

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR ZANIS KRUZA AND EMILJIA KRUZA BY FRANK B. KRAUSE 9/14/1957
- 3 ZANIS KRUZA AND EMILJIA KRUZA SUBDIVISION VOL. 8 PG. 23
- 4 CH-0606-A-K WASHINGTON STREET 1919 PLANS
- 5 CH-0606-C-J WASHINGTON STREET 1931 PLANS

CONSOLIDATION PLAT

For
ELMAR AND TERE KRUZA
 SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 18 AND 19, TRACT 1, IN SAID TOWNSHIP.

PREPARED FOR:
ELMAR AND TERE KRUZA
 16849 KURZEMES DR
 CHAGRIN FALLS, OH 44023

SYMBOL LEGEND

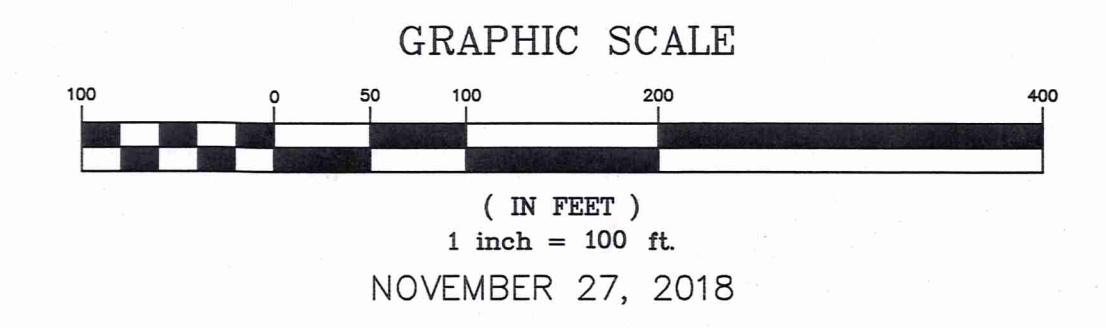
☐	TELEPHONE PEDISTAL
☐	TRANSFORMER
☐	CURB INLET
○	MANHOLE
☐	WATER VALVE
☐	FIRE HYDRANT
☐	YARD DRAIN
☐	POWER POLE
☐	LIGHT POLE
☐	LIGHT POWER POLE
☐	GAS MARKER
☐	CABLE TV BOX
☐	GUARD POST
☐	CATCH BASIN
☐	WATER VALVE
☐	SLY WIRE
☐	GAS VALVE
☐	MAIL BOX
☐	GAS VALVE
☐	CLEAN OUT

LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
○	Mon.	Monument Box
○	Fe	Fence post
○	Mag	Mag Nail Set
○	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.	Centerline
○	e/p	Edge of Pavement
○	P	Plat record information

NOTES:

GREEN SPACE= 516,058 SQ FT
 HARD SPACE= 20,144 SQ FT



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 MERIDAN 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.

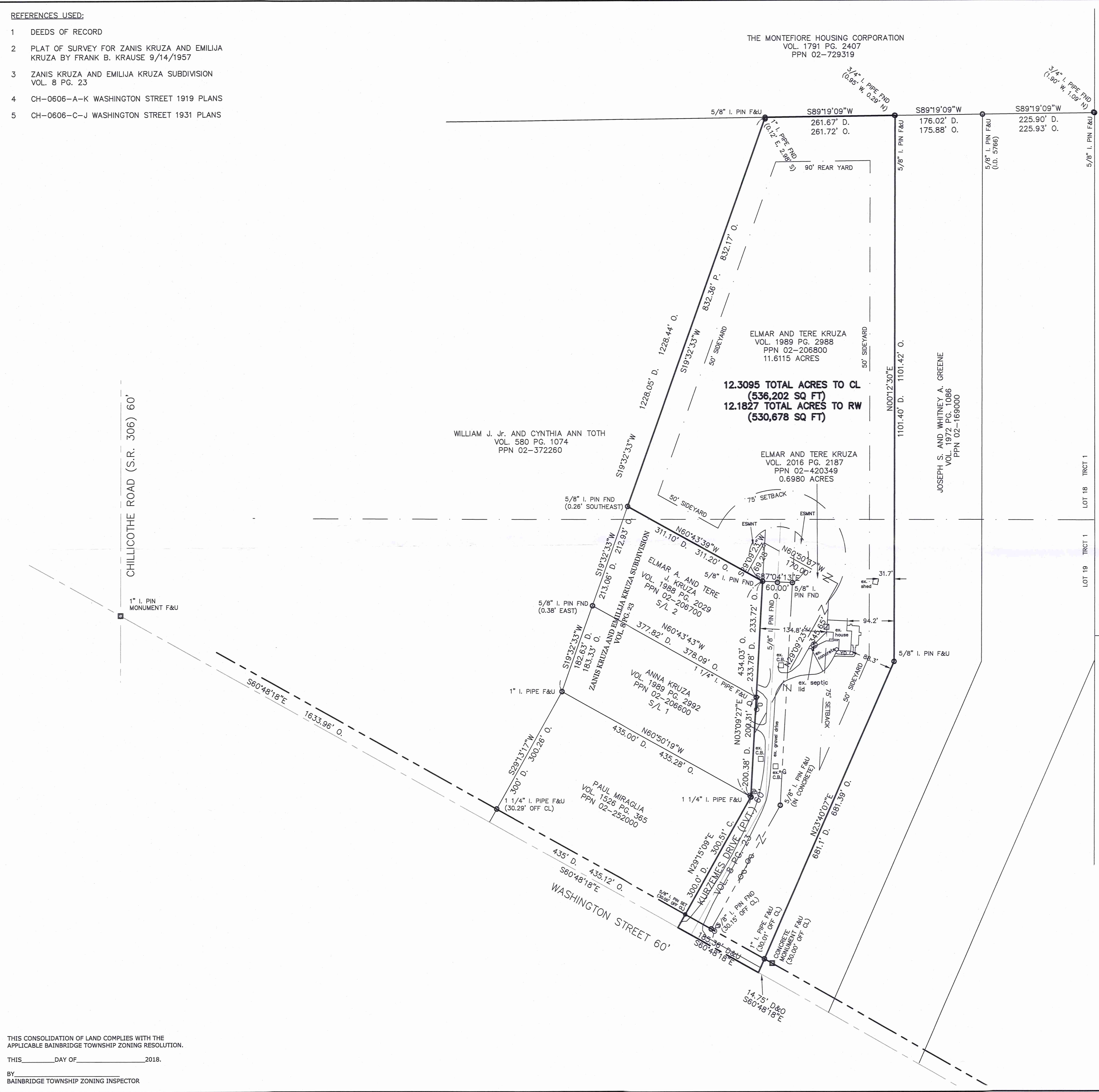
Rudy E. Schwartz 12-11-18
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 535.251
[Signature] 12-11-18
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

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

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



BA1 00265

Kruza, Elmar & Tere (18-142)
Picked Up 12/12/18

V. 2065 pg 2569

PN# 02-206800

CONSOLIDATION
LEGAL DESCRIPTION
OF A
12.3095 ACRE PARCEL
FOR
ELMAR AND TERE KRUZA

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot Nos. 18 and 19, Tract 1, and further known as being all of a parcel of land conveyed to Elmar and Tere Kruza (PPN 02-206800) by deed recorded in Volume 1989, Page 2988 of Geauga County Deed Records, also being all of a parcel of land conveyed to Elmar and Tere Kruza (PPN 02-420349) by deed recorded in Volume 2016, Page 2187 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Washington Street, 60 feet wide, at the Southeasterly corner of land conveyed to Paul Miraglia (PPN 02-252000) by deed recorded in Volume 1526, Page 365 of Geauga County Deed Records, said point lying South 60° 48' 18" East along said centerline of Washington Street, a distance of 2069.08 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Chillicothe Road (S.R. 306) 60 feet wide;

- COURSE I Thence North 29° 15' 09" East, along the Easterly line of land so conveyed to Paul Miraglia, and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 300.51 feet to a 1 1/4 inch iron pipe found at the Northeasterly corner thereof, said pipe also being at the Southeasterly corner of subplot 1 in the Zanis Kruza and Emilija Kruza Subdivision as shown by plat recorded in Volume 8, Page 23 of Geauga County Plat Records;
- COURSE II Thence North 3° 09' 27" East, along The Easterly lines of sublots 1 and 2 in said Zanis Kruza and Emilija Kruza Subdivision, a distance of 434.03 feet to a 5/8 inch iron pin found at the Northeasterly corner of said subplot 2;
- COURSE III Thence North 60° 43' 39" West, along the Northerly line of said subplot 2, and passing through a 5/8 inch iron pin found at 310.94, a total distance of 311.20 feet to a point at the Northwesterly corner thereof, said point also being on the Easterly line of land conveyed to William J. Jr. and Cynthia Ann Toth (PPN 02-372260) by deed recorded in Volume 580, Page 1074 of Geauga County Deed Records;
- COURSE IV Thence North 19° 32' 33" East, along said Easterly line of land so conveyed to William J. and Cynthia Ann Toth, a distance of 832.17 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to The Montefiore

BA1 00265

Housing Corporation (PPN 02-729319) by deed recorded in Volume 1791, Page 2407 of Geauga County Deed Records (witness a 1 inch iron pipe found 0.12 feet East and 2.98 feet South);

COURSE V

Thence North 89° 19' 09" East, along said Southerly line of land so conveyed to The Montefiore Housing Corporation, a distance of 261.72 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to Joseph S. and Whitney A. Greene (PPN 02-169000) by deed recorded in Volume 1972, Page 1086 of Geauga County Deed Records (witness a 3/4 inch iron pipe found 0.95 feet West and 0.29 feet North);

COURSE VI

Thence South 0° 12' 30" West, along a Westerly line of land so conveyed to Joseph S. and Whitney A. Greene, a distance of 1101.42 feet to a 5/8 inch iron pin found at an angle point;

COURSE VII

Thence South 23° 40' 07" West, along a Westerly line of land so conveyed to Joseph S. and Whitney A. Greene, and passing through a 1 inch iron pipe found at 651.38 feet, a total distance of 681.39 feet to a point in said centerline of Washington Street, at the Southwesterly corner thereof;

COURSE VIII

Thence North 60° 48' 18" West, along said centerline of Washington Street, a distance of 185.36 feet to the Place of Beginning and containing 12.3095 acres of land (12.1827 acres excepting the area within the right-of-way of Washington Street, as surveyed, calculated and described, on November 28, 2018 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record, including Kruzemes Drive (60' private) as shown by said Zanis Kruza and Emilija Kruza Subdivision in Volume 8, Page 23 of Geauga County Plat Records. 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. The intent of this survey is to consolidate a 0.6980 acre parcel (PPN 02-420349), and a 11.6115 acre parcel (PPN 02-206800)



12.11.18

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. §15.251

[Handwritten Signature] 12/12/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Handwritten Initials]*