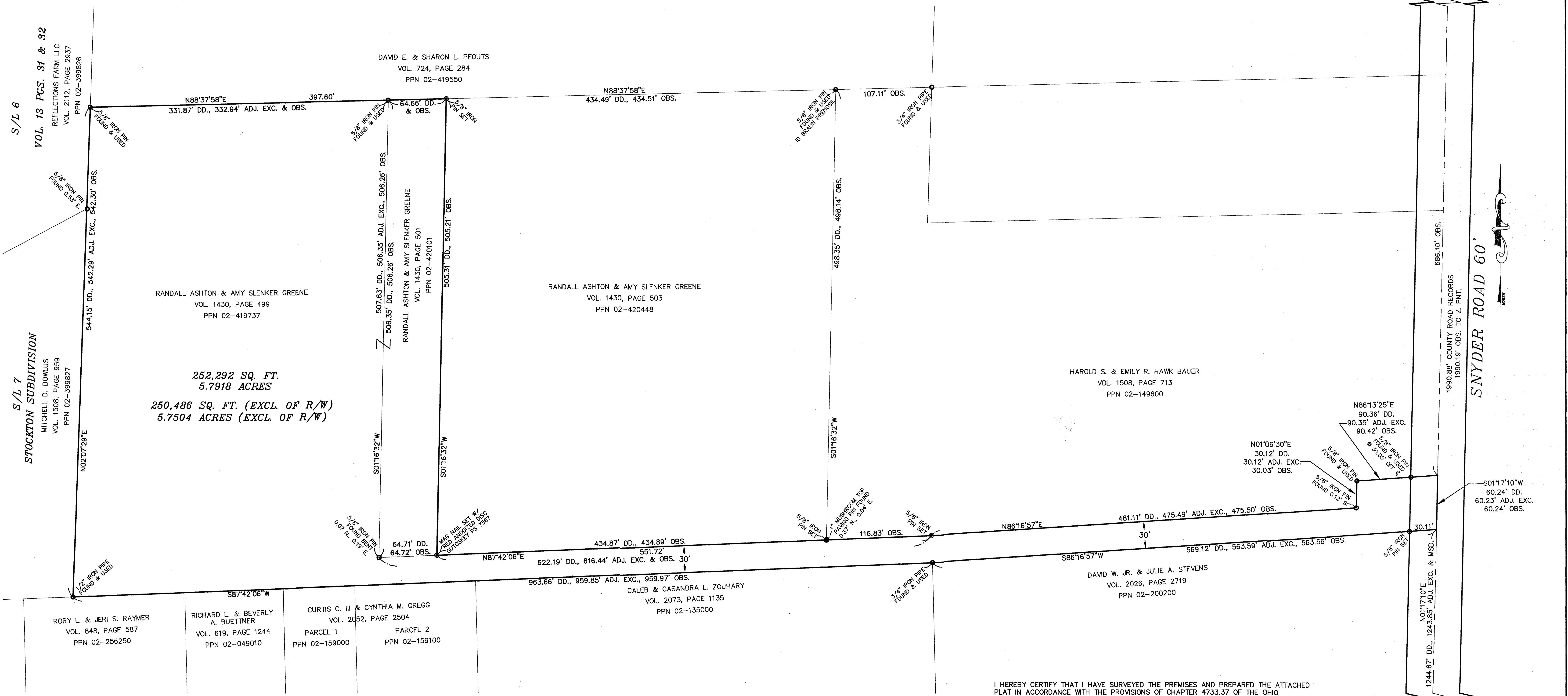


PLAT OF SURVEY AND CONSOLIDATION FOR RANDALL ASHTON & AMY SLENKER GREENE

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga
AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
BAINBRIDGE TOWNSHIP LOT NO. 15, TRACT 2.



252,292 SQ. FT.
5.7918 ACRES

250,486 SQ. FT. (EXCL. OF R/W)
5.7504 ACRES (EXCL. OF R/W)

S/L 6
VOL. 13 PCS. 31 & 32
REFLECTIONS FARM LLC
VOL. 2112, PAGE 2937
PPN 02-399826

S/L 7
STOCKTON SUBDIVISION
MITCHELL D. BOWLIUS
VOL. 1508, PAGE 959
PPN 02-399827

RORY L. & JERI S. RAYMER
VOL. 848, PAGE 587
PPN 02-256250

RICHARD L. & BEVERLY A. BUETTNER
VOL. 619, PAGE 1244
PPN 02-049010

CURTIS C. III & CYNTHIA M. GREGG
VOL. 2052, PAGE 2504
PARCEL 1 PARCEL 2
PPN 02-159000 PPN 02-159100

CALEB & CASANDRA L. ZOUHARY
VOL. 2073, PAGE 1135
PPN 02-135000

DAVID W. JR. & JULIE A. STEVENS
VOL. 2026, PAGE 2719
PPN 02-200200

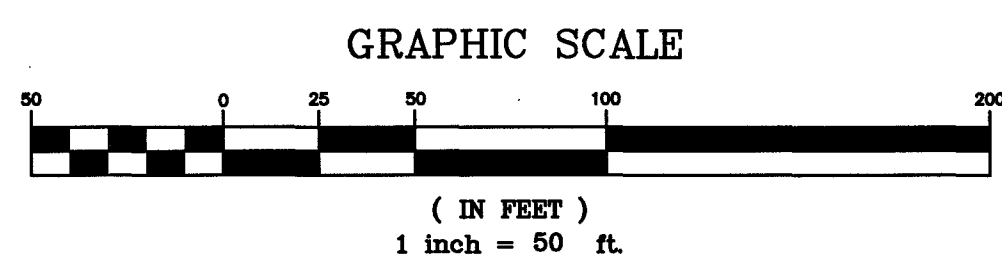
HAROLD S. & EMILY R. HAWK BAUER
VOL. 1508, PAGE 713
PPN 02-149600

DAVID E. & SHARON L. PFOUTS
VOL. 724, PAGE 284
PPN 02-419550

RANDALL ASHTON & AMY SLENKER GREENE
VOL. 1430, PAGE 503
PPN 02-420448

REFERENCES:
DEEDS AS SHOWN HEREON.
SURVEY FOR KENSTON LOCAL BOARD OF EDUCATION BY GUTOSKEY & ASSOCIATES, INC.
DATED JANUARY 8, 2004.
STOCKTON SUBDIVISION PLAT, VOLUME 13, PAGES 31 & 32.

NOTE: RECORD LEGAL DESCRIPTION FOR PARCEL 02-419737 IS NOT BASED ON A SURVEY. THE LEGAL DESCRIPTION (VOLUME 1508, PAGE 713) FOR ADJOINING PARENT PARCEL INCLUDES A LEGAL DESCRIPTION FOR PARCEL 02-419737 AS AN EXCEPTION AND IS BASED ON A FEBRUARY, 1989 SURVEY BY BRAUN-PRENOSIL.
DISTANCES SHOWN HEREON FOR PARCEL 02-419737 ARE RELATIVE TO CURRENT DEED, ADJOINING EXCEPTION (ADJ. EXC.) AND OBSERVED FROM THIS SURVEY.



- LEGEND
- IRON PIN/PIPE/MON. FOUND (AS NOTED)
 - 30" LONG BY 5/8" DIA. YELLOW CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567 OR AS NOTED

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2020.

BY: KAREN ENDRESS, BAINBRIDGE TOWNSHIP ZONING INSPECTOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401, NAD83 (CORS 2011) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey PS 2/11/24
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEOUGA COUNTY ENGINEER
TAX MAP DEPT.



GUTOSKEY & ASSOCIATES, INC.
Civil Engineers, Surveyors and Land Planners
10135 GOTTSCHALK PKWY, SUITE 4 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023

BAINBRIDGE ROAD 60'

Legal Description
Consolidated Parcel
5.7918 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 15, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Bainbridge Road (60 feet wide) and Snyder Road (60 feet wide);

Thence **North 01° 17' 10" East**, along said Snyder Road centerline, **1243.85 feet** to a point at the northeast corner of a parcel of land conveyed to David W. Jr. & Julie A. Stevens by deed recorded in Volume 2026, Page 2719 of Geauga County Records (PPN 02-200200) and the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **South 86° 16' 57" West**, along the north line of said Stevens (and passing over a 5/8" iron pin set at 30.11 feet), **563.56 feet** to a 3/4" iron pipe found at the northwest corner of said Stevens further being the northeast corner of a parcel of land conveyed to Caleb & Casandra L. Zouhary by deed recorded in Volume 2073, Page 1135 of Geauga County Records (PPN 02-135000);
- Course II Thence **South 87° 42' 06" West**, along the north line of said Zouhary and the north lines of: 2 parcels of land conveyed to Curtis C. III & Cynthia M. Gregg by deed recorded in Volume 2052, Page 2504 of Geauga County Records (PPN's 02-159100 & 02-159000), a parcel of land conveyed to Richard L. & Beverly A. Buettner by deed recorded in Volume 619, Page 1244 of Geauga County Records (PPN 02-049010) and a parcel of land conveyed to Rory L. & Jeri S. Raymer by deed recorded in Volume 848, Page 587 of Geauga County Records (PPN 02-256250), **959.97 feet** to a 1/2" iron pipe found at the southeast corner of Sublot 7 in the Stockton Subdivision as recorded in Volume 13, Pages 31 & 32 of Geauga County Map Records;
- Course III Thence **North 02° 07' 29" East**, along the east lines of Sublot 7 and Sublot 6 in said Stockton Subdivision, **542.30 feet** to a 5/8" iron pin found at the southwest corner of a parcel of land conveyed to David E. & Sharon L. Pfouts by deed recorded in Volume 724, Page 284 of Geauga County Records (PPN 02-419550);
- Course IV Thence **North 88° 37' 58" East**, along the south line of said Pfouts, (and passing over a 5/8" iron pin found at 332.94 feet) **397.60 feet** to a 5/8" iron pin set at the northwest corner of a parcel of land conveyed to Randall Ashton & Amy Slenker Greene by deed recorded in Volume 1430, Page 503 of Geauga County Records (PPN 02-420448);

- Course V Thence **South 01° 16' 32" West**, along the west line of said Greene, **505.21 feet** to a mag nail set with red anodized disc (ID Gutoskey PS 7567) at the southwest corner of said Greene;
- Course VI Thence **North 87° 42' 06" East**, (parallel to and 30.00 feet distant by perpendicular measure to Course II) along the south line of said Greene (and passing over a 5/8" iron pin set at 434.89 feet at said Greene's southeast corner) and the south line of a parcel of land conveyed to Harold S. & Emily R. Hawk Bauer by deed recorded in Volume 1508, Page 713 of Geauga County Records (PPN 02-149600), **551.72 feet** to a 5/8" iron pin set at an angle point therein;
- Course VII Thence **North 86° 16' 57" East**, (parallel to and 30.00 feet distant by perpendicular measure to Course I) along the broken south line of said Bauer, **475.50 feet** to an angle point therein (witness a 5/8" iron pin found 0.12 feet South);
- Course VIII Thence **North 01° 06' 30" East**, along the broken south line of said Bauer, **30.03 feet** to 5/8" iron pin found at an angle point therein;
- Course IX Thence **North 86° 13' 25" East**, along the broken south line of said Bauer, (and passing over a 5/8" iron pin found at 60.37 feet), **90.42 feet** to a point in the centerline of said Snyder Road and being the southeast corner of said Bauer;
- Course X Thence **South 01° 17' 10" West**, along the centerline of said Snyder Road, **60.24 feet** to a point and the Principal Place of Beginning and containing 5.7918 Acres (252,292 square feet) (5.7504 Acres, (250,486 square feet) exclusive of right-of-way) of land as surveyed and described in February, 2021 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401 NAD 83 (CORS 2011).

The intent is to Consolidate these two parcels:

Volume 1430, Page 499
 5.0419 Acres all of P.P.N. 02-419737
 and
 Volume 1430, Page 501
 0.7499 Acres all of P.P.N. 02-420101

All iron pins set are 5/8" diameter by 30" long with yellow cap ID "Gutoskey, PS 7567".

SURVEY PLAT & LEGAL DESCRIPTION

APPROVED PER R.C. 315.251

James K. Kessner 02/11/2021

**GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.**

21-023

Joseph Gutoskey PS
 2/11/21

