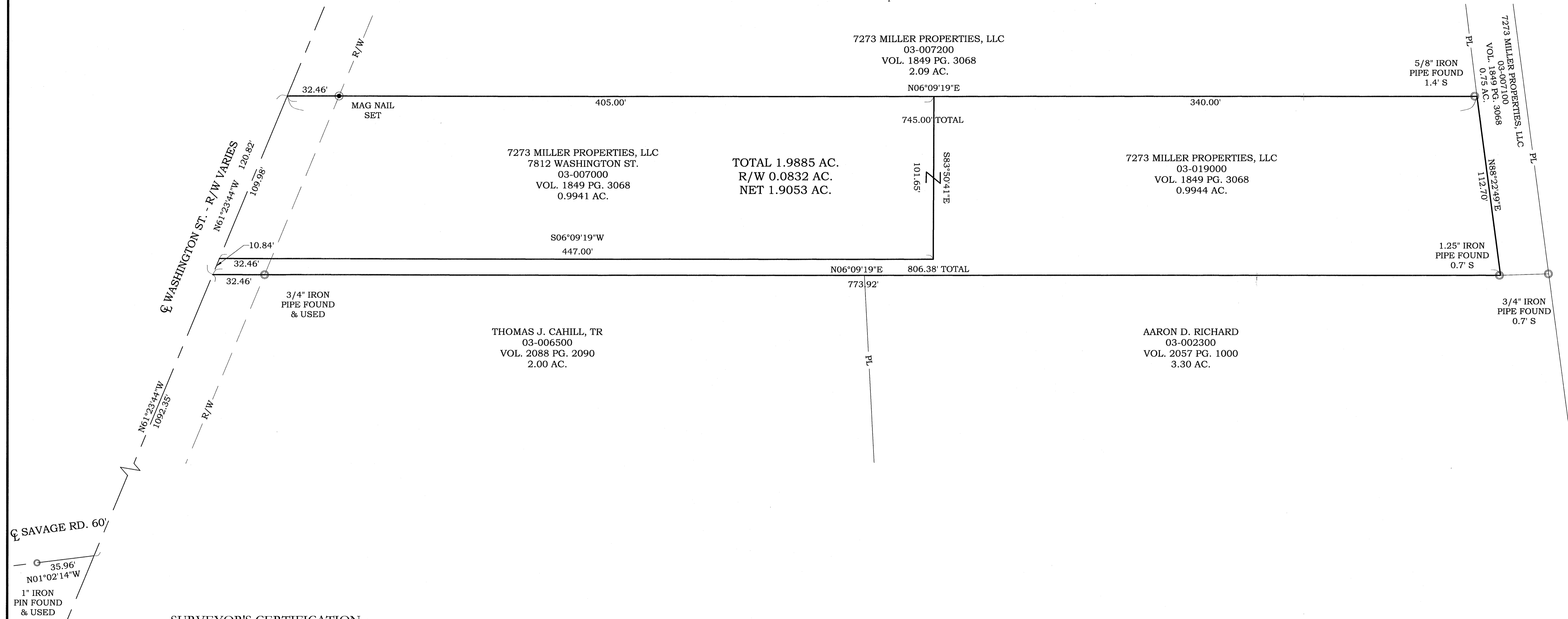
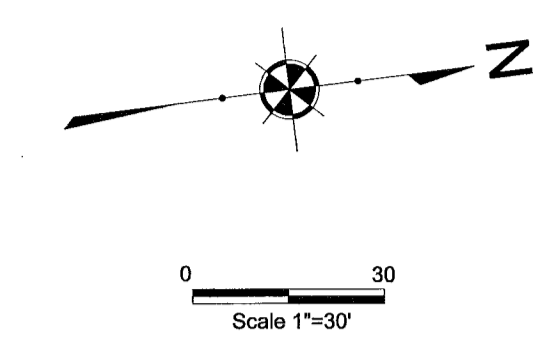


Consolidation Plat

at the instance of
7273 MILLER PROPERTIES, LLC
situated in the
TOWNSHIP OF BAINBRIDGE
COUNTY OF GEAUGA - STATE OF OHIO
known as being part of Original
Lot No. 38 and of Tract No. 1 of said Township



SURVEYOR'S CERTIFICATION

The undersigned hereby certifies that this plat and the survey on which it was based were made in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733 of the Ohio Administrative Code in effect at the time. Distances are shown in feet and decimal parts thereof. Bearings shown hereon are used to indicate angles only and are based on the centerline of Washington Street being N 61°23'44" W. The term certify, as used in this statement, is understood to be the professional opinion of the surveyor, which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied; furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by others, which is used as a basis to formulate the surveyor's opinion.

Scott A. Landgraf 7/1/20
Jones Surveying
Scott A. Landgraf
Professional Surveyor 8085



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Scott A. Landgraf Jul 02 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGEND

- P.K. NAIL
- MONUMENT BOX
- 5/8" x 30" IRON PIN SET & CAPPED S. LANDGRAF PLS 8085
- DRILL HOLE
- IRON PIN FOUND

Revisions

CONSOLIDATION MAP
HANDY RENTS
BAINBRIDGE, OHIO

Date: 6-24-20
Scale: Hor. 1"=30'
Vert. -
Filename: -
Tab Name: -
Computer: -

Jones Surveying
ENGINEERS - SURVEYORS - PLANNERS
1924 MENTOR AVE., PAINESVILLE, OHIO
(PH.) 440-357-1811 (FAX) 440-357-9173
(E-MAIL) hjonesurveying@yahoo.com

Sheet / Of
1 / 1
Contract No.
20-153

JONES SURVEYING, LLC
 CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

June 29, 2020

LEGAL DESCRIPTION OF COMBINATION FOR 7273 MILLER PROPERTIES LLC

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Lot No 38, Tract No. 1 in said Township and being further bounded and described as follow:

Beginning at the intersection of the centerlines of Washington Street (R/W Varies) and Savage Road (60 feet wide), said intersection being located North 01°02'14" West, a distance of 35.96 feet from a 1" iron pin found on the centerline of said Savage road;

Thence North 61°23'44" West along the centerline of Washington Street a distance of 1,092.35 feet to the southwesterly corner of land conveyed to Thomas J. Cahill, Tr. by deed recorded in Volume 2088, Page 2090 of Geauga County Deed Records, Permanent Parcel No. 03-006500, said point being the principal place of beginning;

COURSE I: Thence North 61°23'44" West along the centerline of Washington Street a distance of 120.82 feet to the southeasterly corner of land conveyed to 7273 Miller Properties LLC by deed recorded in Volume 1849, Page 3068 of Geauga County Deed Records, Permanent Parcel No. 03-007200;

COURSE II: Thence North 06°09'19" East along the easterly line and to the northeasterly corner of 7273 Miller Properties LLC, passing thru a mag. nail set at 32.46 feet, a distance of 745.00 feet to 5/8" iron pipe found, 1.40 feet south on the southerly line of land conveyed to 7273 Miller Properties LLC by deed recorded in Volume 1849, Page 3068 of Geauga County Deed Records, Permanent Parcel No. 03-007100;

COURSE III: Thence North 88°22'49" East along the southerly line of 7273 Miller Properties LLC a distance of 112.70 feet to 1.25" iron pipe found, 0.7' south on the westerly line of land conveyed to Aaron D. Richard by deed recorded in Volume 2057, Page 1000 of Geauga County Deed Records, Permanent Parcel No. 03-002300;

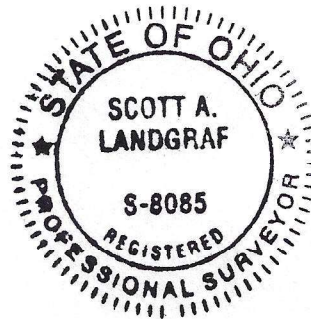
COURSE IV: Thence South 06°09'19" West along the westerly lines of land conveyed to Aaron Richard and Thomas J. Cahill, Tr., passing thru a 3/4" iron pipe found at 773.92 feet, a distance of 806.38 feet to the principal place of beginning and containing 1.9885 acres of land, subject to all legal highways (0.0832 of an acre) as surveyed and described by Scott A. Landgraf Professional Surveyor No. 8085, in June 2020.

Bearings are based upon the centerline of Washington Street being North 61°23'44" West and are used to describe angles only.

Combination of Permanent Parcel Nos. 03-007000 and 03-019000.

Previous Deed Volume 1849, Page 3068.

Scott A. Landgraf 7/1/20
Scott A. Landgraf, P.S. #8085 Date



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

Susan L. Martini Jul 02 2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**