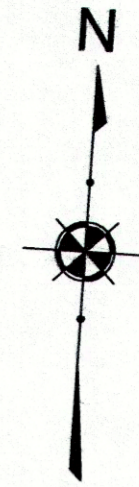


Map of Consolidation

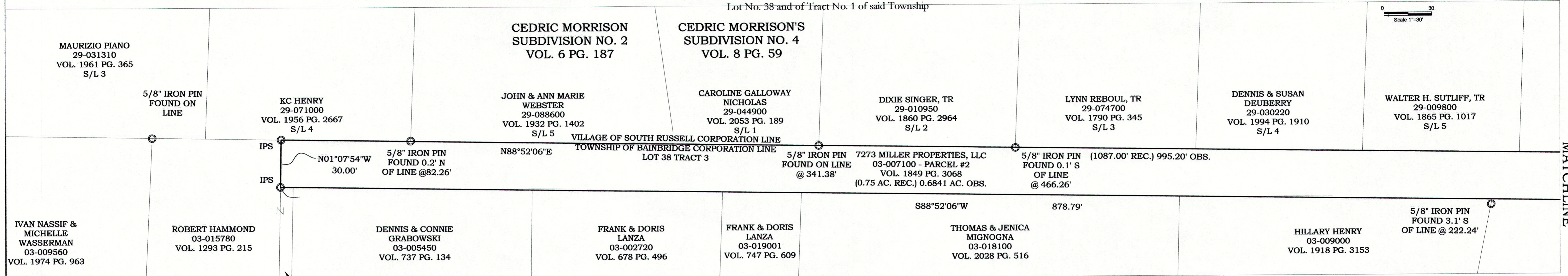
at the instance of
7273 MILLER PROPERTIES, LLC

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

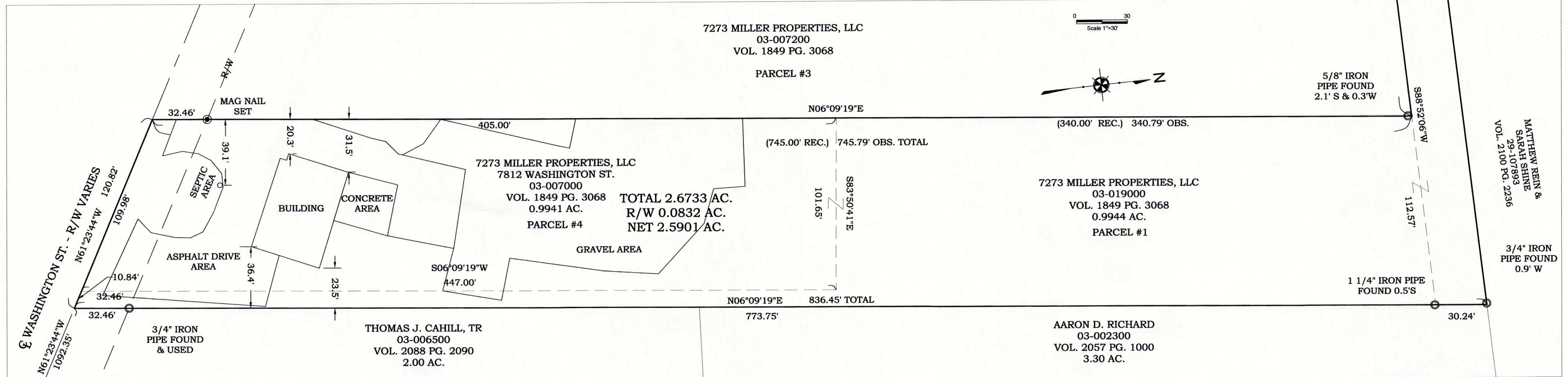


20-120



MATCHLINE

MATCHLINE



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 4733-37 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 AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. 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 11/13/20
SCOTT A. LANDGRAF
PROFESSIONAL SURVEYOR 8085

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Scott A. Landgraf 11/16/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-120

ZONING INSPECTOR APPROVAL STATEMENT

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS DAY OF _____, 2020.
BY: _____, BAINBRIDGE TOWNSHIP ZONING INSPECTOR.

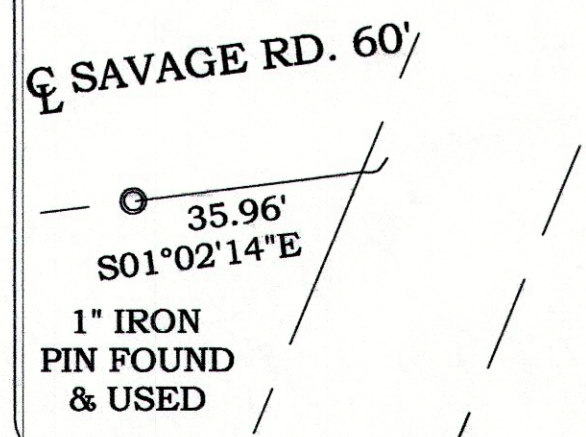
Revisions	
1	11/13/2020

CONSOLIDATION MAP
HANDY RENTS
BAINBRIDGE, OHIO

Date: OCTOBER-2020
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	



- LEGEND**
- P.K. NAIL
 - MONUMENT BOX
 - IPS - 5/8" x 30" IRON PIN SET & CAPPED S. LANDGRAF PLS 8085
 - MAG NAIL SET
 - IRON PIN FOUND

LOT COVERAGE 23% -
BUILDING, PARKING AND
GRAVEL AREAS

JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

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

November 13, 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) as witnessed by a 1" iron pin found S 01°02'14" E, at distance of 35.96 feet therefrom;

Thence N 61°23'44" W, 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 of the parcel herein described;

COURSE I: Thence N 61°23'44" W, 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 N 06°09'19" E, along said easterly line and to the northeasterly corner of 7273 Miller Properties LLC, passing thru a mag nail set at 32.46 feet, a total distance of 745.79 feet to 5/8" iron pipe found, 2.1 feet south and 0.3 feet west of the intersection with the southerly line of lands 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 S 88°52'06" W along the northerly line of said 7273 Miller Properties LLC, passing a 5/8" iron pin found 3.1 feet south of line at 222.24 feet, continuing along the northerly line of lands of Hillary Henry by deed recorded in Volume 1918, Page 3153 of Geauga County Deed Records, Permanent Parcel No. 03-009000, continuing along the northerly line of lands of Thomas and Jenica Mignogna by deed recorded in Volume 2028, Page 516 of Geauga County Deed Records, Permanent Parcel No. 03-018100, Frank and Doris Lanza by deed recorded in Volume 747, Page 609 of Geauga County Deed Records, Permanent Parcel No. 03-019001, Frank and Doris Lanza by deed recorded in Volume 678, Page 496 of Geauga County Deed Records, Permanent Parcel No. 03-002720, Dennis and Connie Grabowski by deed recorded in Volume 737, Page 134 of Geauga County Deed Records, Permanent Parcel No. 03-005450, and Robert Hammond by deed Volume 1293, Page 215 of Geauga County Deed Records, Permanent Parcel Nos. 03-015770 and 03-015780, a total distance of 878.79 feet to the northwesterly corner of said Parcel No. 03-015770 and the easterly line of said Hammond Parcel No. 03-015780 and an iron pin set;

COURSE IV:

Thence N 01°07'54" W, along said easterly line, a distance of 30.00 feet to an iron pin set on the southerly line of the Village of South Russell and KC Henry by deed Volume 1956 Page 2667 of Geauga County Deed Records, Permanent Parcel No. 29-071000, also being the south line of the Cedric Morrison Subdivision Number 2 (Sublot 4) by Volume 6, Page 187 of Geauga County Map Records;

COURSE V:

Thence N 88°52'06" E, continuing along said southerly line of the Village of South Russell and the southerly line of said Henry, passing a 5/8" iron pin found 0.2 feet north of line at a distance of 82.26 feet, continuing along the southerly line of lands of John and Ann Marie Webster (Sublot 5) by deed recorded in Volume 1932, Page 1402 of Geauga County Deed Records, Permanent Parcel No. 29-088600, continuing along the southerly line of the Cedric Morrison's Subdivision Number 4 by Volume 8, Page 59 of Geauga County Map Records and the southerly line of lands of Catherline Galloway Nicholas (Sublot 1) by deed recorded in Volume 2053, Page 189 of Geauga County Deed Records, Permanent Parcel No. 29-044900, passing a 5/8" iron pin found on line at a distance of 341.38 feet, continuing along the southerly line of Dixie Singer, Trustee (Sublot 2) by deed recorded in Volume 1860, Page 2964 of Geauga County Deed Records, Permanent Parcel No. 29-010950, passing a 5/8" iron pin found 0.1 feet south of line at a distance of 466.26 feet, continuing along the southerly line of Lynn Reboul, Trustee (Sublot 3), by deed recorded in Volume 1790, Page 345 of Geauga County Deed Records, Permanent Parcel No. 29-074700, Dennis and Susan Deuberry (Sublot 4), by deed recorded in Volume 1994, Page 1910 of Geauga County Deed Records, Permanent Parcel No. 29-030220, Walter H. Sutliff, Trustee (Sublot 5), by deed recorded in Volume 1865, Page 1017 of Geauga County Deed Records, Permanent Parcel No. 29-009800, Matthew Rein and Sarah Shine by deed recorded in Volume 2100, Page 2236 of Geauga County Deed Records, Permanent Parcel No. 29-107893, a total distance of 995.20 feet to the northwesterly corner of lands conveyed to Aaron D. Richard by deed recorded in Volume 2057, Page 1000 of Geauga County Deed Records, Permanent Parcel No. 03-002300 and a 3/4" iron pipe found 0.9 feet westerly thereof;

COURSE VI:

Thence South 06°09'19" West along the westerly lines of said Aaron D. Richard, passing a 1/4 " iron pipe found at a distance of 30.24 feet, continuing along the westerly lines of said Aaron D. Richard and previously said Thomas J. Cahill, Trustee, passing a passing thru a 3/4" iron pipe found at 803.99 feet, a total distance of 836.45 feet to the principal place of beginning and containing 2.6733 acres of land, subject to all legal highways (0.0832 of an acre) and easements of record as surveyed and described under the supervision of Scott A. Landgraf Professional Surveyor No. 8085, in October 2020.

Bearings are based upon an assumed meridian and are used to describe angles only.

Combination of Permanent Parcel Nos. 03-007000, 03-007100 and 03-019000 .

Previous Deed Volume 1849, Page 3068.

Scott A. Landgraf
Scott A. Landgraf, P.S. #8085
11/13/20
Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
James K. ... 11/16/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-120

