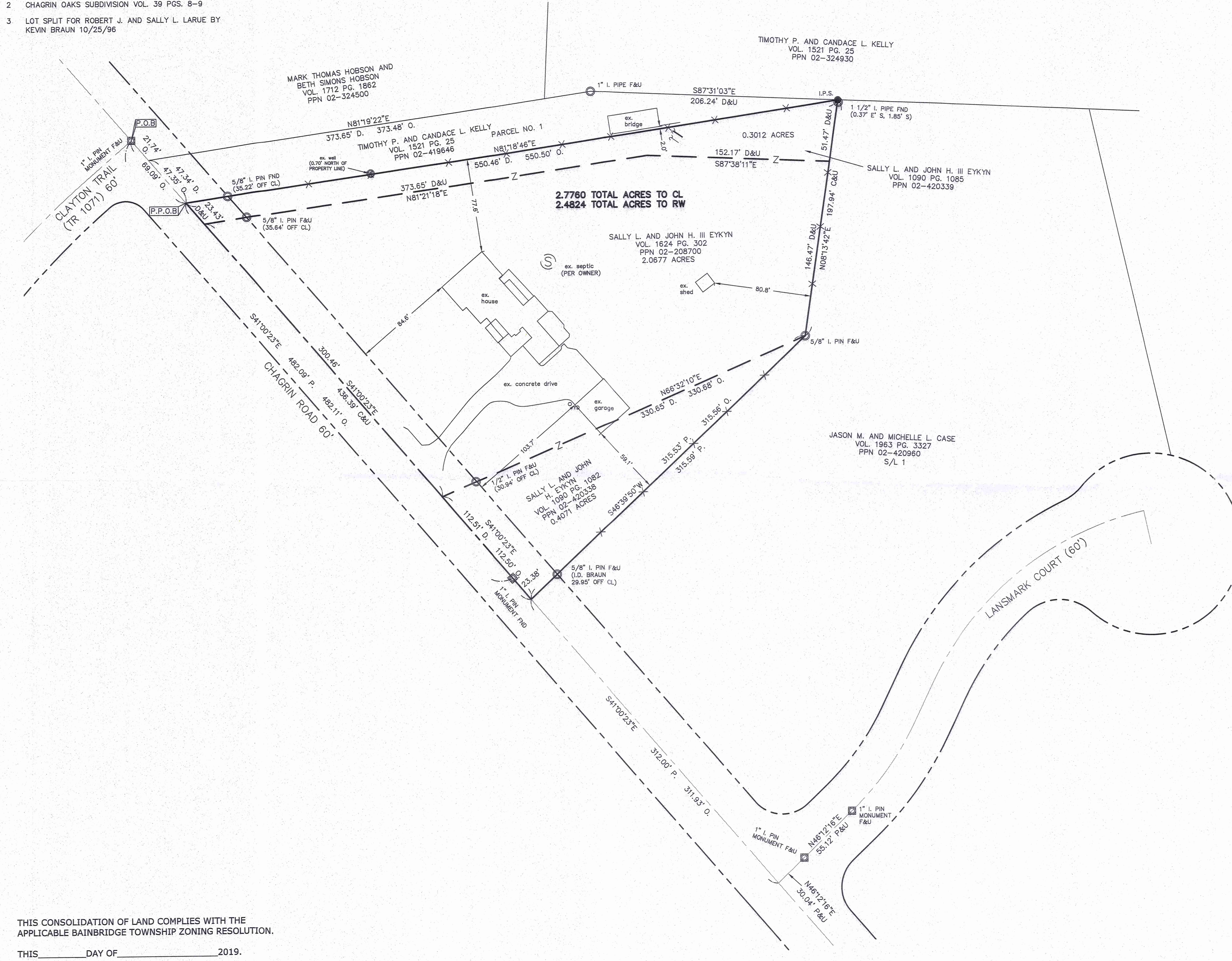


REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 CHAGRIN OAKS SUBDIVISION VOL. 39 PGS. 8-9
- 3 LOT SPLIT FOR ROBERT J. AND SALLY L. LARUE BY KEVIN BRAUN 10/25/96

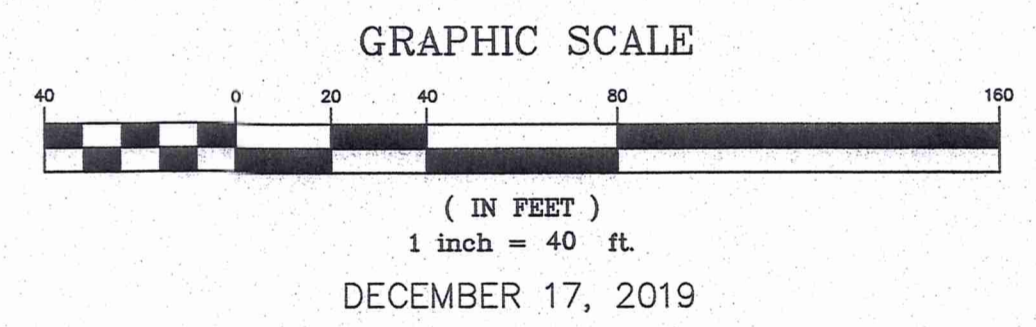
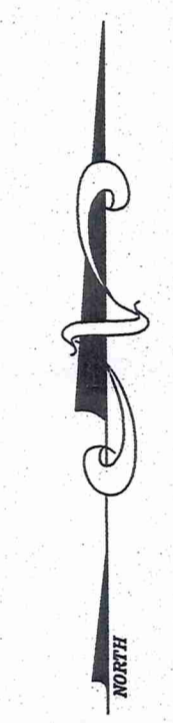
PLAT OF SURVEY AND CONSOLIDATION
For
SALLY L. AND JOHN H. III EYKYN
 SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBER 9, TRACT 2.

PREPARED FOR:
SALLY AND JOHN EYKYN
8244 CHAGRIN RD
CHAGRIN FALLS, OH 44023



LEGEND

- I.P.S. 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- I.Pin Iron Pin
- I.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- Stk Stake Set
- 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. C/L Centerline
- e/p Edge of Pavement
- P. Plat record information



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 MERIDIAN 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
 RUDY E. SCHWARTZ, P.S. #7193 Date 12-20-19

Rudy E. Schwartz
 RUDY E. SCHWARTZ, P.S. #7193
 PROFESSIONAL SURVEYOR

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

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2019.
 BY _____
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

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

BAI 00271

EYKYN

19-141

DIRECTOR 12/20/19

VOL. 2087 PG 384

PN# 02-208700

CONSOLIDATION
LEGAL DESCRIPTION
OF A
2.7760 ACRE PARCEL
FOR
SALLY L. AND JOHN H. III EYKYN

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 9, Tract 2, and further known as being all of a parcel of land conveyed to Sally L. and John H. III Eykyn (PPN 02-420339) by deed recorded in Volume 1090, Page 1085 of Geauga County Deed Records, also being all of a parcel of land conveyed to Sally L. and John H. III Eykyn (PPN 02-208700) by deed recorded in Volume 1624, Page 302 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Sally L. and John H. III Eykyn (PPN 02-420338) by deed recorded in Volume 1090, Page 1082 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Chagrin Road, 60 feet wide, at its intersection with the centerline of Clayton Trail (T.R. 1071), 60 feet wide;

Thence **South 41° 00' 23" East**, along said centerline of Chagrin Road, a distance of **69.09 feet** to a point at the Southwesterly corner of parcel No. 1 of lands conveyed to Timothy P. and Candace L. Kelly (PPN 02-419646) by deed recorded in Volume 1521, Page 25 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **North 81° 18' 46" East**, along the Southerly line of land so conveyed to Timothy P. and Candace L. Kelly, passing through a 5/8 inch iron pin found at 35.22 feet, a total distance of **550.50 feet** to a 5/8 inch iron pin set at the most easterly corner thereof, said pin also being at the Northwesterly corner of land conveyed to Jason M. and Michelle L. Case (PPN 02-420960) by deed recorded in Volume 1963, Page 3327 of Geauga County Deed Records;

COURSE II Thence **South 8° 13' 42" West**, along a Westerly line of land so conveyed to Jason M. and Michelle L. Case, a distance of **197.94 feet** to a 5/8 inch iron pin found at an interior corner thereof;

COURSE III Thence **South 46° 39' 50" West**, along a Westerly line of land so conveyed to Jason M. and Michelle L. Case, passing through a 5/8 inch iron pin found (I.D. Braun) at 285.61 feet, a total distance of **315.56 feet** to a point in said centerline of Chagrin Road, at the Southwesterly corner thereof;

BAI 00271

19-141

COURSE IV

Thence **North 41° 00' 23" West**, along said centerline of Chagrin Road, a distance of **436.39 feet** to the Principal Place of Beginning and containing **2.7760 acres** of land (2.4824 acres excepting the area within the right-of-way of Chagrin Road, 0.3012 acres (all of PPN 02-420339), 2.0677 acres all of PPN 02-208700) and a 0.4071 acres (all of PPN 02-420338) as surveyed, calculated and described, on December 10, 2019 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. 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.



12-20-19

DATE

A handwritten signature in blue ink, appearing to read "Rudy E. Schwartz", written over a horizontal line.

RUDY E. SCHWARTZ, P.S. 7193

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

Cody 12/20/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.