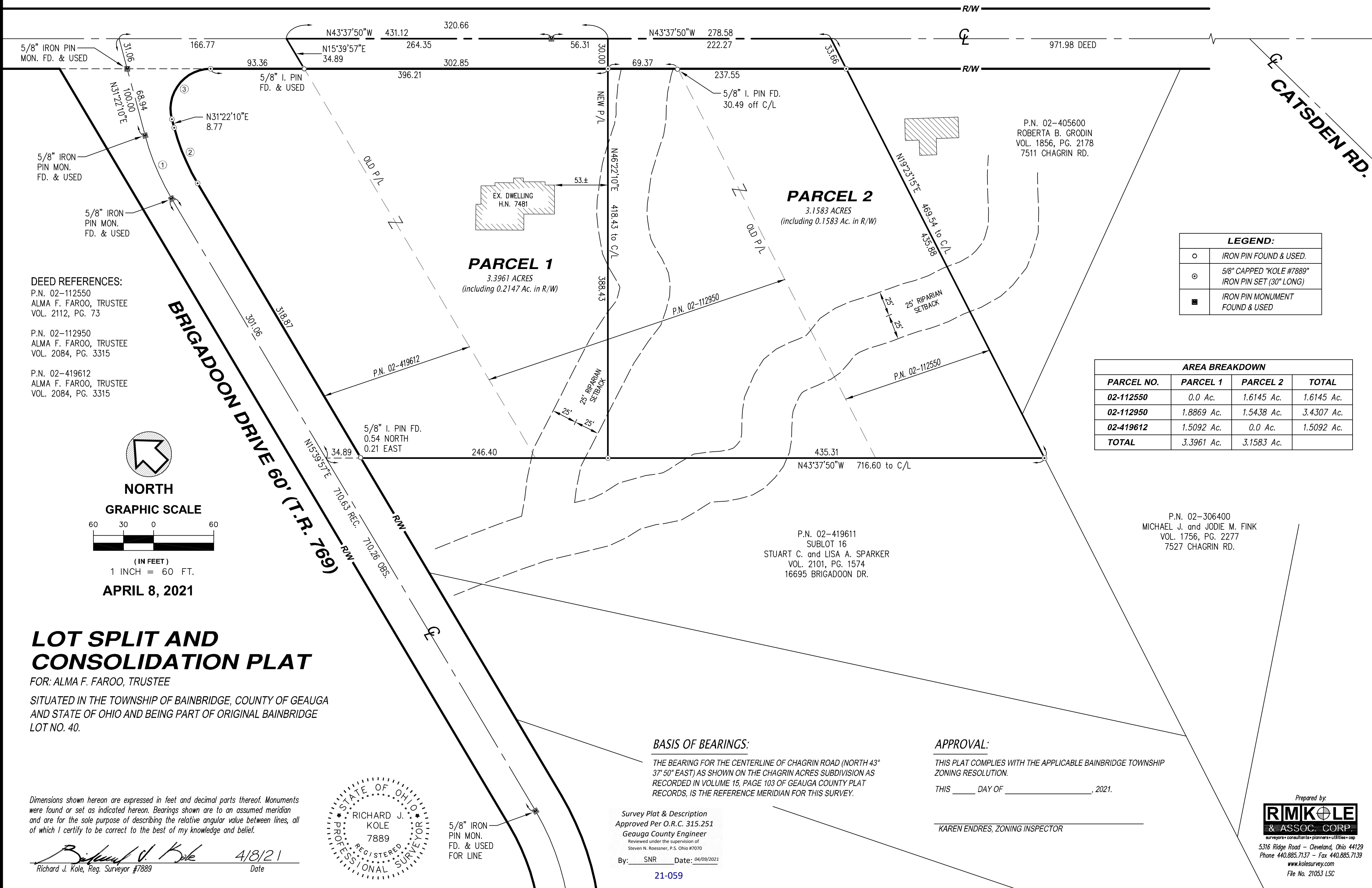


① R = 250.17
 Δ = 15°42'13"
 A = 68.57
 T = 34.50
 C = 68.35
 N23°31'04"E

② R = 220.17
 Δ = 15°42'13"
 A = 60.34
 T = 30.36
 C = 60.16
 N23°31'04"E

③ R = 40.00
 Δ = 105°00'00"
 A = 73.30
 T = 52.13
 C = 63.67
 N83°52'10"E

CHAGRIN ROAD 60' (C.H. 9)



DEED REFERENCES:
 P.N. 02-112550
 ALMA F. FAROO, TRUSTEE
 VOL. 2112, PG. 73

P.N. 02-112950
 ALMA F. FAROO, TRUSTEE
 VOL. 2084, PG. 3315

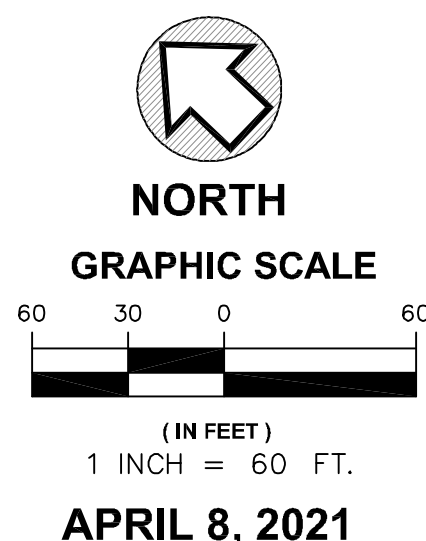
P.N. 02-419612
 ALMA F. FAROO, TRUSTEE
 VOL. 2084, PG. 3315

LEGEND:

○	IRON PIN FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED

AREA BREAKDOWN

PARCEL NO.	PARCEL 1	PARCEL 2	TOTAL
02-112550	0.0 Ac.	1.6145 Ac.	1.6145 Ac.
02-112950	1.8869 Ac.	1.5438 Ac.	3.4307 Ac.
02-419612	1.5092 Ac.	0.0 Ac.	1.5092 Ac.
TOTAL	3.3961 Ac.	3.1583 Ac.	



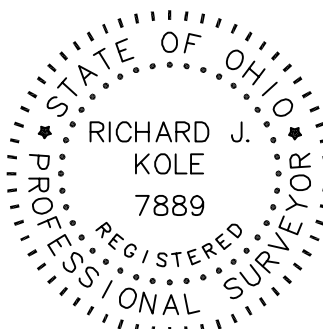
LOT SPLIT AND CONSOLIDATION PLAT

FOR: ALMA F. FAROO, TRUSTEE

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL BAINBRIDGE LOT NO. 40.

Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole 4/8/21
 Richard J. Kole, Reg. Surveyor #7889 Date



BASIS OF BEARINGS:

THE BEARING FOR THE CENTERLINE OF CHAGRIN ROAD (NORTH 43° 37' 50" EAST) AS SHOWN ON THE CHAGRIN ACRES SUBDIVISION AS RECORDED IN VOLUME 15, PAGE 103 OF GEAUGA COUNTY PLAT RECORDS, IS THE REFERENCE MERIDIAN FOR THIS SURVEY.

APPROVAL:

THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____, 2021.

KAREN ENDRES, ZONING INSPECTOR

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: _____ Date: 04/09/2021

Prepared by:
RIMKOLE & ASSOC. CORP.
 surveyors • consultants • planners • utilities • exp.
 5316 Ridge Road - Cleveland, Ohio 44129
 Phone 440.885.7137 - Fax 440.885.7139
 www.kolesurvey.com
 File No. 21053 LSC



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LEGAL DESCRIPTION – Parcel 1 = 3.3961 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. 40, Tract 1 and described as follows:

Beginning at a 5/8" iron pin in a monument box found at the intersection the centerline of Brigadoon Drive, 60.00 feet wide, and the south line of Chagrin Road, 60.00 feet wide as shown by Chagrin Acres Subdivision as recorded in Volume 15, Page 103 of Geauga County Plat Records; thence North 31°22'10" East along said centerline of Brigadoon Drive, 31.06 feet to a point in the centerline of said Chagrin Road; thence South 43°37'50" East along said centerline of Chagrin Road, 166.77 feet to the northwest corner of land conveyed to Alma F. Faroo, Trustee in Volume 2084, Page 3315 of Geauga County Deed Records (GCDR) and being the **Principal Place of Beginning**;

Thence South 43°37'50" East and continuing along said centerline of Chagrin Road, 320.66 feet;

Thence South 46°22'10" West, and passing over a 5/8" iron pin (Cap ID Kole 7889) set in said south line of Chagrin Road at 30.00 feet, a total distance of 418.43 feet to a 5/8" iron pin (Cap ID Kole 7889) set in the north line of Sublot 16 in said Chagrin Acres Subdivision;

Thence North 43°37'50" West along said north line of Sublot 16, a distance of 246.40 feet to the northwest corner of said Sublot 16 and being in the east line of said Brigadoon Drive and finding a 5/8" iron pin to be north 0.54 feet and east 0.21 feet;

Thence northeasterly along said east line of Brigadoon Drive the following four courses:

1. North 15°39'57" East, 318.87 feet to a 5/8" iron pin (Cap ID Kole 7889) set at a point of curvature therein;
2. Northeasterly by a curve to the right an arc distance of 60.34 feet, said arc having a delta of 15°42'13", a radius of 220.17 feet and a chord which bears North 23°31'04" East, 60.16 feet to a 5/8" iron pin (Cap ID Kole 7889) set at a point of tangency therein;
3. North 31°22'10" East, 8.77 feet to a 5/8" iron pin (Cap ID Kole 7889) set at a point of curvature therein;
4. Northeasterly by a curve to the right an arc distance of 73.30 feet, said arc having a delta of 105°00'00", a radius of 40.00 feet and a chord which bears North 83°52'10" East to a 5/8" iron pin (Cap ID Kole 7889) set in said south line of Chagrin Road;

Thence South 43°37'50" East along said south line of Chagrin Road, 93.36 feet to a 5/8" iron pin found in the west line of land so conveyed to Faroo;



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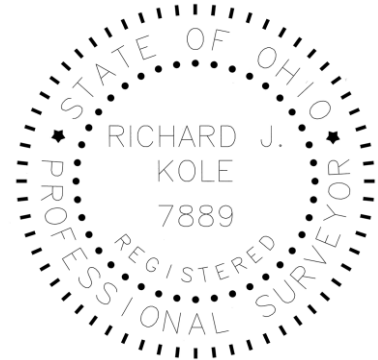
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Thence North 15°39'57" East along said west line of land so conveyed to Faroo, 34.89 feet to the **Principal Place of Beginning** and containing 3.3961 acres (including 0.2147 acres in Chagrin Road) of land as surveyed in March of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The bearing for the centerline of Chagrin Road (North 43°37'50" East) as shown on Chagrin Acres Subdivision as recorded in Volume 15, Page 103 of Geauga County Plat Records, is the reference meridian for this survey.

Richard J. Kole – 4/6/2021
Registered Surveyor No. 7889



Lot area calculations & current ownership information:
Existing all PN 02-419612 (Alma F. Faroo, Trustee Deed V 2084 P 3315) = 1.5092 Acres
Existing part PN 02-112950 (Alma F. Faroo, Trustee Deed V 2084 P 3315) = 1.8869 Acres
Total area of Parcel 1 = 3.3961 Acres of which 0.2147 Acres are in the r/w of Chagrin Road

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: 04/09/2021

21-059



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LEGAL DESCRIPTION – Parcel 2 = 3.1583 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. 40, Tract 1 and described as follows:

Beginning at a 5/8" iron pin in a monument box found at the intersection the centerline of Brigadoon Drive, 60.00 feet wide, and the south line of Chagrin Road, 60.00 feet wide as shown by Chagrin Acres Subdivision as recorded in Volume 15, Page 103 of Geauga County Plat Records; thence North 31°22'10" East along said centerline of Brigadoon Drive, 31.06 feet to a point in the centerline of said Chagrin Road; thence South 43°37'50" East along said centerline of Chagrin Road, 487.43 feet to the **Principal Place of Beginning**;

Thence South 43°37'50" East and continuing along said centerline of Chagrin Road, 222.27 feet to the northwest corner of land conveyed to Roberta B. Grodin in deed recorded in Volume 1856, Page 2178 of Geauga County Deed Records (GCDR);

Thence South 19°23'15" West along the west line of land so conveyed to Grodin, and passing over a 5/8" iron pin (Cap ID Kole 7889) set in said south line of Chagrin Road at 33.66 feet, a total distance of 469.54 feet to a 5/8" iron pin (Cap ID Kole 7889) set at the northeast corner line of Sublot 16 in said Chagrin Acres Subdivision;

Thence North 43°37'50" West along said north line of Sublot 16, a distance of 435.31 feet to a 5/8" iron pin (Cap ID Kole 7889) set;

Thence North 46°22'10" East, and passing over a 5/8" iron pin (Cap ID Kole 7889) set in said south line of Chagrin Road at 388.43 feet, a total distance of 418.43 feet to the **Principal Place of Beginning** and containing 3.1583 acres (including 0.1583 acres in Chagrin Road) of land as surveyed in March of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

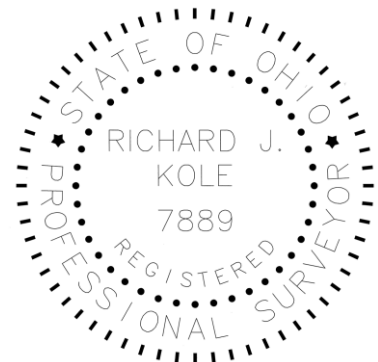
Basis of bearings: The bearing for the centerline of Chagrin Road (North 43°37'50" East) as shown on Chagrin Acres Subdivision as recorded in Volume 15, Page 103 of Geauga County Plat Records, is the reference meridian for this survey.

Richard J. Kole – 4/6/2021
 Registered Surveyor No. 7889

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: 04/09/2021

21-059



Lot area calculations & current ownership information:

Existing all PN 02-112550 (Alma F. Faroo, Trustee Deed V 2112 P 73) = 1.6145 Acres

Existing part PN 02-112950 (Alma F. Faroo, Trustee Deed V 2084 P 3315) = 1.5438 Acres

Total area of Parcel 2 = 3.1583 Acres of which 0.1583 Acres are in the r/w of Chagrin Road



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