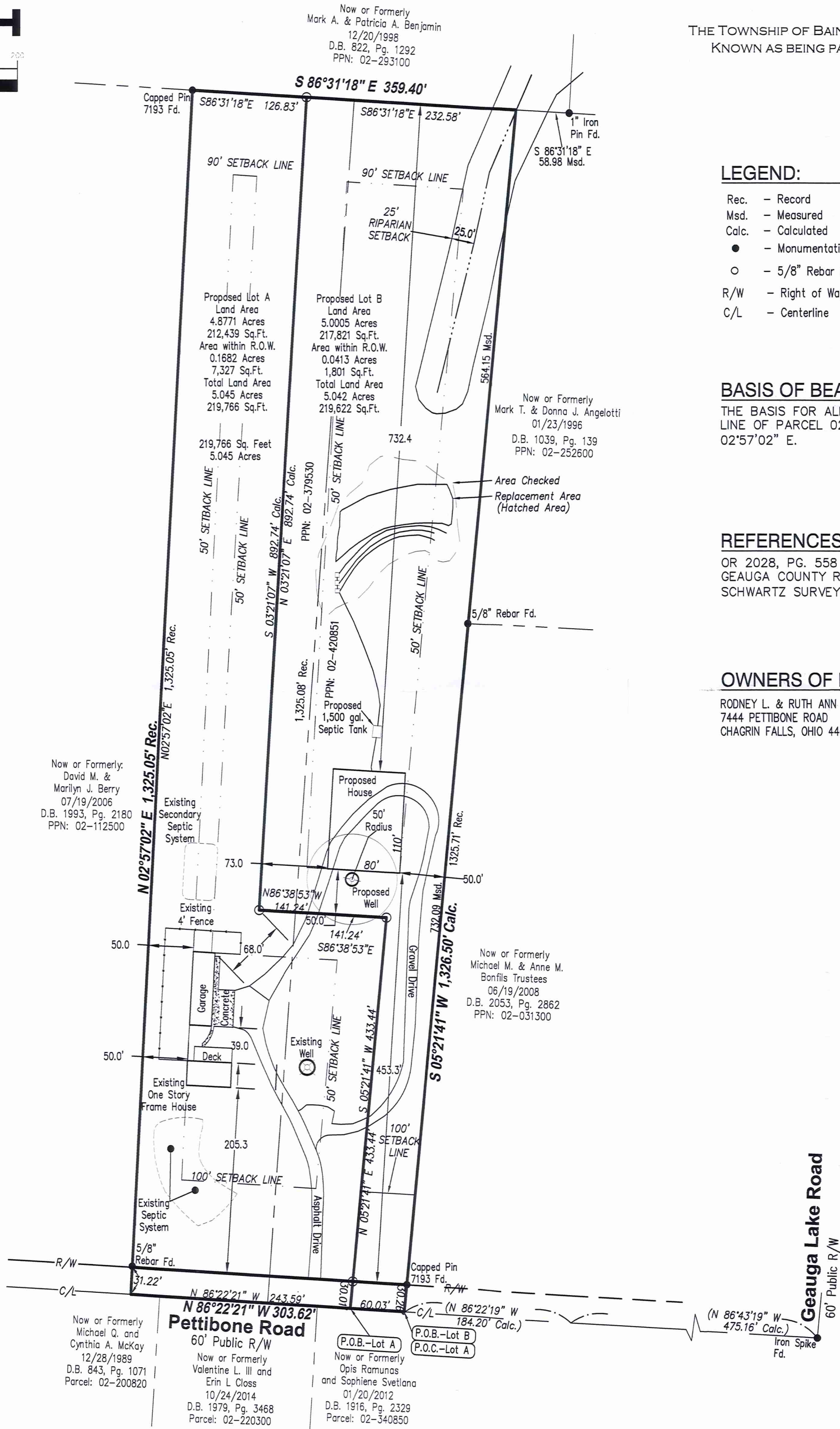


PROPOSED LOT SPLIT

SITUATED IN
THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, STATE OF OHIO
KNOWN AS BEING PART OF THE ORIGINAL LOT NO. 26, TRACT 3



(IN FEET)
1 inch = 100 ft.



LEGEND:

- Rec. - Record
- Msd. - Measured
- Calc. - Calculated
- - Monumentation Found (as noted)
- - 5/8" Rebar set w/ cap stamped "LMS Surveying"
- R/W - Right of Way
- C/L - Centerline

APPROVALS:

THIS DIVISION AND CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____, 2019.

BAINBRIDGE TOWNSHIP ZONING INSPECTOR
APPEAL NO. 2002-61 GRANTED BY BAINBRIDGE TOWNSHIP BOARD OF ZONING
APPEALS ON DECEMBER 19, 2002.

BASIS OF BEARINGS:

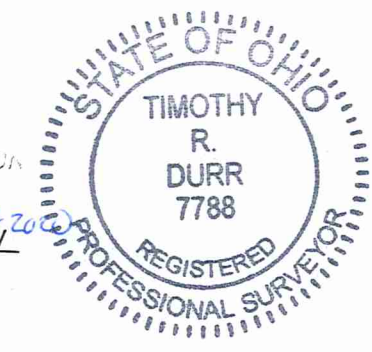
THE BASIS FOR ALL BEARINGS SHOWN HEREON IS THE WEST LINE OF PARCEL 02-379530, ASSUMED AS BEING N 02°57'02" E.

REFERENCES:

- OR 2028, PG. 558
- GEAUGA COUNTY RECORDS
- SCHWARTZ SURVEY 03/04/2003

OWNERS OF RECORD:

RODNEY L. & RUTH ANN TEKAVEC
7444 PETTIBONE ROAD
CHAGRIN FALLS, OHIO 44023



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
TIMOTHY R. DURR
1/24/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

I HEREBY STATE THAT THIS PLAT HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND IN JUNE OF 2018 AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH O.A.C. 4733-37.

TIMOTHY R. DURR
RPLS #7788
IN THE STATE OF OHIO

PREPARED FOR:
RODNEY L. &
RUTH ANN TEKAVEC
7444 PETTIBONE ROAD
CHAGRIN FALLS, OH 44023



Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSsurveying.com

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LOT A

TEKAVEC
19-121
Accep Up: 2/5/2020

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL LOT NO. 26, TRACT NO. 3, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF PETTIBONE ROAD (60' PUBLIC RIGHT OF WAY) AND THE SOUTHWESTERLY CORNER OF PPN: 02-031300 BEING LANDS CONVEYED TO MICHAEL M. AND ANNE M. BONFILS TRUSTEES AS RECORDED IN DEED BOOK 2053, PAGE 2862, OF THE GEAUGA COUNTY RECORDER'S RECORDS, SAID POINT BEING LOCATED NORTH 86°22'19" WEST, A DISTANCE OF 184.20' AND NORTH 86°43'19" WEST, A DISTANCE OF 475.16' FROM AN IRON SPIKE FOUND AT THE CENTERLINE INTERSECTION OF PETTIBONE ROAD (60' PUBLIC RIGHT OF WAY) AND GEAUGA LAKE ROAD (60' PUBLIC RIGHT OF WAY);

THENCE ALONG SAID CENTERLINE AND THE NORTHERLY LINE OF PPN: 02-340850 BEING LANDS CONVEYED TO OPIS RAMUNAS AND SOPHIENE SVETLANA AS RECORDED JANUARY 20, 2012 IN DEED BOOK 1916, PAGE 2329 OF THE GEAUGA COUNTY RECORDER'S RECORDS, NORTH 86°22'21" WEST, A DISTANCE OF 60.03' TO A POINT AND THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG SAID CENTERLINE, THE NORTHERLY LINE OF PPN: 02-220300 BEING LANDS CONVEYED TO VALENTINE L. III AND ERIN L. CLOSS AS RECORDED OCTOBER 24, 2014 IN DEED BOOK 1979, PAGE 3468, PPN: 02-220300 BEING LANDS CONVEYED TO MICHAEL Q. AND CYNTHIA A. MCKAY AS RECORDED DECEMBER 28, 1989 IN DEED BOOK 843, PAGE 1071, PPN: 02-200820, BOTH OF THE GEAUGA COUNTY RECORDER'S RECORDS, NORTH 86°22'21" WEST, A DISTANCE OF 243.59' TO A POINT AND THE SOUTHEASTERLY CORNER OF PPN: 02-112500 BEING LANDS CONVEYED TO DAVID M. AND MARILYN J. BERRY AS RECORDED JULY 19, 2006 IN DEED BOOK 1993, PAGE 2180 OF THE GEAUGA COUNTY RECORDER'S RECORDS;

THENCE DEPARTING SAID CENTERLINE, SAID NORTHERLY LINE, AND ALONG THE EASTERLY LINE OF SAID LANDS CONVEYED, NORTH 02°57'02" EAST, PASSING A 5/8" IRON REBAR FOUND AT 31.22', FOR A TOTAL DISTANCE OF 1,325.05' TO AN IRON PIN FOUND WITH CAP "7193", THE NORTHEASTERLY CORNER OF SAID LANDS CONVEYED TO BERRY, AND THE SOUTHERLY LINE OF PPN: 02-293100 BEING LANDS CONVEYED TO MARK A. AND PATRICIA A. BENJAMIN AS RECORDED DECEMBER 20, 1988 IN DEED BOOK 822, PAGE 1292 OF THE GEAUGA COUNTY RECORDER'S RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED, SOUTH 86°31'18" EAST, A DISTANCE OF 126.83' TO A 5/8" IRON REBAR SET;

THENCE DEPARTING SAID SOUTHERLY LINE, SOUTH 03°21'07" WEST, A DISTANCE OF 892.74' TO A 5/8" IRON REBAR SET;

THENCE SOUTH 86°38'53" EAST, A DISTANCE OF 141.24' TO A 5/8" IRON REBAR SET;

THENCE SOUTH 05°21'41" WEST, PASSING A 5/8" IRON REBAR SET AT 403.44', FOR A TOTAL DISTANCE OF 433.44' TO A POINT IN THE CENTERLINE OF PETTIBONE ROAD (60' PUBLIC RIGHT OF WAY) AND THE POINT OF BEGINNING.

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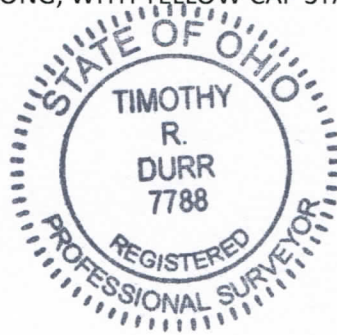
CONTAINING 219,766 SQUARE FEET (5.0451 ACRES) OF LAND, OF WHICH 7,327 SQUARE FEET (0.168 ACRES) LIE WITHIN THE RIGHT OF WAY OF PETTIBONE ROAD (60' PUBLIC RIGHT OF WAY), AS SURVEYED BY TIMOTHY R. DURR, RPLS 7788 IN JUNE OF 2018, FOR AND ON BEHALF OF LMS SURVEYING, LTD. THE BASIS FOR ALL BEARINGS IS THE WEST LINE OF PARCEL 02-379530 AND IS ASSUMED AS BEING NORTH 02°57'02" EAST AND IS USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" IRON REBAR, 30" LONG, WITH YELLOW CAP STAMPED "LMS SURVEYING".

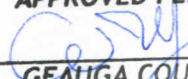


1/24/2020

TIMOTHY R. DURR
PLS #7888
IN THE STATE OF OHIO



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

 1/27/2020

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

BA1 00272

12-121

LOT B

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL LOT NO. 26, TRACT NO. 3, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF PETTIBONE ROAD (60' PUBLIC RIGHT OF WAY) AND THE SOUTHWESTERLY CORNER OF PPN: 02-031300 BEING LANDS CONVEYED TO MICHAEL M. AND ANNE M. BONFILS TRUSTEES AS RECORDED JUNE 13, 2018 IN DEED BOOK 2053, PAGE 2862 OF THE GEAUGA COUNTY RECORDER'S RECORDS, AND THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING LOCATED NORTH 86°22'19" WEST, A DISTANCE OF 184.20' AND NORTH 86°43'19" WEST, A DISTANCE OF 475.16' FROM AN IRON SPIKE FOUND AT THE CENTERLINE INTERSECTION OF PETTIBONE ROAD (60' PUBLIC RIGHT OF WAY) AND GEAUGA LAKE ROAD (60' PUBLIC RIGHT OF WAY); THENCE ALONG SAID CENTERLINE AND THE NORTHERLY LINE OF PPN: 02-340850 BEING LANDS CONVEYED TO OPIS RAMUNAS AND SOPHIENE SVETLANA AS RECORDED JANUARY 20, 2012 IN DEED BOOK 1916, PAGE 2329 OF THE GEAUGA COUNTY RECORDER'S RECORDS, NORTH 86°22'21" WEST, A DISTANCE OF 60.03' TO A POINT;

THENCE DEPARTING SAID CENTERLINE AND SAID NORTHERLY LINE, NORTH 05°21'41" EAST, PASSING A 5/8" IRON REBAR SET, FOR A TOTAL DISTANCE OF 433.44' TO A 5/8" IRON REBAR SET;

THENCE NORTH 86°38'53" WEST, A DISTANCE OF 141.24' TO A 5/8" IRON REBAR SET;

THENCE NORTH 03°21'07" EAST, A DISTANCE OF 892.74' TO A 5/8" IRON REBAR SET AND THE SOUTHERLY LINE OF PPN: 02-293100 BEING LANDS CONVEYED TO MARK A. AND PATRICIA A. BENJAMIN AS RECORDED DECEMBER 20, 1988 IN DEED BOOK 822, PAGE 1292 OF THE GEAUGA COUNTY RECORDER'S RECORDS;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 86°31'18" EAST, A DISTANCE OF 232.58' TO A POINT, WITNESSED BY A 1" IRON PIN FOUND SOUTH 86°31'18" EAST, 58.98' FROM CORNER, AND THE NORTHWESTERLY CORNER OF PPN: 02-252600 BEING LANDS CONVEYED TO MARK T. AND DONNA J. ANGELOTTI AS RECORDED JANUARY 23, 1996 IN DEED BOOK 1039, PAGE 139 OF THE GEAUGA COUNTY RECORDER'S RECORDS;

THENCE DEPARTING SAID SOUTHERLY LINE, ALONG THE WESTERLY LINE OF SAID LANDS CONVEYED AND THE WESTERLY LINE OF PPN: 02-031300 BEING LANDS CONVEYED TO MICHAEL M. AND ANNE M. BONFILS TRUSTEES AS RECORDED JUNE 13, 2018 IN DEED BOOK 2053, PAGE 2862 OF THE GEAUGA COUNTY RECORDER'S RECORDS, SOUTH 05°21'41" WEST, PASSING AN IRON PIN FOUND WITH CAP "7193" AT 1,296.24', FOR A TOTAL DISTANCE OF 1,326.50' TO A POINT IN THE CENTERLINE OF PETTIBONE ROAD (60' PUBLIC RIGHT OF WAY) AND THE POINT OF BEGINNING.

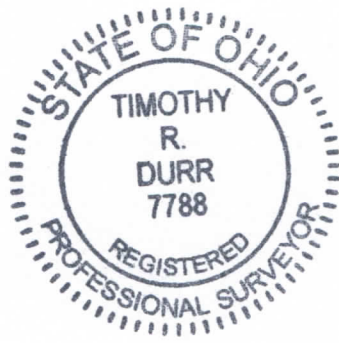
CONTAINING 219,622 SQUARE FEET (5.0418 ACRES) OF LAND, OF WHICH 1,801 SQUARE FEET (0.0413 ACRES) LIE WITHIN THE RIGHT OF WAY OF PETTIBONE ROAD (60' PUBLIC RIGHT OF WAY), AS SURVEYED BY TIMOTHY R. DURR, RPLS 7788 IN JUNE OF 2018, FOR AND ON BEHALF OF LMS SURVEYING, LTD. ALL IRON PINS SET ARE 5/8" IRON REBAR, 30" LONG, WITH YELLOW CAP STAMPED "LMS SURVEYING".

BA1 00272

19-121

TD
TIMOTHY R. DURR
PLS #7888
IN THE STATE OF OHIO

1/24/2020



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

Coyle *1/27/2020*

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.