

LOT CONSOLIDATION PLAT FOR

Valley Holding Co. LLC

Parcel Numbers 02-272300 and 02-092471

Situated in the Township of Bainbridge, County of Geauga and State of Ohio; and being part of Lot 19, Tract No. 1.

File No.: 18-1973

Field Book: 149 Pages: 27-29

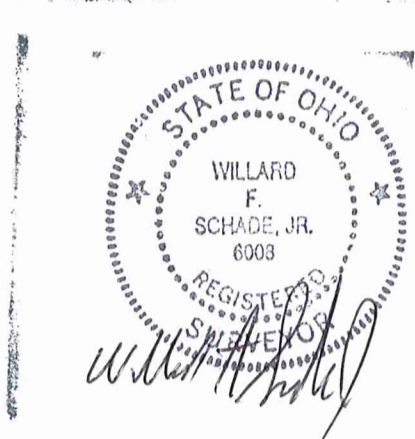
Drawing Name: Washgino.zak

Drawn By: Hannah Schade

December, 2018

Chillicothe Road (S. R. 306) 60'

5/8" iron pin in mon. box found & used



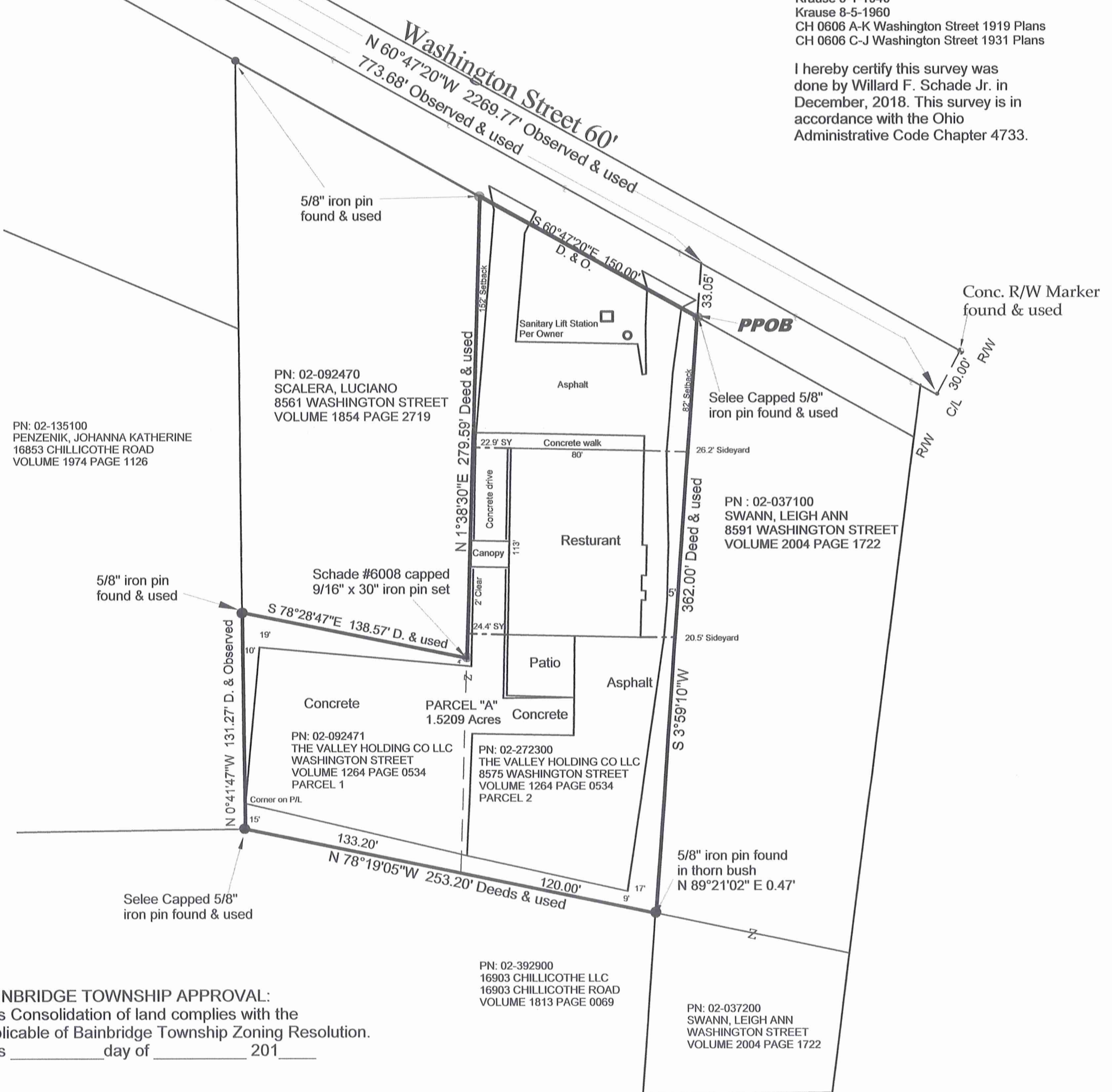
Scale: one inch equals sixty feet.

NOTES

The basis of bearings are Washington Street Centerline being South 60° 47' 20" East and are used to describe angles only!

Surveys used
Gutoskey 2-10-2003
Krause 5-1-1940
Krause 8-5-1960
CH 0606 A-K Washington Street 1919 Plans
CH 0606 C-J Washington Street 1931 Plans

I hereby certify this survey was done by Willard F. Schade Jr. in December, 2018. This survey is in accordance with the Ohio Administrative Code Chapter 4733.



PN: 02-135100
PENZENIK, JOHANNA KATHERINE
16853 CHILLICOTHE ROAD
VOLUME 1974 PAGE 1126

PN: 02-092470
SCALERA, LUCIANO
8561 WASHINGTON STREET
VOLUME 1854 PAGE 2719

PN : 02-037100
SWANN, LEIGH ANN
8591 WASHINGTON STREET
VOLUME 2004 PAGE 1722

PN: 02-092471
THE VALLEY HOLDING CO LLC
WASHINGTON STREET
VOLUME 1264 PAGE 0534
PARCEL 1

PN: 02-272300
THE VALLEY HOLDING CO LLC
8575 WASHINGTON STREET
VOLUME 1264 PAGE 0534
PARCEL 2

PN: 02-392900
16903 CHILLICOTHE LLC
16903 CHILLICOTHE ROAD
VOLUME 1813 PAGE 0069

PN: 02-037200
SWANN, LEIGH ANN
WASHINGTON STREET
VOLUME 2004 PAGE 1722

BAINBRIDGE TOWNSHIP APPROVAL:
This Consolidation of land complies with the applicable of Bainbridge Township Zoning Resolution.
This _____ day of _____ 201_____

Bainbridge Township Zoning Inspector

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 01/04/19
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

SCHADE SURVEYING COMPANY
4043 Erie Street, Willoughby, Ohio 44094
Phone: (440) 951-6454

Valley Holding Co. LLC

(18-157)

Picked Up 01/04/2019

BA1 00266

BA100266

Parcel "A" Consolidation

1.5209 Acres

File No. 18-1973

VOL. 2072 pg 1272
pn# 02-272300

TOWNSHIP

Situated in the ~~County~~ of Bainbridge, County of Geauga and State of Ohio: and known as being part of Original Bainbridge Township Lot No. 19, Tract 1 and is bounded and described as follows;

Beginning at a 5/8" iron pin in box found at the intersection of Chillicothe Road 60' wide (AKA State Route 306) 60' wide and Washington Street (60' wide);

Thence South 60° 47' 20" East along the centerline of Washington Street a distance of 773.68 feet to a point;

Thence South 03° 59' 10" West along the west line of land conveyed to Leigh Ann Swann as recorded in Volume 2004, Page 1722 of Geauga County Record of Deeds (PN: 02-037100) a distance of 33.05 feet to a Selee capped 5/8" iron pin found on the southerly margin of said Washington Street and the principal place of beginning of this description;

Thence continuing South 03° 59' 10" West along the west line of said Swann land a distance of 362.00 feet to a thorn bush and the northeast corner of land conveyed to 16903 Chillicothe LLC as recorded in Volume 1813, Page 0069 of Geauga County Record of Deeds (PN 02-392900), (witness a 5/8" iron pin bears North 89° 21' 02" East 0.47 feet of said corner);

Thence North 78° 19' 05" West along a northerly line of said 16903 Chillicothe LLC land a distance of 253.20 feet to a Selee capped 5/8" iron pin found at the southeast corner of land conveyed to Johanna Katherine Penzenik as recorded in Volume 1974, Page 1126 of Geauga County Record of Deeds (PN 02-135100);

Thence North 00° 41' 47" West along the east line of said Penzenik land a distance of 131.27 feet to a 5/8" iron pin found at the southwest corner of land conveyed to Luciano Scalera as recorded in Volume 1854, Page 2719 of Geauga County record of Deeds (PN02-092470);

Thence South 78° 28' 47" East along the south line of said Scalera land a distance of 138.57 feet to a Schade # 6008 capped 9/16" iron pin set at the southeast corner of said Scalera land;

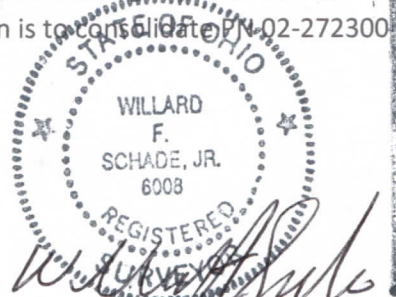
Thence North 01° 38' 30" East along the east line of said Scalera land a distance of 279.59 feet to a 5/8" pin found at the northeast corner of said Scalera land and the southerly margin of Washington Street;

Thence South 60° 47' 20" East along said margin a distance of 150.00 feet to the principal place of beginning of this description and contains 1.5209 acres of land according to a survey by Schade Surveying Company, Willard F. Schade Jr. Professional Surveyor 6008 in December, 2018, but subject to all legal highways. Bearings are based on the centerline of Washington Street being South 60° 47' 20" West and are used to describe angles only. The intent of this description is to consolidate PN 02-272300 and PN 02-092471 into a single parcel.

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

01/04/19



1-3-19