

PLAT OF SURVEY, LOT SPLIT, AND CONSOLIDATION For LUCY L. BEATTIE AND MARTHA BISTRITZ, TRUSTEES

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NUMBERS 28 AND 29, TRACT 1.

LEGEND

- IPS Iron Pin Set I.D. "SCHWARTZ"
- I.Pin Iron Pin
- I.Pipe Iron Pipe
- Mon. Monument
- Mon. Stone or Highway Monument
- Mag. Mag Nail Set
- D.H. Drill Hole Found
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2018.

BY _____
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

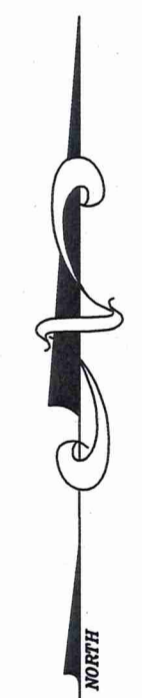
THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2018.

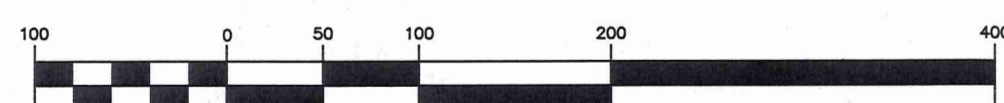
BY _____
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

REFERENCES USED :

- 1 DEEDS OF RECORD
- 2 WOODS OF WEMBLEY PHZ VII VOL. 37 PG. 99
- 3 THE CHAGRIN KNOLLS CONDOMINIUM PHZ XV VOL. 40, PGS. 91-95
- 4 McFARLAND WOODS SUBDIVISION PHZ 1 VOL. 42 PGS. 26-27
- 5 CENTERLINE PLAT OF SAVAGE ROAD T.R. 190



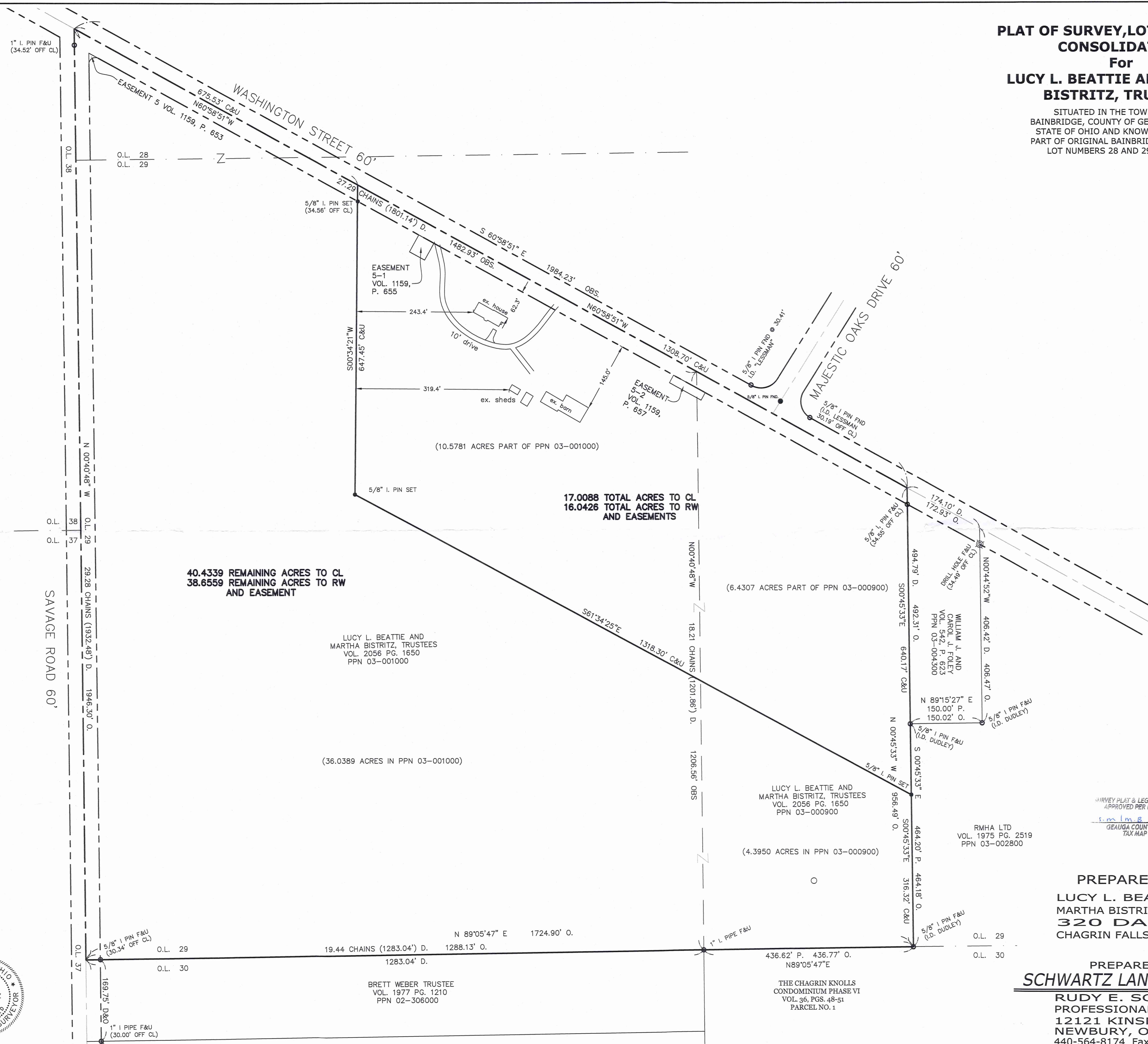
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.
AUGUST 31, 2018

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz 8-7-18
RUDY SCHWARTZ, P.S. #7193 Date



17.0088 TOTAL ACRES TO CL
16.0426 TOTAL ACRES TO RW
AND EASEMENTS

40.4339 REMAINING ACRES TO CL
38.6559 REMAINING ACRES TO RW
AND EASEMENT

LUCY L. BEATTIE AND
MARTHA BISTRITZ, TRUSTEES
VOL. 2056 PG. 1650
PPN 03-001000

LUCY L. BEATTIE AND
MARTHA BISTRITZ, TRUSTEES
VOL. 2056 PG. 1650
PPN 03-000900

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
S.M.B. 8/7/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

RMHA LTD
VOL. 1975 PG. 2519
PPN 03-002800

PREPARED FOR:
LUCY L. BEATTIE AND
MARTHA BISTRITZ, TRUSTEES
320 DAISY LN
CHAGRIN FALLS, OHIO 44022

PREPARED BY:
SCHWARTZ LAND SURVEYING
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

BA1 00261

Beattie + Bistriz
(18-101)
picked up 9/7/18
v. 2059 pg 2456
pn# 03-001000

LEGAL DESCRIPTION
OF A
17.0088 ACRE PARCEL
FOR
LUCY L. BEATTIE AND
MARTHA BISTRITZ, TRUSTEES

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Lot No. 29, Tract 1, and further known as being part of a parcel of land conveyed to Lucy L. Beattie and Martha Bistriz, Trustees (PPN 03-001000) by deed recorded in Volume 2056, Page 1650 of Geauga County Deed Records, also being part of a parcel of land conveyed to Lucy L. Beattie and Martha Bistriz, Trustees (PPN 03-000900) by deed recorded in Volume 2056, Page 1650 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the intersection of Washington Street, 60 feet wide, at its intersection with the centerline of Savage Road, 60 feet wide, said point lying North 0° 40' 48" West, along said centerline of Savage Road, a distance of 34.52 feet from a 1 inch iron pin found on the Southerly right-of-way of said Washington Street;

Thence South 60° 58' 51" East, along said centerline of Washington Street, a distance of 675.53 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 0° 34' 21" West, (creating a new line) passing through a 5/8 inch iron pin set at 34.56 feet, on the Southerly right-of-way of said Washington Street, a total distance of 647.45 feet to a 5/8 inch iron pin set;

COURSE II Thence South 61° 34' 25" East (creating a new line) a distance of 1318.30 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to RHMA Ltd. (PPN 03-002800) by deed recorded in Volume 1975, Page 2519 of Geauga County Deed Records;

COURSE III Thence North 0° 45' 33" West, along said Westerly line of land so conveyed to RHMA Ltd., and along the Westerly line of land conveyed to William J. and Carol. J. Foley (PPN 03-004300) by deed recorded in Volume 542, Page 623 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found at 605.62 feet, a total distance of 640.17 feet to a point in said centerline of Washington Street at the Northwesterly corner thereof;

COURSE IV North 60° 58' 51" West, along said centerline of Washington Street, a distance of 1308.70 feet to the Principal Place of Beginning and containing 17.0088 acres of land (16.0426 acres excepting the area

BA1 00261

within the right-of-ways of Washington Street and Savage Road, and the easements recorded in volume 1159, Pages 655 and 657 of Geauga County Records, 10.5781 acres part of PPN 03-001000, and 6.4307 acres part of 03-000900) as surveyed, calculated and described, on August 30, 2018 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.

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

S.M./M.B. *9/7/18*

GEAUGA COUNTY AUDITOR *rw*
TAX MAP DEPT.



DATE

9-7-18

RUDY E. SCHWARTZ, P.S. 7193

A handwritten signature in blue ink, appearing to read "R. E. Schwartz", written over a horizontal line.

BA1 00261

(18-101)

VOL. 2059 pg 2460
pn# 03-009000

REMAINING LANDS
LEGAL DESCRIPTION
OF A
40.4339 ACRE PARCEL
FOR
LUCY L. BEATTIE AND
MARTHA BISTRITZ, TRUSTEES

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Lot Nos. 28 and 29, Tract 1, and further known as being part of a parcel of land conveyed to Lucy L. Beattie and Martha Bistriz, Trustees (PPN 03-001000) by deed recorded in Volume 2056, Page 1650 of Geauga County Deed Records, also being part of a parcel of land conveyed to Lucy L. Beattie and Martha Bistriz, Trustees (PPN 03-000900) by deed recorded in Volume 2056, Page 1650 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the intersection of Washington Street, 60 feet wide, at its intersection with the centerline of Savage Road, 60 feet wide, said point lying North 0° 40' 48" West, along said centerline of Savage Road, a distance of 34.52 feet from a 1 inch iron pin found on the Southerly right-of-way of said Washington Street;

- COURSE I Thence South 60° 58' 51" East, along said centerline of Washington Street, a distance of 675.53 feet to a point;
- COURSE II Thence South 0° 34' 21" West, (creating a new line) passing through a 5/8 inch iron pin set at 34.56 feet, on the Southerly right-of-way of said Washington Street, a total distance of 647.45 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 61° 34' 25" East (creating a new line) a distance of 1318.30 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to RHMA Ltd. (PPN 03-002800) by deed recorded in Volume 1975, Page 2519 of Geauga County Deed Records;
- COURSE IV Thence South 0° 45' 33" East, along said Westerly line of land so conveyed to RHMA Ltd., a distance of 316.32 feet to a 5/8 inch iron pin found (I.D. Dudley) at the Southwesterly corner thereof, said pin also being on the Northerly line of parcel 1 in the Chagrin Knolls Condominium, Phase VI, as shown by plat recorded in Volume 36, Pages 48-51 of Geauga County Plat Records, said pin also being on the shared line between Lot Nos. 29 and 30;
- COURSE V Thence South 89° 05' 47" West, along said Northerly line of parcel 1 in the Chagrin Knolls Condominium, Phase VI, and along the Northerly line of land conveyed to Brett Weber Trustee (PPN 02-306000) by deed recorded in Volume 1977, Page 1210 of Geauga County Deed Records, also being said shared line between Lot Nos. 29 and 30, and passing through a 5/8 inch iron pin found at 1694.56 feet, a total distance of 1724.90 feet to a point in said centerline of Savage Road at the Northwesterly corner thereof, said point also being on the Easterly line of Lot No. 37;

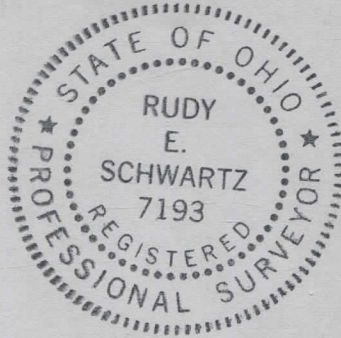
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COURSE VI

Thence North 0° 40' 48" West, along said centerline of Savage Road, also being the shared line between Lot Nos. 29 and 37, and along the shared line between Lot Nos. 29 and 38, a distance of 1946.30 feet to the Place of Beginning and containing 40.4339 acres of land (38.6559 acres excepting the area within the right-of-ways of Washington Street and Savage Road, and the easement recorded in volume 1159, Page 653 of Geauga County Records, 36.0389 acres part of PPN 03-001000, and 4.3950 acres part of PPN 03-000900) as surveyed, calculated and described, on August 30, 2018 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.

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

S.M./M.B. 9/7/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *RW*



RECEIVED
9/7/18

9.7.18

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193