

REFERENCES USED:

- DEEDS OF RECORD
- BEECH TREE ESTATES SUBDIVISION VOL. 18 PGS. 88-89

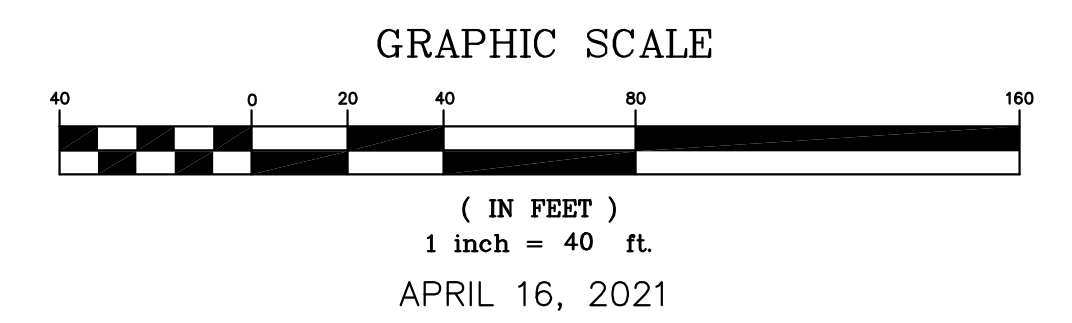
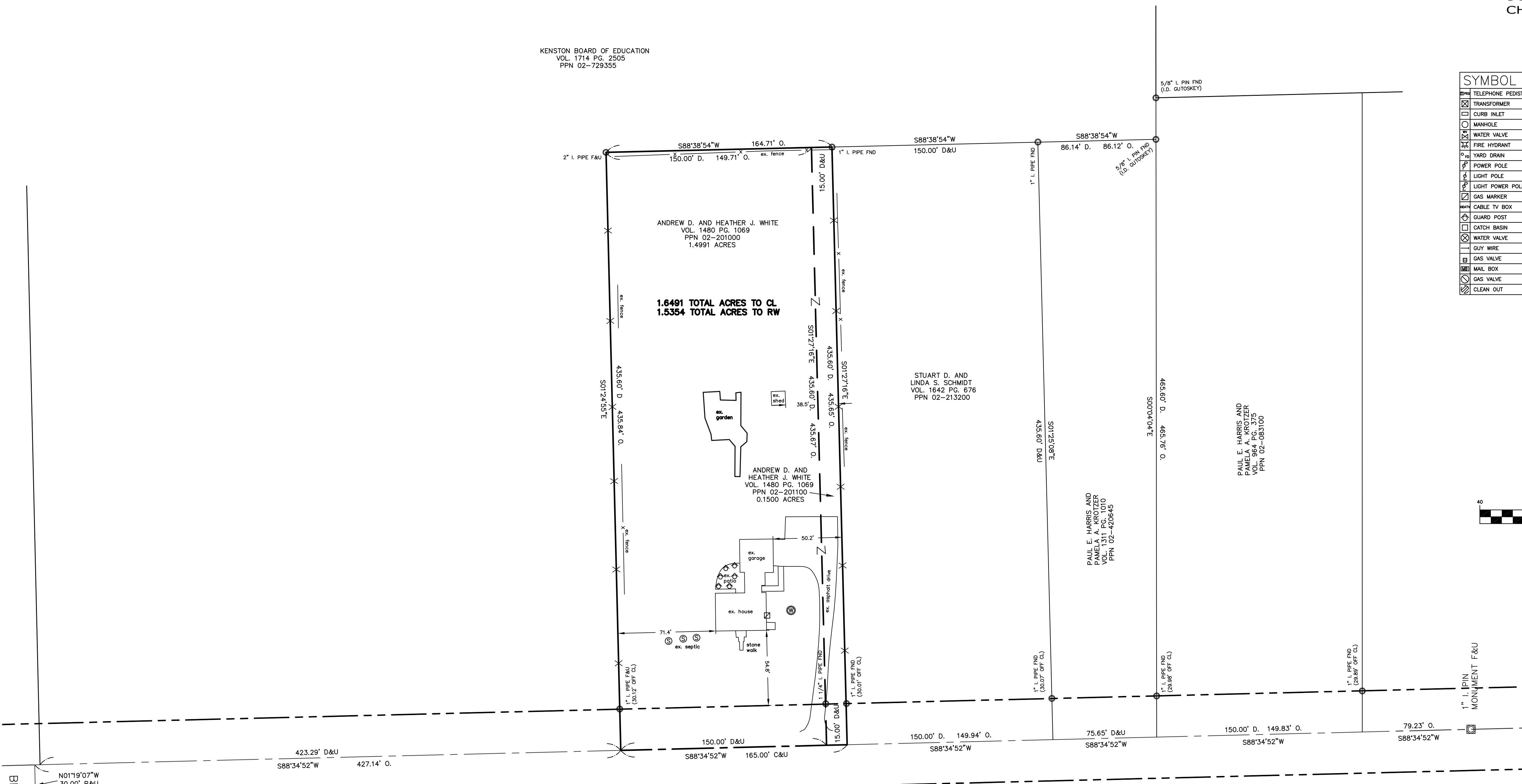
For
ANDREW D. AND HEATHER J. WHITE
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL LOT NUMBER 15, TRACT 2.

PREPARED FOR:
ANDREW D. AND HEATHER J. WHITE
9518 BAINBRIDGE RD
CHAGRIN FALLS, OH 44023

KENSTON BOARD OF EDUCATION
VOL. 1714 PG. 2505
PPN 02-729355

SYMBOL LEGEND	
☐	TELEPHONE PEDISTAL
☒	TRANSFORMER
☐	CURB INLET
○	MANHOLE
☒	WATER VALVE
☒	FIRE HYDRANT
☒	YARD DRAIN
☒	POWER POLE
☒	LIGHT POLE
☒	LIGHT POWER POLE
☒	GAS MARKER
☒	CABLE TV BOX
☒	GUARD POST
☒	CATCH BASIN
☒	WATER VALVE
☒	GUY WIRE
☒	GAS VALVE
☒	MAIL BOX
☒	GAS VALVE
☒	CLEAN OUT

LEGEND	
●	ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	IPin Iron Pin
○	IPipe 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

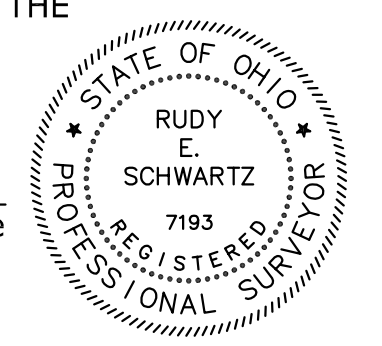


BEECH TREE LANE WIDTH VARIES

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2021.
BY: _____
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

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 4-19-21
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 H. Rosecrance, P.S. Ohio #10700
By: SNR Date: 04/09/2021
21-067

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 1.6491 ACRE PARCEL
 FOR
 ANDREW D. AND HEATHER J. WHITE

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 15, Tract 2, and further known as being all of a parcel of land conveyed to Andrew D. and Heather J. White (PPN 02-201000) by deed recorded in Volume 1480, Page 1069 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Andrew D. and Heather J. White (PPN 02-201100) by deed recorded in Volume 1480, Page 1069 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point at the intersection of the centerlines of Bainbridge Road, 60 feet wide, and Beech Tree Lane, width varies, said point lying North 1° 19' 07" West, along said centerline of Beech Tree Lane, a distance of 30.00 feet from a monument box with a 1 inch iron pin found;

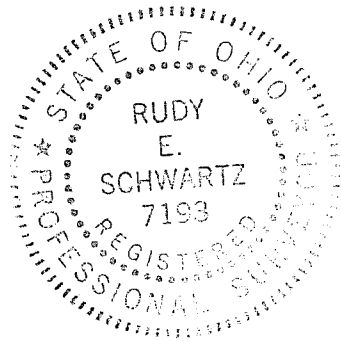
Thence **North 88° 34' 52" East**, along said centerline of Bainbridge Road, a distance of **427.14 feet** to a point at the Southeasterly corner of land conveyed to Kenston Board of Education (PPN 02-729355) by deed recorded in Volume 1714, Page 2505 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **North 1° 24' 55" West**, along an Easterly line of land so conveyed to Kenston Board of Education, passing through a 1" iron pipe found at 30.12 feet, a total distance of **435.84 feet** to a 2 inch iron pipe found;
- COURSE II Thence **North 88° 38' 54" East**, along a Southerly line of land so conveyed to Kenston Board of Education, a distance of **164.71 feet** to a 1 inch iron pipe found at the Northwesterly corner of land conveyed to Stuart D. and Linda S. Schmidt (PPN 02-213200) by deed recorded in Volume 1642, Page 676 of Geauga County Deed Records;
- COURSE III Thence **South 1° 27' 16" East**, along the Westerly line of land conveyed to Stuart D. and Linda S. Schmidt, passing through a 1

inch iron pipe found at 405.64 feet, a total distance of **435.65 feet** to a point in said centerline of Bainbridge Road;

COURSE IV

Thence **South 88° 34' 52" West**, along said centerline of Bainbridge Road, a distance of **165.00 feet** to the Principal Place of Beginning and containing **1.6491 acres** of land (1.5354 acres excepting the area within the right-of-way of Bainbridge Road, 1.4991 acres all of PPN 02-729355, and 0.1500 acres all of PPN 02-201100) as surveyed, calculated and described, on April 16, 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 consolidate PPN 02-201000 and PPN 02-201100.



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: 04/20/2021

21-067

4.20.21

DATE

A handwritten signature in black ink, appearing to read 'R. Schwartz', written over a horizontal line.

RUDY E. SCHWARTZ, P.S. 7193