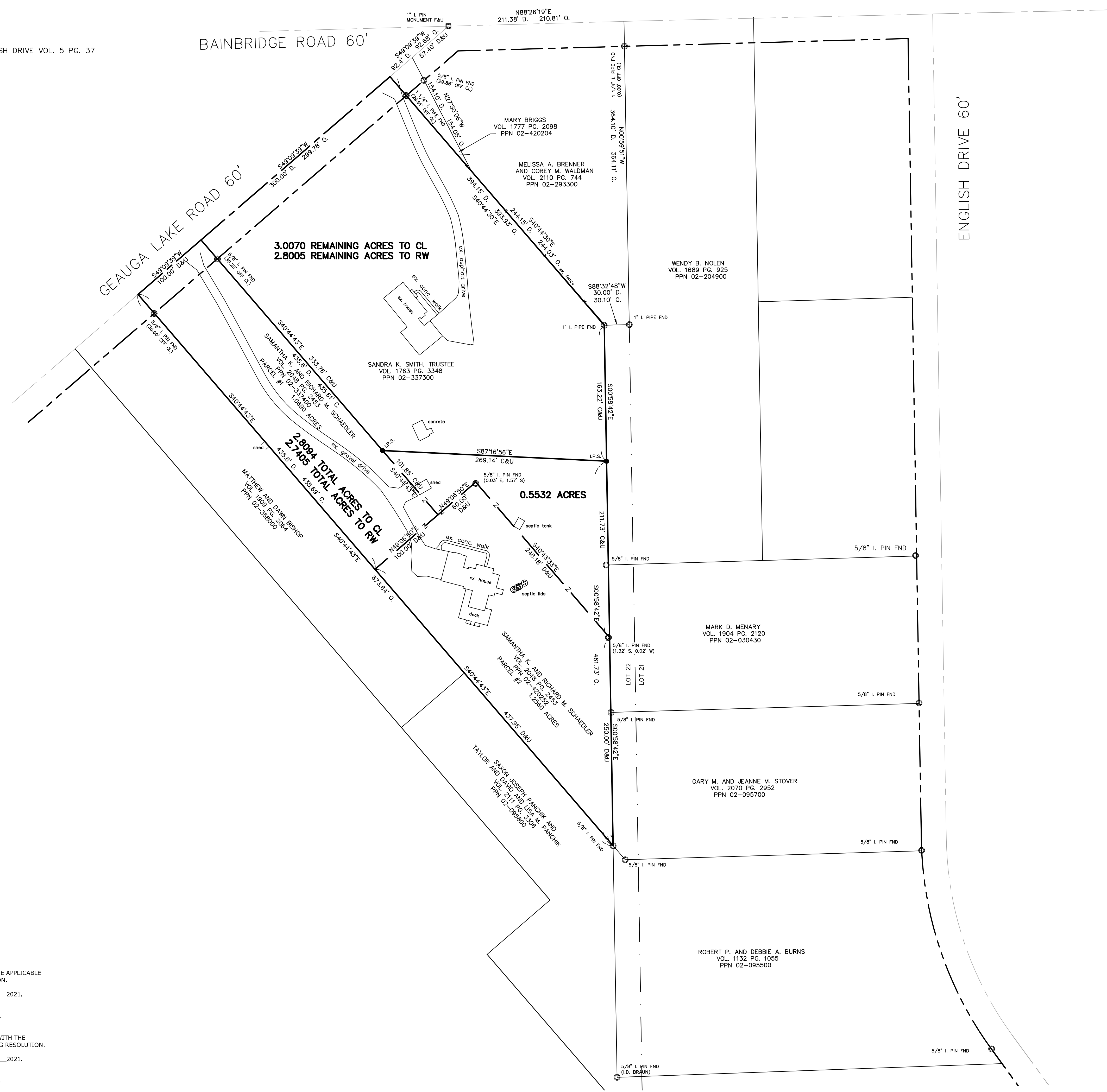


- NOTES:
- DEEDS OF RECORD
 - DEDICATION PLAT OF ENGLISH DRIVE VOL. 5 PG. 37

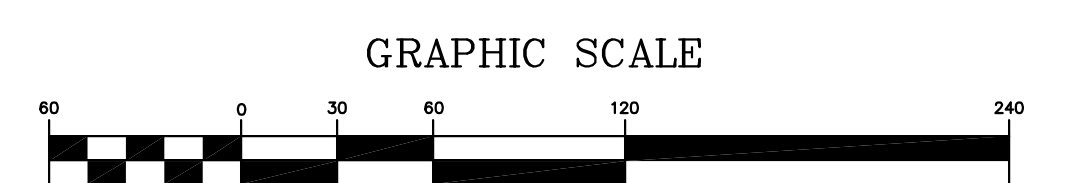


LOT SPLIT AND CONSOLIDATION SURVEY
For
SAMANTHA K. AND RICHARD M. SCHAEGLER
 SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 22, TRACT 2.

PREPARED FOR:
 SAMANTH AND RICHARD SCHAEGLER
 17801 GEAGA LAKE RD
 CHAGRIN FALLS, OH 44023

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- × Stk Stake Set
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

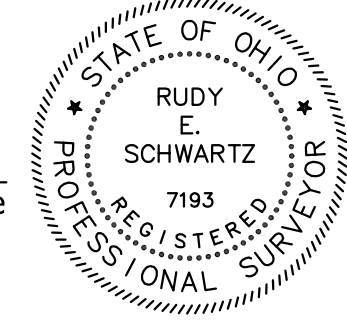


(IN FEET)
 1 inch = 60 ft.

JANUARY 13, 2020
 MARCH 30, 2020
 SEPTEMBER 9, 2020
 MARCH 10, 2021

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 3-10-21
 RUDY E. SCHWARTZ, P.S. #7193 Date



Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Steven W. Robinson, P.S. Ohio #1020
 By: SNR Date: 03/12/2021

21-040

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

THIS _____ DAY OF _____ 2021.

BY _____
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2021.

BY _____
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION
OF A
0.5532 ACRE PARCEL
FOR
SAMANTHA K. AND RICHARD M. SCHAEGLER

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 22, Tract 2, and further known as being part of a parcel of land conveyed to Samantha K. Smith, Trustee (PPN 02-337300) by deed recorded in Volume 1763, Page 3348 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Bainbridge Road, 60 feet wide, and Geauga Lake Road, 60 feet wide

Thence **South 49° 09' 39" West**, along said centerline of Geauga Lake Road, a distance of **92.68 feet** to a point at the Northwesterly corner of land conveyed to Mary Briggs (PPN 02-420204) by deed recorded in Volume 1777, Page 2098 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

Thence **South 40° 44' 30" East**, along the Southwesterly line of land so conveyed to Mary Briggs, and along the Southwesterly line of land conveyed to Melissa A. Brenner and Corey M. Waldman (PPN 02-293300) by deed recorded in Volume 2110, Page 744 of Geauga County Deed Records, passing through a 1 1/4" iron pin found at 29.91 feet, a total distance of **393.93 feet** to a 1 inch iron pipe found at a Northwesterly corner of land conveyed to Wendy B. Nolen (PPN 02-204900) by deed recorded in Volume 1689, Page 925 of Geauga County Deed Records;

Thence **South 0° 58' 42" East**, along a Westerly line of land conveyed to Wendy B. Nolen, a distance of **163.22 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 0° 58' 42" East**, continuing along said Westerly line of land conveyed to Wendy B. Nolen, and along the Westerly line of land conveyed to Mark D. Menary (PPN 02-030430) by deed recorded in Volume 1904, Page 2120 of Geauga County Deed Records, a distance of **211.73 feet** to a point at a Northeasterly corner of parcel No. 2 of lands conveyed to Samantha K. and Richard M. Schaedler (PPN 02-420252) by deed recorded in Volume 2048, Page 2453 of Geauga County Deed

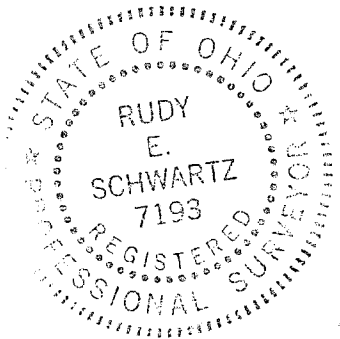
Records (witness a 5/8 inch iron pin found 1.32 feet South and 0.02 feet East);

COURSE II Thence **North 40° 43' 33" West**, along the Northeasterly line of land so conveyed to Samantha K. and Richard M. Schaedler (PPN 02-420252), a distance of **246.18 feet** to a point at the most Northerly corner thereof (witness a 5/8 inch iron pin found 0.03 feet East, and 1.57 feet South);

COURSE III Thence **South 49° 06' 50" West**, along a Northwesterly line of land so conveyed to Samantha K. and Richard M. Schaedler (PPN 02-420252), a distance of **60.00 feet** to a point at the most Easterly corner of parcel No. 1 of lands conveyed to Samantha K. and Richard M. Schaedler (PPN 02-337400) by deed recorded in Volume 2048, Page 2453 of Geauga County Deed Records;

COURSE IV Thence **North 40° 44' 43" West**, along said Northeasterly line of land so conveyed to Samantha K. and Richard M. Schaedler (PPN 02-337400) a distance of **101.85 feet** to a 5/8 inch iron pin set;

COURSE V Thence **South 87° 16' 56" East** (creating a new line) a distance of **269.14 feet** to the Principal Place of Beginning and containing **0.5532 acres** of land as surveyed, calculated and described, on March 3, 2021 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. The intent of this survey is to describe a 0.5532 acre split out of PPN 02-337300.



Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/12/2021

21-040

3-12-21
DATE



RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 2.8094 ACRE PARCEL
 FOR
 SAMANTHA K. AND RICHARD M. SCHAEGLER

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 22, Tract 2, and further known as being part of a parcel of land conveyed to Samantha K. Smith, Trustee (PPN 02-337300) by deed recorded in Volume 1763, Page 3348 of Geauga County Deed Records, and also being all of parcel Nos. 1 and 2 of lands conveyed to Samantha K. and Richard M. Schaedler (PPNS 02-337400, and 02-420252) by deed recorded in Volume 2048, Page 2453 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Bainbridge Road, 60 feet wide, and Geauga Lake Road, 60 feet wide

Thence **South 49° 09' 39" West**, along said centerline of Geauga Lake Road, a distance of **392.46 feet** to a point at the most Westerly corner of land conveyed to Sandra K. Smith, Trustee (PPN 02-337300) by deed recorded in Volume 1763, Page 3348 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **South 40° 44' 43" East**, along the Southwesterly line of land so conveyed to Sandra K. Smith, Trustee, passing through a 5/8" iron pin found at 30.20 feet, a total distance of **333.76 feet** to a 5/8 inch iron pin set;
- COURSE II Thence **South 87° 16' 56" East** (creating a new line) a distance of **269.14 feet** to a 5/8 inch iron pin set on the Westerly line of land conveyed to Wendy B. Nolen (PPN 02-204900) by deed recorded in Volume 1689, Page 925 of Geauga County Deed Records;
- COURSE III Thence **South 0° 58' 42" East**, along said Westerly line of land conveyed to Wendy B. Nolen, and along the Westerly line of land conveyed to Mark D. Menary (PPN 02-030430) by deed recorded in Volume 1904, Page 2120 of Geauga County Deed Records, and along the Westerly line of land conveyed to Gary M. and Jeanne M. Stover (PPN 02-095700) by deed recorded in Volume 2070, Page 2952 of Geauga County Deed Records, a distance of **461.73**

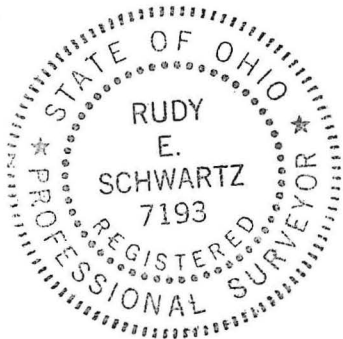
feet to a 5/8 inch iron pin found at the Northeasterly corner of land conveyed to Saxon Joseph Panchik, and Taylor and David and Lisa M. Panchik (PPN 02-095800) by deed recorded in Volume 2111, Page 3306 of Geauga County Deed Records;

COURSE IV

Thence **North 40° 44' 43" West**, along the Northeasterly line of land so conveyed to Saxon Joseph Panchik, and Taylor and David and Lisa M. Panchik, and along the Northeasterly line of land conveyed to Matthew and Dawn Bishop (PPN 02-358000_) by deed recorded in Volume 1909, Page 2064 of Geauga County Deed Records, passing through a 5/8 inch iron pin found at 843.64 feet, a total distance of **873.64 feet** to a point in said centerline of Geauga Lake Road;

COURSE V

Thence **North 49° 09' 39" East**, along said centerline of Geauga Lake Road, a distance of **100.00 feet** to the Principal Place of Beginning and containing **2.8094 acres** of land (2.7405 acres excepting the area within the right-of-way of Geauga Lake Road, 1.0690 acres all of PPN 02-337400, 1.2560 acres all of PPN 02-420252, and 0.5532 acres part of PPN 02-337300) as surveyed, calculated and described, on March 3, 2021 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. The intent of this survey is to describe three consolidated parcels after a 0.5532 acre split.



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/12/2021

21-040

3.10.21
DATE


RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
3.0070 ACRE PARCEL
FOR
SANDRA K. SMITH, TRUSTEE

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 22, Tract 2, and further known as being part of a parcel of land conveyed to Samantha K. Smith, Trustee (PPN 02-337300) by deed recorded in Volume 1763, Page 3348 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Bainbridge Road, 60 feet wide, and Geauga Lake Road, 60 feet wide

Thence **South 49° 09' 39" West**, along said centerline of Geauga Lake Road, a distance of **92.68 feet** to a point at the most Westerly corner of land conveyed to Mary Briggs (PPN 02-420204) by deed recorded in Volume 1777, Page 2098 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 40° 44' 30" East**, along the Southwesterly line of land so conveyed to Mary Briggs, and along the Southwesterly line of land conveyed to Melissa A. Brenner and Corey M. Waldman (PPN 02-293300) by deed recorded in Volume 2110, Page 744 of Geauga County Deed Records, passing through a 1 1/4" iron pin found at 29.91 feet, a total distance of **393.93 feet** to a 1 inch iron pipe found at a Northwesterly corner of land conveyed to Wendy B. Nolen (PPN 02-204900) by deed recorded in Volume 1689, Page 925 of Geauga County Deed Records;

COURSE II Thence **South 0° 58' 42" East**, along a Westerly line of land conveyed to Wendy B. Nolen, a distance of **163.22 feet** to a 5/8 inch iron pin set;

COURSE III Thence **North 87° 16' 56" West** (creating a new line) a distance of **269.14 feet** to a 5/8 inch iron pin set on the Northeasterly line of parcel No. 1 of lands conveyed to Samantha K. and Richard M. Schaedler (PPN 02-337400) by deed recorded in Volume 2048, Page 2453 of Geauga County Deed Records;

COURSE IV

Thence **North 40° 44' 43" West**, along said Northeasterly line of land so conveyed to Samantha K. and Richard M. Schaedler (PPN 02-337400) passing through a 5/8 inch iron pin found at 303.56 feet, a total distance of **333.76 feet** to a point in said centerline of Geauga Lake Road;

COURSE V

Thence **North 49° 09' 39" East**, along said centerline of Geauga Lake Road, a distance of **299.78 feet** to the Principal Place of Beginning and containing **3.0070 acres** of land (2.8005 acres excepting the area within the right-of-way of Geauga Lake Road) as surveyed, calculated and described, on March 3, 2021 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. The intent of this survey is to describe the remaining lands after a 0.5532 acre split.

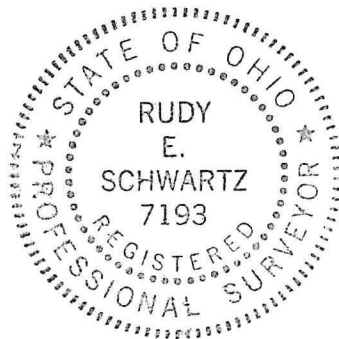
Survey Plat & Description
Approved Per O.R.C. 315.251

Gauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/12/2021

21-040



3.10.21

DATE

RUDY E. SCHWARTZ, P.S. 7193