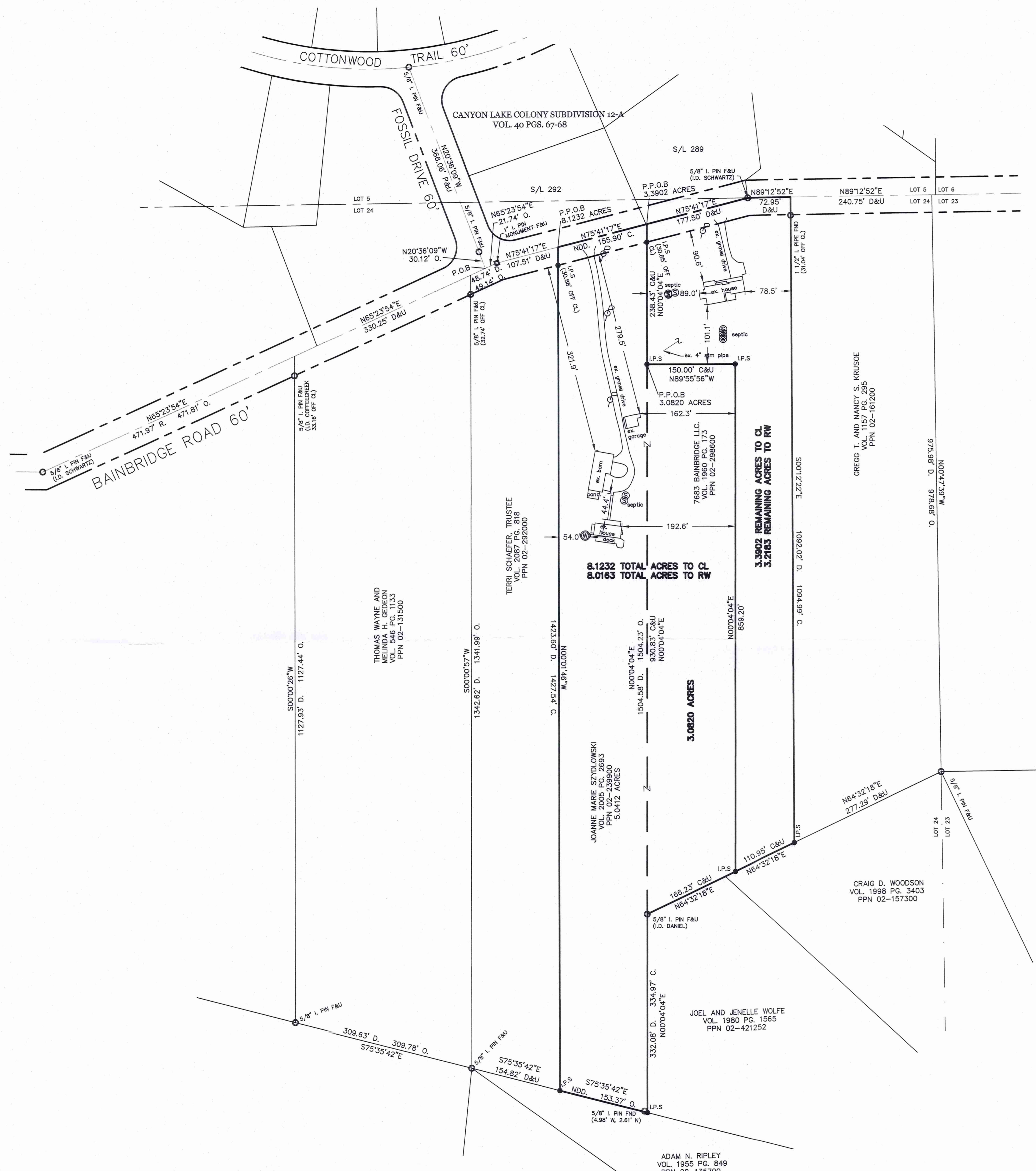


- REFERENCES:**
- DEEDS OF RECORD
  - CANYON LAKE COLONY SUBDIVISION NO. 12-A VOL. 40 PGS 67-68
  - MAP OF SURVEY BY JERRY DANIEL BAI 00227 (13-099)

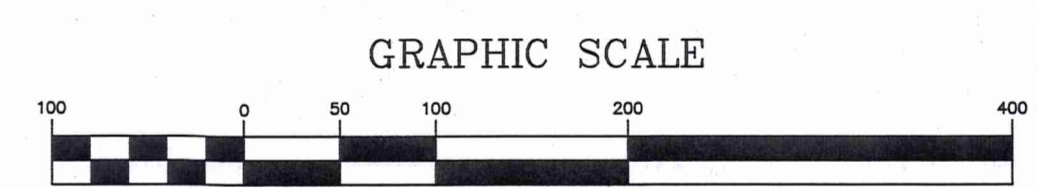
**LOT SPLIT AND CONSOLIDATION**  
**For**  
**JOANNE SZYDLOWSKI AND**  
**7683 BAINBRIDGE LLC.**  
 SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GAUGA  
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF  
 ORIGINAL LOT NUMBER 24, TRACT 2.

PREPARED FOR:  
**JOANNE MARIE SZYDLOWSKI**  
**7655 BAINBRIDGE RD**  
**CHAGRIN FALLS, OH 44023**  
**AND**  
**7683 BAINBRIDGE LLC.**  
**7655 BAINBRIDGE RD**  
**CHAGRIN FALLS, OH 44023**



**LEGEND**

- 5/8" x 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- ⊕ Fence post
- ⊙ Mag Nail Set
- ⊙ Found
- ⊙ D.
- ⊙ R/Rec
- ⊙ M/Msd
- ⊙ O/Obs
- ⊙ C/Calc
- ⊙ U.
- ⊙ D.R.
- ⊙ O.R.
- ⊙ C.L. C/L
- ⊙ e/p
- ⊙ P



( IN FEET )  
 1 inch = 100 ft.  
 FEBRUARY 12, 2020

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 MERIDAN 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* 2-27-20  
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*Adam N. Ripley* 2-27-20  
 ADAM N. RIPLEY  
 GEauga COUNTY ENGINEER  
 TAX MAP DEPT.

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BY \_\_\_\_\_  
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BY \_\_\_\_\_  
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

BA1 00273  
BA100273

Szydlowski  
(20-016)  
picked up 2-27-20

LEGAL DESCRIPTION  
OF A  
3.0820 ACRE PARCEL  
FOR  
JOANNE MARIE SZYDLOWSKI

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 24, Tract 2, and further known as part of a parcel of land conveyed to 7683 Bainbridge LLC. (PPN 02-298600) by deed recorded in Volume 1960, Page 173 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at its intersection with the centerline of Fossil Drive, 60 feet wide, said point lying **South 20° 36' 09" East**, along said centerline of Fossil Drive, a distance of **30.12 feet** from a 5/8 inch iron pin found on the Northerly right-of-way of Bainbridge Road;

Thence **North 65° 23' 54" East**, along said centerline of Bainbridge Road, a distance of **21.74 feet** to a monument box with a 1 inch iron pin found at an angle point;

Thence **North 75° 41' 17" East**, continuing along said centerline of Bainbridge Road, a distance of **263.41 feet** to a point at the Northeasterly corner of land conveyed to Joanne Marie Szydlowski (PPN 02-239900) by deed recorded in Volume 2005, Page 2693 of Geauga County Deed Records;

Thence **South 0° 04' 04" West**, along the Easterly line of land so conveyed to Joanne Marie Szydlowski, and passing through a 5/8 inch pin set at 30.85 feet, a total distance of **238.43 feet** to a 5/8 inch iron pin set, at the Principal Place of Beginning of the premises herein intended to be described;

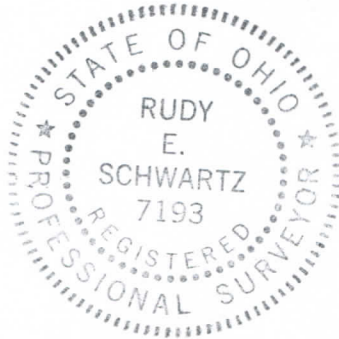
- COURSE I                      Thence **South 89° 55' 56" East** (creating a new line) a distance of **150.00 feet** to a 5/8 inch iron pin set;
- COURSE II                     Thence **South 0° 04' 04" West** (creating a new line) a distance of **859.20 feet** to a 5/8 inch iron pin set on the Northerly line of land conveyed to Craig D. Woodson (PPN 02-157300) by deed recorded in Volume 1998, Page 3403 of Geauga County Deed Records.
- COURSE III                    Thence **South 64° 32' 18" West**, along said Northerly line of land so conveyed to Craig D. Woodson, and along the Northerly line of land conveyed to Joel and Jenelle Wolfe (PPN 02-421252) by deed recorded in Volume 1980, Page 1565 of Geauga County Deed Records, a distance of **166.23 feet** to a 5/8 inch iron pin found (I.D. Daniel) at the Northwestern corner thereof;

BA1 00273

20-016

COURSE IV

**North 0° 04' 04" East**, along the Easterly line of land so conveyed to Joanne Marie Szydowski, a distance of **930.83 feet** to the Principal Place of Beginning and containing **3.0820 acres** of land as surveyed, calculated and described, on February 12, 2020 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.



**2.29.20**

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

REMAINING LANDS  
LEGAL DESCRIPTION  
OF A  
3.3902 ACRE PARCEL  
FOR  
7683 BAINBRIDGE LLC.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 24, Tract 2, and further known as part of a parcel of land conveyed to 7683 Bainbridge LLC. (PPN 02-298600) by deed recorded in Volume 1960, Page 173 of Geauga County Deed Records, further bounded and described as follows;

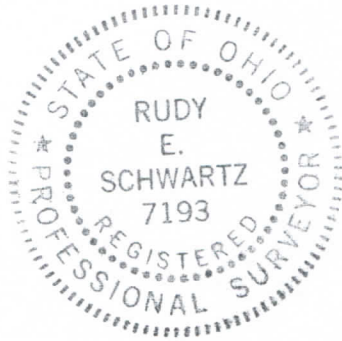
Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at its intersection with the centerline of Fossil Drive, 60 feet wide, said point lying **South 20° 36' 09" East**, along said centerline of Fossil Drive, a distance of **30.12 feet** from a 5/8 inch iron pin found on the Northerly right-of-way of Bainbridge Road;

Thence **North 65° 23' 54" East**, along said centerline of Bainbridge Road, a distance of **21.74 feet** to a monument box with a 1 inch iron pin found at an angle point;

Thence **North 75° 41' 17" East**, continuing along said centerline of Bainbridge Road, a distance of **263.41 feet** to a point at the Northeasterly corner of land conveyed to Joanne Marie Szydowski (PPN 02-239900) by deed recorded in Volume 2005, Page 2693 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence **North 75° 41' 17" East**, continuing along said centerline of Bainbridge Road, a distance of **177.50 feet** to a 5/8 inch iron pin found (I.D. Schwartz), at and angle point, said pin also being on the shared line between Lot Nos. 5 and 24;
- COURSE II           Thence **North 89° 12' 52" East**, continuing along said centerline of Bainbridge Road, also being said shared line between Lot Nos. 5 and 24, a distance of **72.95 feet** to a point at the Northwesterly corner of land conveyed to Gregg T. and Nancy S. Krusoe (PPN 02-161200) by deed recorded in Volume 1157, Page 295 of Geauga County Deed Records;
- COURSE III           Thence **South 0° 12' 22" East**, along the Westerly line of land so conveyed to Gregg T. and Nancy S. Krusoe, and passing through a 1 1/2 inch iron pipe found at 31.04 feet, a total distance of **1094.99 feet** to a 5/8 inch iron pin set on the Northerly line of land conveyed to Craig D. Woodson (PPN 02-157300) by deed recorded in Volume 1998, Page 3403 of Geauga County Deed Records.

- COURSE IV Thence **South 64° 32' 18" West**, along said Northerly line of land so conveyed to Craig D. Woodson, a distance of **110.95 feet** to a 5/8 inch iron pin set;
- COURSE V Thence **North 0° 04' 04" East** (creating a new line) a distance of **859.20 feet** to a 5/8 inch iron pin set;
- COURSE VI Thence **North 89° 55' 56" West** (creating a new line) a distance of **150.00 feet** to a 5/8 inch iron pin set on the Easterly line of land so conveyed to Joanne Marie Szydowski;
- COURSE VII **North 0° 04' 04" East**, along the Easterly line of land so conveyed to Joanne Marie Szydowski, passing through a 5/8 inch iron pin set at 207.58, a total distance of **238.43 feet** to the Principal Place of Beginning and containing **3.3902 acres** of land (3.2183 acres excepting the area within the right-of-way of Bainbridge Road) as surveyed, calculated and described, on February 12, 2020 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.



**2-27-20**

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
8.1232 ACRE PARCEL  
FOR  
JOANNE MARIE SZYDLOWSKI

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 24, Tract 2, and further known as part of a parcel of land conveyed to 7683 Bainbridge LLC. (PPN 02-298600) by deed recorded in Volume 1960, Page 173 of Geauga County Deed Records, also being all of a parcel of land conveyed to Joanne Marie Szydowski (PPN 02-239900) by deed recorded in Volume 2005, Page 2693 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at its intersection with the centerline of Fossil Drive, 60 feet wide, said point lying **South 20° 36' 09" East**, along said centerline of Fossil Drive, a distance of **30.12 feet** from a 5/8 inch iron pin found on the Northerly right-of-way of Bainbridge Road;

Thence **North 65° 23' 54" East**, along said centerline of Bainbridge Road, a distance of **21.74 feet** to a monument box with a 1 inch iron pin found at an angle point;

Thence **North 75° 41' 17" East**, continuing along said centerline of Bainbridge Road, a distance of **107.51 feet** to a point at the Northeasterly corner of land conveyed to Terri Schaefer, Trustee (PPN 02-292000) by deed recorded in Volume 2087, Page 818 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                    Thence **North 75° 41' 17" East**, continuing along said centerline of Bainbridge Road, a distance of **155.90 feet** to a point at the Northwesterly corner of land so conveyed to 7683 Bainbridge LLC.;

COURSE II                    Thence **South 0° 04' 04" West**, along the Westerly line of land so conveyed to 7683 Bainbridge LLC. , and passing through a 5/8 inch pin set at 30.85 feet, a total distance of **238.43 feet** to a 5/8 inch iron pin set;

COURSE III                    Thence **South 89° 55' 56" East** (creating a new line) a distance of **150.00 feet** to a 5/8 inch iron pin set;

COURSE IV                    Thence **South 0° 04' 04" West** (creating a new line) a distance of **859.20 feet** to a 5/8 inch iron pin set on the Northerly line of land conveyed to Craig D. Woodson (PPN 02-157300) by deed recorded in Volume 1998, Page 3403 of Geauga County Deed Records.

COURSE V Thence **South 64° 32' 18" West**, along said Northerly line of land so conveyed to Craig D. Woodson, and along the Northerly line of land conveyed to Joel and Jenelle Wolfe (PPN 02-421252) by deed recorded in Volume 1980, Page 1565 of Geauga County Deed Records, a distance of **166.23 feet** to a 5/8 inch iron pin found (I.D. Daniel) at the Northwesternerly corner thereof;

COURSE VI Thence **South 0° 04' 04" West**, along the Westerly line of land so conveyed to Joel and Jenelle Wolfe, a distance of **334.97 feet** to a 5/8 inch iron pin set on the Northerly line of land conveyed to Adam N. Ripley (PPN 02-135700) by deed recorded in Volume 1955, Page 849 of Geauga County Deed Records;

COURSE VII Thence **North 75° 35' 42" West**, along said Northerly line of land so conveyed to Adam N. Ripley, a distance of **153.37 feet** to a 5/8 inch iron pin set at the Southeasterly corner of land so conveyed to Terri Schaefer, Trustee;

COURSE VIII Thence **North 0° 01' 45" West**, along the Easterly line of land so conveyed to Terri Schaefer, Trustee, passing through a 5/8 inch iron pin set at 1396.66 feet, a total distance of **1427.54 feet** to the Place of Beginning and containing **8.1232 acres** of land (8.0163 acres to the right-of-way of Bainbridge Road, 5.0412 acres all of PPN 02-239900, and 3.0820 acres part of PPN 02-298600) as surveyed, calculated and described, on February 12, 2020 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.



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

*[Signature]* 2/27/2020  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

**2.24.20**

DATE

*[Signature]*

RUDY E. SCHWARTZ, P.S. 7193