

ROBERT SCOTT

KNOWN AS BEING PART OF LOT 17, TRACT 2, NOW SITUATED IN THE

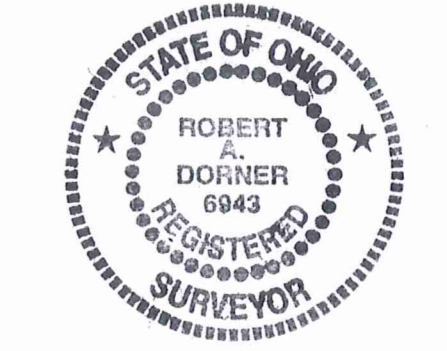
TOWNSHIP OF BAINBRIDGE COUNTY OF GEauga - STATE OF OHIO

McSteen LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. THE BASIS OF BEARINGS FOR THIS SURVEY ARE FROM GNSS OBSERVATIONS TO THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE, NAD83 (2011) DATUM DERIVED THROUGH THE O.D.T. V.R.S. NETWORK. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 96-026".

Robert A. Dornier 8/05/2019 ROBERT A. DORNIER REG. PROF. SURV. No. 6943



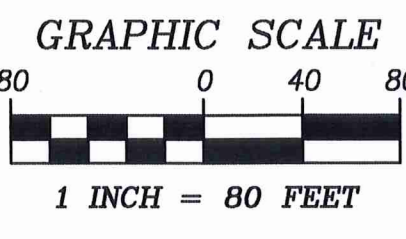
JOB NO.: 19-081 FIELD DATE: JULY 17, 2019 SURVEY DATE: AUGUST 5, 2019 DRAWN BY: MAH

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 Casey G. Kelly GEAGA COUNTY ENGINEER TAX MAP DEPT.

APPROVALS

THIS CONSOLIDATION OF LOTS CONFORMS WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS DAY OF 2019.

BY: BAINBRIDGE TOWNSHIP ZONING INSPECTOR



- LEGEND: P-K (QUARTER) NAIL SET, REBAR FOUND AS NOTED, IRON PIPE FOUND AS NOTED, BRASS BOX FOUND AS NOTED - 5" REFERENCE LINE, 5/8" DIAMETER x 30" LONG IRON WITH "MCSTEEN CA 96-026" ID CAP SET, CHAIN LINK FENCE, WIRE FENCE, RIPARIAN SETBACK (PER GEAGA COUNTY REALINK GIS)

NOTE: Unless otherwise noted - no occupation lines exist along property lines.

BAINBRIDGE ROAD (60') (COUNTY ROAD 11) (ROAD RECORD VOLUME E, PAGE 217)

SNYDER ROAD (60') (COUNTY ROAD 192) (ROAD RECORD VOLUME A, PAGE 416)

BEECH TREE LANE (60')

US ROUTE 422 (VARIABLE WIDTH LIMITED ACCESS)

- SURVEY REFERENCES: LOT CONSOLIDATION PLAT FOR KENSTON LOCAL SCHOOL DISTRICT BY JOSEPH GUTOSKEY, dated 02/02/2016 AS RECORDED IN BAF-00241 OF THE GEAGA COUNTY SURVEY FILES. BEECH TREE ESTATES SUBDIVISION AS RECORDED IN PLAT VOLUME 18, PAGE 88-89 OF THE GEAGA COUNTY RECORDS. ODOT GEA-422-3.19 (F-C5(49)) RIGHT OF WAY PLANS. ODOT GEA-422-3.19-PID NO. 22230. CENTERLINE SURVEY PLAT OF US 422 AS RECORDED IN PLAT VOLUME 9, PAGES 76-78 OF THE GEAGA COUNTY RECORDS.

STATE PLANE COORDINATES table with columns: NORTHING, EASTING, DESCRIPTION. Values: 628411.588, 2295465.358, CENTERLINE OF SNYDER ROAD WITH THE NORTH PROPERTY LINE; 628384.971, 2296955.608, 5/8" REBAR FOUND AT A NW CORNER OF SUBLT B PLAT VOLUME 18, PAGES 88-89

BA100268

McSteen

BA100268 LAND SURVEYORS

12-082
SCOTT, ROBERT
(19-082)
PICKED UP 8/6/19

VOL. 2076 pg 1294
PN# 02-272820

File No. 19-081
July 31, 2019

LEGAL DESCRIPTION
PARCEL "A" (Consolidated)
Snyder Road
Bainbridge, Ohio

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and being part of Lot 17, Tract 2 in said township, being parcels of land (PN numbers 02-272830, 02-419650, and 02-272820), now or formerly in the name of Richard Scott as recorded in OR Volume 1978, page 195 of the Geauga County Deed Records, and more fully described as follows:

Commencing for Reference at a 5/8-inch iron pin found in a monument box at the centerline intersection of Bainbridge Road (County Road 11) (60 feet wide) and Snyder Road (County Road 192) (Road Record Volume A, Page 416) (60 feet wide); Thence, South 01° 12' 08" West, along the centerline of Snyder Road, a distance of 981.05 feet to a PK (masonry). nail set at the **True Place Of Beginning** of the parcel herein to be described;

Course No. 1: thence, **South 88°47'52" East**, along the southerly line of a parcel of land (PN 02-337700), now or formerly in the name of James R. Cain, as recorded in O.R. Volume 1822, page 12, passing over a 5/8-inch iron pin found at 29.84 feet, a distance of **465.60 feet**, to the southeasterly corner of said Cain Parcel, said point being referenced by a 3/4-inch iron pin found south 1.16 feet and west 0.26 feet;

Course No. 2: thence, **South 87°10'02" East**, along the southerly line of a parcel of land (PPN 02-323410) now or formerly in the name of James V. Sersa as recorded in OR Volume 1252, Page 1179, a distance of **393.25 feet**, to an iron pin set at the southeasterly corner of said parcel;

Course No. 3: thence, **North 89°45'28" East**, along the southerly line of a parcel of land (PN 02-419767) now or formerly in the name of Matthew E. and Bethann K. Zaveson, as recorded in OR Volume 2013, Page 3416, a distance of **611.99 feet** to a 5/8-inch iron pin found on the easterly line of OL 17, Tract Two at the northwesterly corner of Sublot 8 of the Beech Tree Estates Subdivision, recorded in Volume 18, Pages 88-89 of the Geauga County Plat Records,;

Course No. 4: thence, **South 00°03'23" East**, along the easterly line of OL 17, and the westerly line of Sublot 8 (PN 02-419765) now or formerly in the name of Kevin and Christina Vonzaz as recorded in OR Volume 2023, Page 1080, a distance of **622.23**

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feet, to an iron pin set on the northerly right-of-way line of US 422 (variable width, limited access), said point being 150 feet left of centerline station 151+78.86;

Course No. 5: thence, **North 81°23'12" West**, along the northerly right-of-way of US 422, a distance of **679.06 feet**, to an iron pin set 150 feet left of centerline station 145+00.00;

Course No. 6: thence, **North 77°05'50" West**, continuing along said northerly line, a distance of **200.56 feet** to an iron pin set 165 feet left of centerline station 143+00.00;

Course No. 7: thence, **North 81°23'11" West**, continuing along said northerly line, a distance of **295.47 feet**, to a 5/8- inch iron pin found (bent) at 165 feet left of centerline station 140+04.33;

Course No. 8: thence, **South 88°47'52" East**, along the southerly line of a parcel of land (PN 02-415600), now or formerly in the name of Randy E. Collins, as recorded in O.R. Volume 2037, Page 2990, a distance of **144.22 feet**, to the southeasterly corner of said parcel, referenced by a 3/4-inch iron pin found north 0.47' and west 1.12 feet;

Course No. 9: thence, **North 01°12'08" East**, along the easterly line of said Collins parcel, and the easterly line of a parcel of land (PN 02-272810), now or formerly in the name of by Marc Vasil, as recorded in O.R. Volume 2072, Page 646, a distance of **301.47 feet**, to the northeasterly corner of said Vasil parcel, referenced by a 5/8-inch iron pin found south 0.63 feet and west 0.80 feet;

Course No. 10: thence, **North 88°47'52" West**, along the northerly line of said Vasil lands, a distance of **465.60 feet**, to a PK. nail set on the westerly line of OL 17 and the centerline of said aforesaid Snyder Road;



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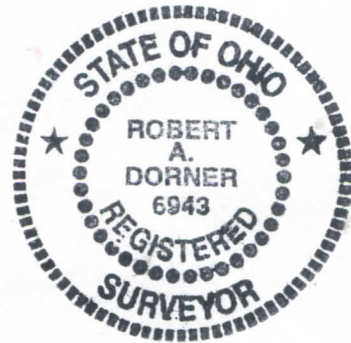
Course No. 11: thence, **North 01°12'08" East**, along said westerly lot line and the centerline of Snyder Road, a distance of **150.00 feet** to the place of beginning, and containing **14.251 acres** of land (0.103 acres within Snyder Road right-of-way), more or less, as surveyed in July of 2019 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 19-081, and being subject to all legal highways and easements of record.

The intent of this description is to describe all of Geauga County Parcel Numbers 02-272820, 02-419650, & 02-272830.

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30-inch long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

Robert A. Dorner 8/05/2019

Robert A. Dorner
Registered Professional Land Surveyor No. 6943



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

[Signature] 8/16/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

