED  
OCT 17 2018  
TAX MAP DEPT.