

PLAT OF SURVEY FOR DENNIS J. TOTH

SITUATED IN BAINBRIDGE TOWNSHIP, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 9, TRACT NO. 3.

NOVEMBER, 2018
REV. NOVEMBER 28, 2018

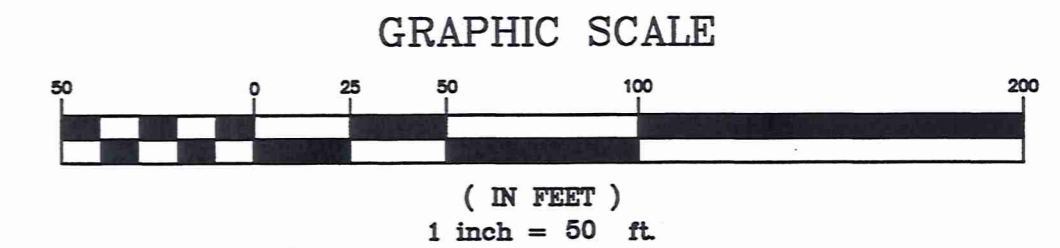
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSEPH GUTOSKEY, P.S. No. 7567

DATE

LOT COVERAGE 14,775 SQ. FEET 7.59% LOT COVERAGE

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

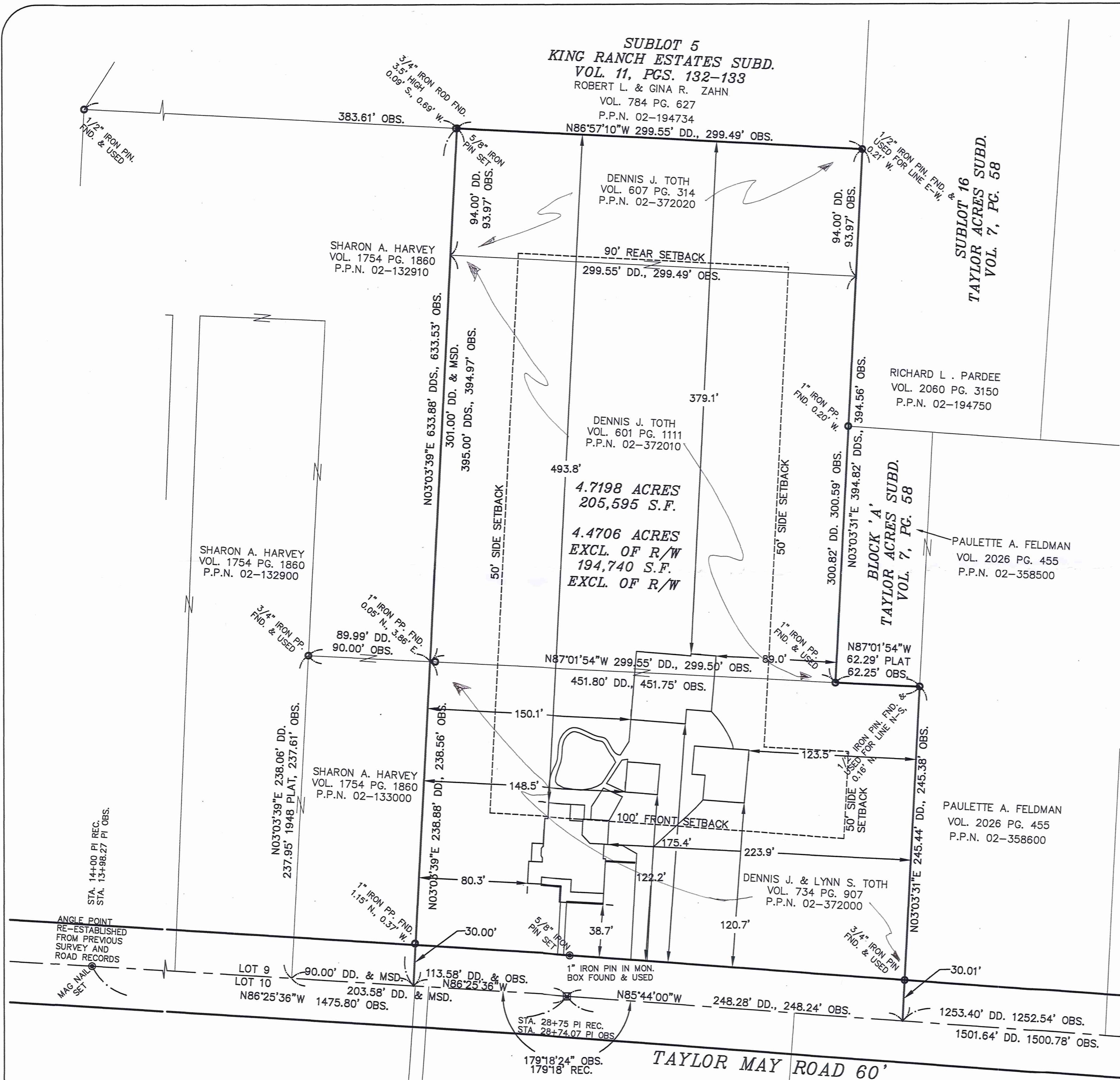


LEGEND

- IRON PIN/PIPE/MON. FOUND (AS NOTED)
- ⊙ 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
- 1" IRON PIN FOUND IN MONUMENT BOX

REFERENCES:

DEEDS AS SHOWN HEREON.
PLATS AS SHOWN HEREON.
PLAT OF SURVEY FOR K. R. OLDMAN PREPARED BY ROOT & SCHOONOVER DATED APRIL, 1948.
SURVEY FOR DENNIS J. TOTH BY GUTOSKEY & ASSOC. DATED NOVEMBER, 2011 (BAI 00212).
SURVEY FOR HOLY ANGELS CHURCH BY GUTOSKEY & ASSOC. DATED JUNE 9, 2014 (BAI 00231).
TR-0186-A-B TAYLOR MAY ROAD 1929 PLANS
GCE FIELD BOOK 83



THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2018.

BY: KAREN ENDRES, BAINBRIDGE TOWNSHIP ZONING INSPECTOR

CONTRACT No.
18-3262

BA1 00264

BA100264

Toth, Dennis & Lynn (18-138)
Picked-Up 11/29/18



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

BA1 00264

Joseph Gutoskey, P.E., P.S.

VOL. 2065 pg 2412

PN# 02-372000

Legal Description Dennis J. and Lynn Toth 4.7198 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 9, Tract No. 3 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at an angle point in the centerline of Taylor May Road (60 feet wide), said pin lying **North 85° 44' 00" West**, along said centerline, **1500.78 feet** from a mag nail set at the centerline intersection of Haskins Road (60 feet wide);

- Course I Thence **North 86° 25' 36" West**, along said centerline, **113.58 feet** to a point at the southeast corner of a parcel of land conveyed to Sharon A. Harvey (P.P.N. 02-133000) by deed recorded in Volume 1754, Page 1860 of Geauga County Records;
- Course II Thence **North 03° 03' 39" East**, along said Harvey's east line (P.P.N. 02-133000 and P.P.N. 02-132910) (and passing over the north right-of-way line of said Taylor May Road at 30.00 feet (witness a 1" iron pipe found 1.15 feet North and 0.37 feet west)), **633.53 feet** to a 5/8" iron pin set in the south line of Sublot 5 in King Ranch Estates Subdivision (P.P.N. 02-194734) as recorded by in Volume 11, Pages 132-133 of Geauga County Plat Records (witness a 3/4" iron rod found 0.09 feet South and 0.69 feet west);
- Course III Thence **South 86° 57' 10" East**, along the south line of said Sublot 5, (and passing over a 1/2" iron pin found at 299.28 feet) **299.49 feet** to a point at the southeast corner of said Sublot 5, said point being in the west line of Sublot 16 in Taylor Acres Subdivision (P.P.N. 02-194750) as recorded by in Volume 7, Page 58 of Geauga County Plat Records;
- Course IV Thence **South 03° 03' 31" West**, along the west line of said Sublot 16 and the west line of Block 'A' in said Taylor Acres Subdivision (P.P.N. 02-358500), **394.56 feet** to a 1" iron pipe found at the southwest corner of said Block 'A';
- Course V Thence **South 87° 01' 54" East**, along the south line of said Block 'A', **62.25 feet** to a point at the southeast corner of said Block 'A', said point being in the west line of a parcel of land conveyed to Paulette A. Feldman (P.P.N. 02-358600) by deed recorded in Volume 2026, Page 455 of Geauga County Records;
- Course VI Thence **South 03° 03' 31" West**, along said Feldman's west line (and passing over a 3/4" iron pin found in the north right-of-way line of said Taylor May Road at 215.37 feet), **245.38 feet** to a point in the centerline of said Taylor May Road;

BA1 00264

Course VII Thence **North 85° 44' 00" West**, along said centerline, **248.24 feet** to a point and the Place of Beginning and containing 4.7198 Acres (205,595 square feet) (4.4706 Acres (194,740 square feet) exclusive of right-of-way) of land as surveyed and described in November, 2018 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

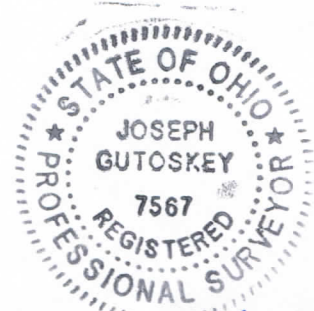
Prior deeds of record:

Volume 734, Page 907 (P.P.N. 02-372000)
Volume 601, Page 1111 (P.P.N. 02-372010)
Volume 607, Page 314 (P.P.N. 02-372020)

The intent is to Consolidate parcels 02-372000, 02-372010 and 02-372020 into one parcel.

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

[Signature] 11/29/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*



[Signature] PS
11/28/18