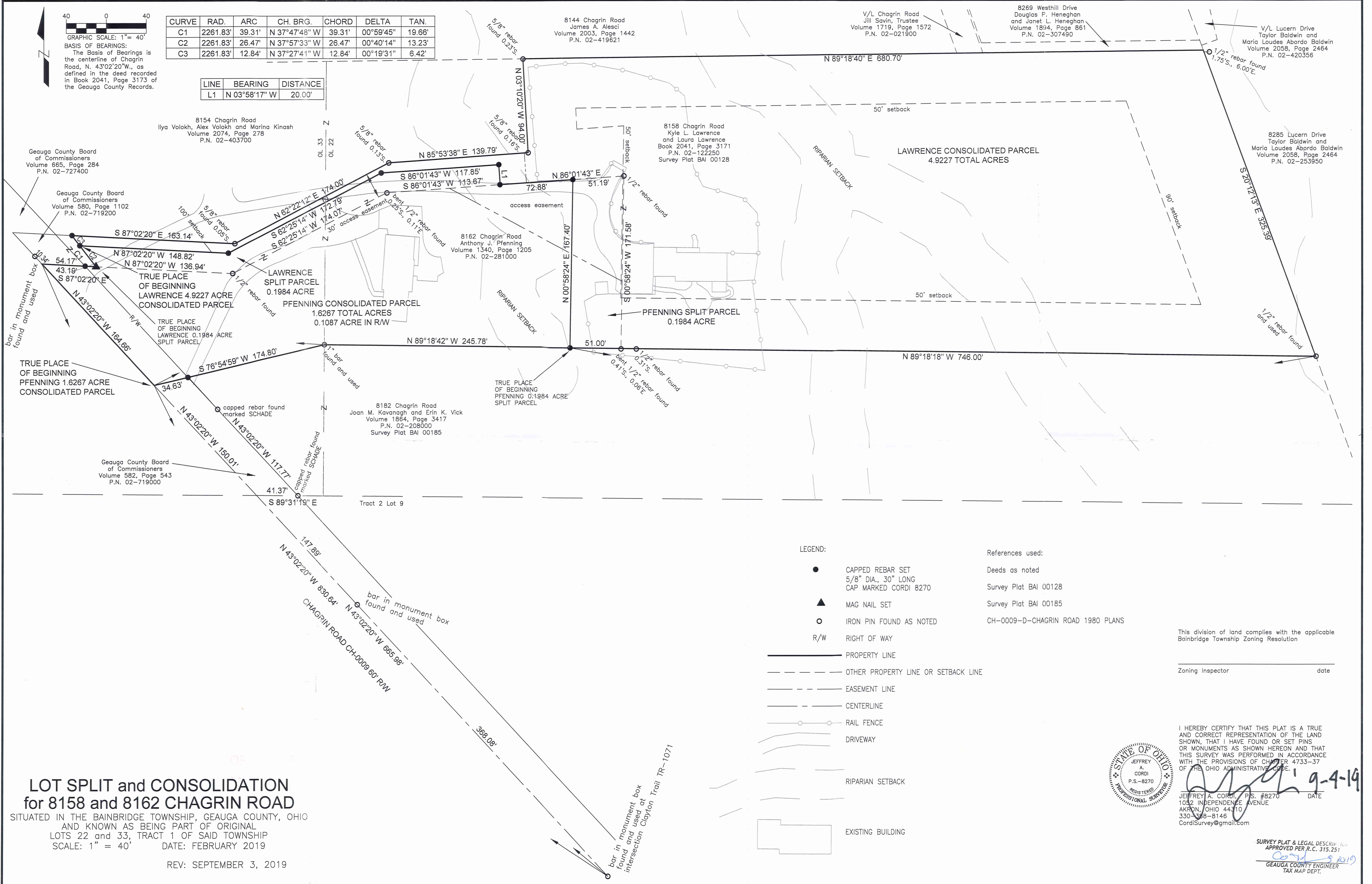




GRAPHIC SCALE: 1" = 40'  
BASIS OF BEARINGS:  
The Basis of Bearings is the centerline of Chagrin Road, N. 43°02'20"W, as defined in the deed recorded in Book 2041, Page 3173 of the Geauga County Records.

CURVE	RAD.	ARC	CH. BRG.	CHORD	DELTA	TAN.
C1	2261.83'	39.31'	N 37°47'48" W	39.31'	00°59'45"	19.66'
C2	2261.83'	26.47'	N 37°57'33" W	26.47'	00°40'14"	13.23'
C3	2261.83'	12.84'	N 37°27'41" W	12.84'	00°19'31"	6.42'

LINE	BEARING	DISTANCE
L1	N 03°58'17" W	20.00'



**LOT SPLIT and CONSOLIDATION  
for 8158 and 8162 CHAGRIN ROAD**

SITUATED IN THE BAINBRIDGE TOWNSHIP, GEAUGA COUNTY, OHIO  
AND KNOWN AS BEING PART OF ORIGINAL  
LOTS 22 and 33, TRACT 1 OF SAID TOWNSHIP  
SCALE: 1" = 40' DATE: FEBRUARY 2019

REV: SEPTEMBER 3, 2019

**LEGEND:**

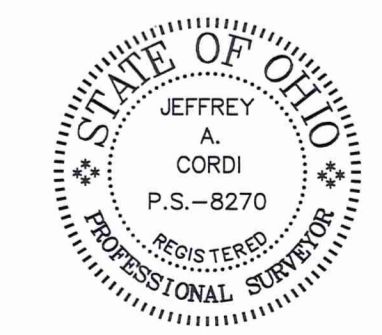
- CAPPED REBAR SET  
5/8" DIA., 30" LONG  
CAP MARKED CORDI 8270
- ▲ MAG NAIL SET
- IRON PIN FOUND AS NOTED
- R/W RIGHT OF WAY
- PROPERTY LINE
- - - OTHER PROPERTY LINE OR SETBACK LINE
- - - EASEMENT LINE
- - - CENTERLINE
- RAIL FENCE
- DRIVEWAY
- RIPARIAN SETBACK
- EXISTING BUILDING

**References used:**

- Deeds as noted
- Survey Plat BAI 00128
- Survey Plat BAI 00185
- CH-0009-D-CHAGRIN ROAD 1980 PLANS

This division of land complies with the applicable  
Bainbridge Township Zoning Resolution

Zoning Inspector \_\_\_\_\_ date \_\_\_\_\_



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE  
AND CORRECT REPRESENTATION OF THE LAND  
SHOWN, THAT I HAVE FOUND OR SET PINS  
OR MONUMENTS AS SHOWN HEREON AND THAT  
THIS SURVEY WAS PERFORMED IN ACCORDANCE  
WITH THE PROVISIONS OF CHAPTER 4733-37  
OF THE OHIO ADMINISTRATIVE CODE.

JEFFREY A. CORDI, P.S. #8270 DATE 9-4-19  
1032 INDEPENDENCE AVENUE  
AKRON, OHIO 44310  
330-388-8146  
CordiSurvey@gmail.com

**SURVEY PLAT & LEGAL DESCRIP-100**  
APPROVED PER R.C. 315.251  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

BAF 00270

LAWRENCE + PFENNING

19-087

RECEIVED: 10/4/19

**PFENNING SPLIT PARCEL**  
**0.1984 acre**

V. 2085 pg 3213

PN# 02-421443

The intent of this description is to split 0.1984 acre from a parcel owned by Anthony J. Pfenning (PPN 02-122250) and combine it with a parcel owned by Kyle L. Lawrence and Laura Lawrence (PPN 02-281000).

Situated in Bainbridge Township, Geauga County Ohio and known as being part of Lot 22, Tract 1 of said township, also being part of land owned by Anthony J. Pfenning who claims title by deed recorded in Volume 1340, Page 1205 of the Geauga County Records and more fully described as follows:

Commencing at a bar in a monument box found at the intersection of Clayton Trail (TR-1071, 60 foot right of way) and Chagrin Road (CH-0009, 60 foot right of way); thence NORTH 43°02'20" WEST, 665.98 feet along the centerline of said Chagrin Road, passing through a bar in monument box at a distance of 368.06 feet, to the northwesterly corner of a parcel owned by the Geauga County Board of Commissioners as recorded in Volume 582, Page 543 of the Geauga County Records (PPN 02-719000), witness a capped rebar set (5/8 inch diameter, 30 inches long, cap marked "CORDI 8270", typical) NORTH 76°54'59" EAST, 34.63 feet on the northeasterly right of way line of said Chagrin Road; thence NORTH 76°54'59" EAST, 174.80 feet along the northerly line of said Commissioners parcel and the northerly line of a parcel now or formerly owned by Joan M. Kavanagh and Erin K. Vick as recorded in Volume 1864, Page 3417 of the Geauga County Records (PPN 02-208000) to a 1 inch bar found; thence SOUTH 89°18'42" EAST, 245.78 feet along the northerly line of said Kavanagh parcel to a capped rebar set and the **TRUE PLACE OF BEGINNING** for the land herein described;

1) Thence **NORTH 00°58'24" EAST, 167.40 feet** along the new division line to a capped rebar set on a southerly line of a parcel of land owned by Kyle L. Lawrence and Laura Lawrence as recorded in Book 2041, Page 3171 of the Geauga County Records (PPN 02-281000);

2) Thence **NORTH 86°01'43" EAST, 51.19 feet** along a southerly line of said Lawrence parcel to a rebar found; \* 1/2 INCH

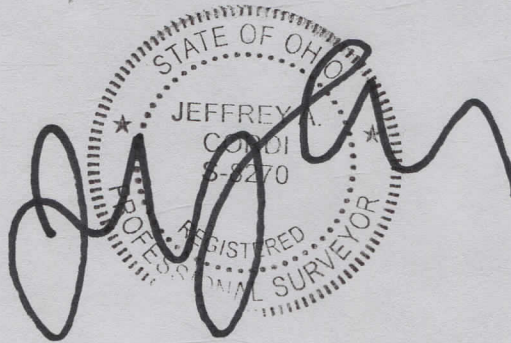
3) Thence **SOUTH 00°58'24" WEST, 171.58 feet** along the westerly line of said Lawrence parcel to the southwesterly corner of said Lawrence parcel also being the northerly line of said Kavanagh parcel, witness a bent 1/2 inch diameter rebar found 0.41 feet south and 0.06 feet east;

BA1 00270

19-087

4) Thence **NORTH 89°17'00" WEST, 51.00 feet** along the northerly line of said Kavanagh parcel to the **TRUE PLACE OF BEGINNING** and containing **0.1984 acre** of land of which 0.0000 acre is within the right of way limits of said Chagrin Road as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270 in January of 2019 and subject to all legal highways easements and restrictions of record.

The Basis of Bearings is the centerline of Chagrin Road, NORTH 43°02'20" WEST, as defined in the deed recorded in Book 2041, Page 3173 (PPN 02-122250) of the Geauga County Records.



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

*Cordi* 5/19/19  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

RECEIVED  
APR 19 2019  
Gaugu County Engineer  
Tax Map Dept.

**LAWRENCE SPLIT PARCEL**  
**0.1984 acre**

The intent of this description is to split 0.1984 acre from a parcel owned by Kyle L. Lawrence and Laura Lawrence (PPN 02-281000) and combine it with a parcel owned by Anthony J. Pfenning (PPN 02-122250).

Situated in Bainbridge Township, Geauga County Ohio and known as being part of Lots 22 and 33, Tract 1 of said township, also being part of land owned by Kyle L. Lawrence and Laura Lawrence who claim title by deed recorded in Book 2041, Page 3171 of the Geauga County Records (PPN 02-281000) and more fully described as follows:

Commencing at a bar in a monument box found at the intersection of Clayton Trail (TR-1071, 60 foot right of way) and Chagrin Road (CH-0009, 60 foot right of way ; thence NORTH 43°02'20" WEST, 830.64 feet along the centerline of said Chagrin Road, passing through a bar in monument box at a distance of 368.06 feet, to the southwesterly corner of a parcel owned by the Geauga County Board of Commissioners as recorded in Volume 580, Page 1102 of the Geauga County Records (PPN 02-719200), witness a capped rebar set SOUTH 87°02'20" EAST, 43.19 feet on the north easterly right of way line of said Chagrin Road; thence SOUTH 87°02'20" EAST, 54.17 feet along the southerly line of said Commissioners parcel to a MAG nail set at the southeasterly corner of said Commissioners parcel and the **TRUE PLACE OF BEGINNING** for the land herein described;

1) Thence northwesterly along the arc of a curve to the right in the northeasterly line of said Commissioners parcel, said curve having the following properties:

**Radius = 2261.83 feet**  
**Arc Length = 26.47 feet**  
**Chord Bearing = NORTH 37°57'33" WEST**  
**Chord Length = 26.47 feet**  
**Delta Angle = 00°40'14"**  
**Tangent Length = 13.23 feet**

to a capped rebar set;

2) Thence **SOUTH 87°02'20" EAST, 148.82 feet** along the new division line to a capped rebar set;

BAE 00270

19-087

3) Thence **NORTH 62°25'14" EAST, 172.79 feet** along the new division line to a capped rebar set;

4) Thence **NORTH 86°01'43" EAST, 117.85 feet** along the new division line to a capped rebar set;

5) Thence **SOUTH 03°58'17" EAST, 20.00 feet** along the new division line to a capped rebar set on the northerly line of a parcel now or formerly owned by Anthony J. Pfenning as recorded in Volume 1340, Page 10205 of the Geauga County Records (PPN 02-122250);

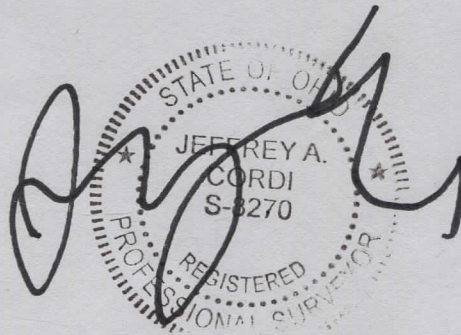
6) Thence **SOUTH 86°01'43" WEST, 113.67 feet** along the northerly line of said Pfenning parcel to a point, witness a 1/2 inch diameter rebar found 0.25 feet south and 0.11 feet east;

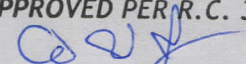
7) Thence **SOUTH 62°25'14" WEST, 174.07 feet** along the northerly line of said Pfenning parcel to a rebar found;

8) Thence **NORTH 87°02'20" WEST, 136.94 feet** along the northerly line of said Pfenning parcel to the **TRUE PLACE OF BEGINNING** and containing **0.1984 acre** of land as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270 in January of 2019 and subject to all legal highways easements and restrictions of record.

The Basis of Bearings is the centerline of Chagrin Road, NORTH 43°02'20" WEST, as defined in the deed recorded in Book 2041, Page 3173 (PPN 02-122250) of the Geauga County Records.

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2019  
Gaugua County Engineer  
Tax Map Dept.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
 5/19/19  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

**LAWRENCE CONSOLIDATED PARCEL**

**4.9227 acres**

The intent of this description is to combine 0.1984 acre split from a parcel owned by Anthony J. Pfenning (PPN 02-122250) with a parcel owned by Kyle L. Lawrence and Laura Lawrence parcel (PPN 02-281000).

Situated in Bainbridge Township, Geauga County Ohio and known as being part of Lots 22 and 33, Tract 1 of said township, also being part of land owned by Anthony J. Pfenning who claims title by deed recorded in Volume 1340, Page 1205 of the Geauga County Records (PPN 02-122250) and also being part of land owned by Kyle L. Lawrence and Laura Lawrence who claim title by deed recorded in Book 2041, Page 3171 of the Geauga County Records (PPN 02-281000) and more fully described as follows:

Commencing at a bar in a monument box found at the intersection of Clayton Trail (TR-1071, 60 foot right of way) and Chagrin Road (CH-0009, 60 foot right of way ; thence NORTH 43°02'20" WEST, 830.64 feet along the centerline of said Chagrin Road, passing through a bar in monument box at a distance of 368.06 feet, to the southwesterly corner of a parcel owned by the Geauga County Board of Commissioners as recorded in Volume 580, Page 1102 of the Geauga County Records (PPN 02-719200), witness a capped rebar set SOUTH 87°02'20" EAST, 43.19 feet on the north easterly right of way line of said Chagrin Road; thence SOUTH 87°02'20" EAST, 54.17 feet along the southerly line of said Commissioners parcel to a MAG nail set at the southeasterly corner of said Commissioners parcel; thence northwesterly along the arc of a curve to the right in the northeasterly line of said Commissioners parcel, said curve having the following properties:

- Radius = 2261.83 feet**
- Arc Length = 26.47 feet**
- Chord Bearing = NORTH 37°57'33" WEST**
- Chord Length = 26.47 feet**
- Delta Angle = 00°40'14"**
- Tangent Length = 13.23 feet**

to a capped rebar set and the **TRUE PLACE OF BEGINNING** for the land herein described;

1) Thence northwesterly along the arc of a curve to the right in the northeasterly line of said Commissioners parcel, said curve having the following properties:

**Radius = 2261.83 feet**  
**Arc Length = 12.84 feet**  
**Chord Bearing = NORTH 37°27'41" WEST**  
**Chord Length = 12.84 feet**  
**Delta Angle = 00°19'31"**  
**Tangent Length = 6.42 feet**

to a capped rebar set on the southerly line of a parcel now or formerly owned by Ilya Volokh, Alex Volokh and Marina Kinash as recorded in Volume 2074, Page 278 of the Geauga County Records (PPN 02-403700);

2) Thence **SOUTH 87°02'20" EAST, 163.14 feet** along the southerly line of said Volokh parcel to a point, witness a 5/8 inch diameter rebar found 0.05 feet south;

3) Thence **NORTH 62°22'12" EAST, 174.00 feet** along the southerly line of said Volokh parcel to a point, witness a 5/8 inch diameter rebar found 0.13 feet south;

4) Thence **NORTH 85°53'38" EAST, 139.79 feet** along the southerly line of said Volokh parcel to the southeasterly corner of said Volokh parcel, witness a 5/8 inch diameter rebar found 0.16 feet south;

5) Thence **NORTH 03°10'20" WEST, 94.00 feet** along the easterly line of said Volokh parcel to the southerly line of a parcel now or formerly owned by James A. Alesci as recorded in Volume 2003, Page 1442 of the Geauga County Records (PPN 02-419621), witness a 5/8 inch diameter rebar found 0.23 feet south;

6) Thence **NORTH 89°18'40" EAST, 680.70 feet** along the southerly line of said Alesci parcel, the southerly line of a parcel now or formerly owned by Jill Savin Trustee as recorded in Volume 1719, Page 1572 of the Geauga County Records (PPN 02-0219000) and the southerly line of a parcel now or formerly owned by Douglas P and Janet L. Heneghan as recorded in Volume 1894, Page 861 of the Geauga County Records (PPN 02-307490) to the southeasterly corner of said Henghan parcel and the westerly line of parcels now or formerly owned by Taylor Baldwin and Maria Loudes Abordo Baldwin as recorded in Volume 2058, age 2464 of the Geauga County Records (PPN 02-420356 and PPN 02-253950), witness a 1/2 inch diameter rebar found 1.75 feet south and 6.00 feet east;

7) Thence **SOUTH 20°12'13" EAST, 325.39 feet** along the westerly line of said Baldwin parcels to the northeasterly corner of a parcel now or formerly owned by Joan

M. Kavanagh and Erin Vick Kavanagh as recorded in Volume 1864, Page 3417 of the Geauga County Records (PPN 02-208000), witness a 1/2 inch diameter rebar found 0.28 feet east;

8) Thence **NORTH 89°18'18" WEST, 746.00 feet** along the northerly line of said Kavanagh parcel to a capped rebar set at the southeasterly corner of the new Pfenning parcel; \* AND VICK

9) Thence **NORTH 00°58'24" EAST, 167.40 feet** along the new division line to a capped rebar set on the northerly line of said Pfenning parcel;

10) Thence **SOUTH 86°01'43" WEST, 72.88 feet** along the northerly line of said Pfenning parcel to a capped rebar set at a corner of the new Pfenning parcel;

11) Thence **NORTH 03°58'17" WEST, 20.00 feet** along the new division line to a capped rebar set;

12) Thence **SOUTH 86°01'43" WEST, 117.85 feet** along the new division line to a capped rebar set;

13) Thence **SOUTH 62°25'14" WEST, 172.79 feet** along the new division line to a capped rebar set;

14) Thence **NORTH 87°02'20" WEST, 148.82 feet** along the new division line to the **TRUE PLACE OF BEGINNING** and containing **4.9227 acres** of land as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270) in January of 2019 and subject to all legal highways, easements and restrictions of record.

The Basis of Bearings is the centerline of Chagrin Road, NORTH 43°02'20" WEST, as defined in the deed recorded in Book 2041, Page 3173 (PPN 02-122250) of the Geauga County Records.

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2019 OCT 10  
Gaugua County Engineer  
Tax Map Dept.

STATE OF OHIO  
JEFFREY A. CORDI  
S-8270  
REGISTERED PROFESSIONAL SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
Cordi 9/10/19  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

BAI 00270

10-007

Vol. 2085 pg 3218

pn # 02-281000

**PFENNING CONSOLIDATED PARCEL**

**1.6267 acres**

**0.1087 acre in R/W**

The intent of this description is to combine 0.1984 acre split from a parcel owned by Kyle L. Lawrence and Laura Lawrence parcel (PPN 02-12250) with a parcel owned by Anthony J. Pfenning (PPN 02-281000).

Situated in Bainbridge Township, Geauga County Ohio and known as being part of lots 22 and 33, Tract 1 of said township, also being part of land owned by Anthony J. Pfenning who claims title by deed recorded in Volume 1340, Page 1205 of the Geauga County Records (PPN 02-281000) and also being part of land owned by Kyle L. Lawrence and Laura Lawrence who claim title by deed recorded in Book 2041, Page 3171 of the Geauga County Records (PPN 02-122250) and more fully described as follows:

Commencing at a bar in a monument box found at the intersection of Clayton Trail (TR-1071, 60 foot right of way) and Chagrin Road (CH-0009, 60 foot right of way ; thence NORTH 43°02'20" WEST, 665.98 feet along the centerline of said Chagrin Road, passing through a bar in monument box at a distance of 368.06 feet to the northwesterly corner of a parcel owned by the Geauga County Board of Commissioners as recorded in Volume 582, Page 543 of the Geauga County Records (PPN 02-719000), witness a capped rebar set (5/8 inch diameter, 30 inches long, cap marked "CORDI 8270", typical) NORTH 76°54'59" EAST, 34.63 feet on the northeasterly right of way line of said Chagrin Road and the **TRUE PLACE OF BEGINNING** for the land herein described;

1) Thence continuing **NORTH 43°02'20" WEST, 164.66 feet** along the centerline of said Chagrin Road to the southwesterly corner of a parcel owned by the Geauga County Board of Commissioners as recorded in Volume 580, Page 1102 of the Geauga County Records (PPN 02-719200), witness a capped rebar set SOUTH 87°02'20" EAST, 43.19 feet on the northeasterly right of way line of said Chagrin Road;

2) Thence **SOUTH 87°02'20" EAST, 54.17 feet** along the southerly line of said Commissioners parcel to a MAG nail set at the southeasterly corner of said Commissioners parcel;

3) Thence northwesterly along the arc of a curve to the right in the northeasterly line of said Commissioners parcel, said curve having the following properties:

**Radius = 2261.83 feet**  
**Arc Length = 26.47 feet**  
**Chord Bearing = NORTH 37°57'33" WEST**  
**Chord Length = 26.47 feet**  
**Delta Angle = 00°40'14"**  
**Tangent Length = 13.23 feet**

to a capped rebar set;

4) Thence **SOUTH 87°02'20" EAST, 148.82 feet** along the new division line to a capped rebar set;

5) Thence **NORTH 62°25'14" EAST, 172.79 feet** along the new division line to a capped rebar set;

6) Thence **NORTH 86°01'43" EAST, 117.85 feet** along the new division line to a capped rebar set;

7) Thence **SOUTH 03°58'17" EAST, 20.00 feet** along the new division line to a capped rebar set on a southerly line of said Lawrence parcel;

8) Thence **NORTH 86°01'43" EAST, 72.88 feet** along a southerly line of said Lawrence parcel to a capped rebar set at a new corner of Lawrence parcel;

9) Thence **SOUTH 00°58'24" WEST, 167.40 feet** along the new division line to a capped rebar set at a new corner of Lawrence parcel on the northerly line of a parcel now or formerly owned by Joan M. Kavanagh and Erin K. Vick as recorded in Volume 1864, Page 3417 of the Geauga County Records (PPN 02-208000);

10) Thence **NORTH 89°18'42" WEST, 245.78 feet** along the northerly line of said Kavanagh<sup>\*</sup> parcel to a 1 inch diameter bar found;

*\* AND VICK*

11) Thence **SOUTH 76°54'59" WEST, 174.80 feet** along the northerly line of said Kavanagh<sup>\*</sup> parcel to the **TRUE PLACE OF BEGINNING** and containing **1.6267 acres** of land of which 0.1087 acre is within the right of way limits of said Chagrin Road as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270) in January of 2019 and subject to all legal highways, easements and restrictions of record.

*\* AND VICK*

BAI 00270

19-087

The Basis of Bearings is the centerline of Chagrin Road, NORTH 43°02'20" WEST, as defined in the deed recorded in Book 2041, Page 3173 of the Geauga County Records (PPN 02-122250).

STATE OF OHIO  
JEFFREY A. CORN  
S-8270  
PROFES REGI

RECEIVED  
JUN 19 2019  
Gaugua County Engineer  
Tax Map Dept.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 6/10/19  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.