

10.0381 acres
(9.8043 acres
excluding the area
within Right of Way)

OWNERS ACCEPTANCE

THE UNDERSIGNED, BEING THE OWNER OF THE LANDS PLATTED HEREIN, DO HEREBY ACCEPT THIS PLAT AND CONSOLIDATION OF THE SAME.

By: KATHLEEN BIRKEL DANELO, TR _____ Date _____

NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE OWNER, WHO ACKNOWLEDGE THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND OFFICIAL SEAL

AT _____, OHIO
THIS _____ DAY OF _____, 201_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SETBACKS:

Front:100 feet; Side: 50 feet; Rear: 90 feet.

APPROVALS

THIS PLAT MEETS THE REQUIREMENTS OF THE BAINBRIDGE TOWNSHIP ZONING INSPECTOR ON THIS _____ DAY OF _____, 2020.

BAINBRIDGE TOWNSHIP ZONING INSPECTOR

PERTINENT DOCUMENTS USED:
Current GIS Map.
Deeds shown:
Plat Vol. 42, Pg. 27, (used for C/L)
Survey for Washington Street Holdings, LLC, by Joseph Gutoskey, December 2015.
Survey for Lucy Beattie and Martha Bistriz, by Rudy Schwartz, August 2018.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
12/29/2020
Scott A. Smith
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-142

R = Record
M = Measured
C = Calculated
Fnd = Found

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 Ohio North NAD 83 (2011adj) geoid 12B ODOT VRS network. 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. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

Scott A. Smith
December 28, 2020
Scott A. Smith, P.S. # 7721



REV. No.	DATE	BY	CHK'D

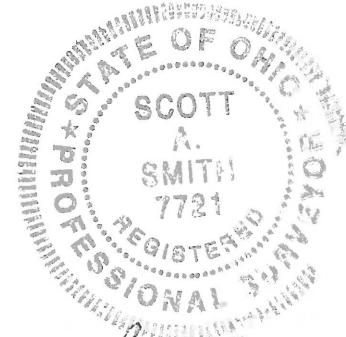
LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS
LDC, Inc. d.b.a.
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND

02-306000, 02-224400
Savage Road
Geauga County-Ohio

DATE	20201228
SCALE: HOR.	1"=60'
VERT.	VERT
FILENAME	SURVEY
COMPUTER	S
TAB NAME	EXIST

CONSOLIDATION PLAT
Situated in the Township of Bainbridge, County of Geauga,
and State of Ohio:
Part of Original Lot 30, Tract 1.

SHEET OF
1 / 1
CONTRACT No.
MJBUI1-2004



LDC, Inc. dba Land Design Consultants
9025 Osborne Drive, Mentor, OH 44060
(440) 255-8463 www.ldcinc.net

Scott A. Smith

DECEMBER 28, 2020

DECEMBER 28, 2020

LEGAL DESCRIPTION
TO COMBINE
02-306000 AND 02-224400

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

James K. Roemer 12/29/2020

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

20-142

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, known as being part of Original Lot 30, Tract 1, further known as lands in the name of Kathleen Birkel Dangelo, Tr., recorded in Deed 2108-2539 (PPN: 02-306000 and 02-224400) and is further bounded and described as follows:

Beginning on the centerline of Savage Road, 60 feet wide, at the Southwest corner of Original Lot 29, also being the Southwest corner of land in the name of Lucy L. Beattie, Tr. and Martha B. Bistriz, Tr., recorded in Deed 2059-2460 (PPN: 03-000900);

- COURSE I** Thence North 88°36'35" East, along the South line of said land, passing through a ½ inch iron pin found on the East line of said Savage Road at 30.00 feet, 1287.96 feet to a 1 inch iron pin found at a Northwest corner of Parcel 3 in the Chagrin Knolls Condominium Phase 1, Plat Volume 29, Page 99;
- COURSE II** Thence South 01°09'54" East, along a Westerly line of said Parcel, 339.50 feet to a 1 inch iron pipe found at the Northeast corner of land in the name of Nick C. and Laura A. Sirk, Deed 2053-2216 (PPN: 02-391600);
- COURSE III** Thence South 88°36'35" West, along the North line of said land, passing through a 5/8 inch iron pin set (LDC, INC) on said East lie of Savage Road at 1257.96 feet, 1287.96 feet to the Northwest corner of said land on said centerline of Savage Road;
- COURSE IV** Thence North 01°09'55" West, along said centerline 339.50 feet to the Principal Place of Beginning and containing 10.0381 acres of land, 9.8047 acres excluding the area within the right of way, as surveyed and described in December of 2020 by Scott A. Smith, P.S. No. 7721 of LDC, Inc., be the same, more or less but subject to all legal highways and easements of record.

The intent of this description is to combine and re-describe this land to meet current conveyance standards.

The basis of bearing are to State Plane Ohio North NAD 83(2011adj) geoid 12b ODOT NRS Network.