

MAURIZIO PIANO
29-031310
VOL. 1961 PG. 365
S/L 3

5/8" IRON PIN
FOUND ON
LINE

KC HENRY
29-071000
VOL. 1956 PG. 2667
S/L 4

CEDRIC MORRISON
SUBDIVISION NO. 2
VOL. 6 PG. 187

CEDRIC MORRISON'S
SUBDIVISION NO. 4
VOL. 8 PG. 59

JOHN & ANN MARIE
WEBSTER
29-088600
VOL. 1932 PG. 1402
S/L 5

CAROLINE GALLOWAY
NICHOLAS
29-044900
VOL. 2053 PG. 189
S/L 1

DIXIE SINGEER, TR
29-010950
VOL. 1860 PG. 2964
S/L 2

LYNN REBOUL, TR
29-074700
VOL. 1790 PG. 345
S/L 3

DENNIS & SUSAN
DEUBERRY
29-030220
VOL. 1994 PG. 1910
S/L 4

IVAN NASSIF &
MICHELLE
WASSERMAN
03-009560
VOL. 1974 PG. 963

ROBERT HAMMOND
03-015780
VOL. 1293 PG. 215

DENNIS & CONNIE
GRABOWSKI
03-005450
VOL. 737 PG. 134

FRANK & DORRIS
LANZA
03-002720
VOL. 678 PG. 496

FRANK & DORRIS
LANZA
03-019001
VOL. 747 PG. 609

THOMAS & JENICA
MIGNOGNA
03-018100
VOL. 2028 PG. 516

HILLARY HENRY
03-009000
VOL. 1918 PG. 3153

**Map of Lot Split
and Consolidation**
at the instance of
7273 MILLER PROPERTIES, LLC
situated in the
TOWNSHIP OF BAINBRIDGE
COUNTY OF GAUGA - STATE OF OHIO
known as being part of Original
Lot No. 38 and of Tract No. 1 of said Township

ROBERT HAMMOND
03-015770
VOL. 1293 PG. 215

HILLARY HENRY
03-009000
VOL. 1918 PG. 3153

MATCHLINE

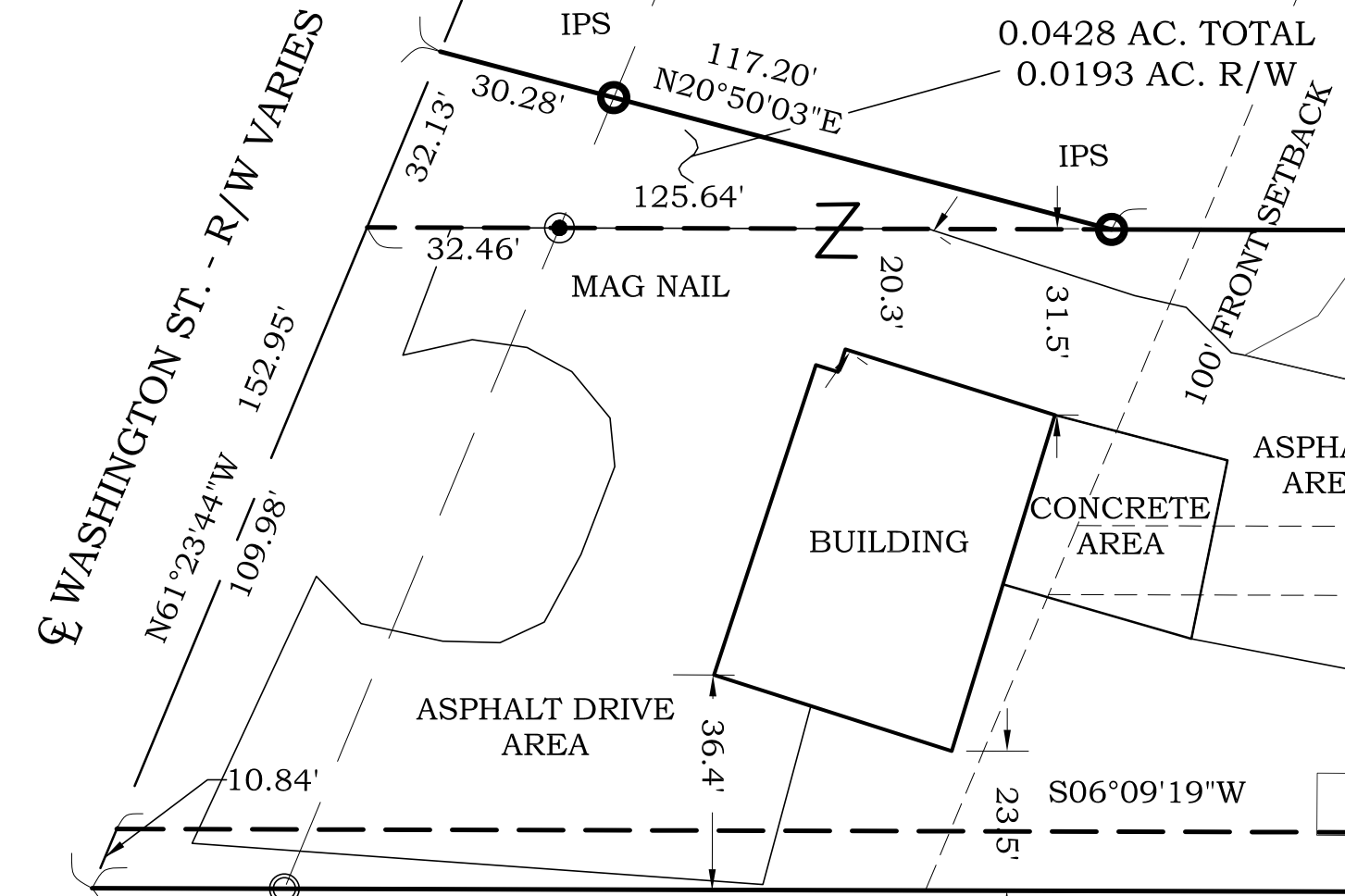
5/8" IRON PIN
FOUND 3.1' S
OF LINE

WALTER H. SUTLIFE
29-060800
VOL. 1865 PG. 1017
S/L 5

7273 MILLER PROPERTIES, LLC
03-007200
VOL. 1849 PG. 3068
PARCEL 3
2.0715 AC.
(2.0287 AC. SPLIT)

(AFTER LOT SPLIT/
CONSOLIDATION)
TOTAL 2.6352 AC.
R/W 0.0846 AC.
NET 2.5506 AC.

50' SIDE
SETBACKS



0.0428 AC. TOTAL
0.0193 AC. R/W
100' FRONT SETBACK
30.28' N20°50'03"E
117.20'
125.64'
32.13'
32.46'
30.28'
32.46'
10.84'
36.4'
23.5'
S06°09'19"W
447.00'

650.39'
N06°09'19"E

7273 MILLER PROPERTIES, LLC
03-007000
VOL. 1849 PG. 3068
PARCEL 4
0.9941 AC.

(AFTER CONSOLIDATION)
TOTAL 2.1096 AC.
R/W 0.1025 AC.
NET 2.0071 AC.

7273 MILLER PROPERTIES, LLC
03-019000
VOL. 1849 PG. 3068
PARCEL 1
0.9944 AC.

90' REAR
SETBACK

5/8" IRON
PIPE FOUND
2.1' S & 0.3' W

109.66'

0.6065 AC. SPLIT

112.57'

0.0775 AC. SPLIT

112.57'

1 1/4" IRON PIPE
FOUND @ 30.72'

MATTHEW REIN &
SARAH SHINE
29-107893
VOL. 2100 PG. 2236

3/4" IRON
PIPE FOUND
0.9' W

THOMAS J. CAHILL, TR
03-006500
VOL. 2088 PG. 2090
2.00 AC.

773.75' N06°09'19"E

AARON D. RICHARD
03-002300
VOL. 2057 PG. 1000
3.30 AC.

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

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 07-13-21
SCOTT A. LANDGRAF
PROFESSIONAL SURVEYOR #085

*SEPTIC SYSTEM INFO:
DESIGNED BY THE POTTERS COMPANY.
OWNED BY 7273 MILLER PROPERTIES LLC.

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven H. Robinson, P.S. Ohio #7070
By: SNR Date: 07/13/2021
21-108

ZONING INSPECTOR APPROVAL STATEMENT

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

Revisions

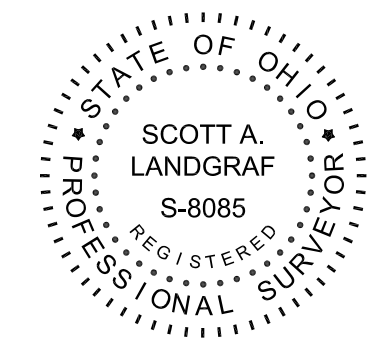
**MAP OF LOT SPLIT &
CONSOLIDATION**
HANDY RENTS
BAINBRIDGE, OHIO

Date: JUNE-2021
Scale: Hor. 1"=30'
Vert. -
Filename: -
Tab Name: -
Computer: -

Jones Surveying
ENGINEERS - SURVEYORS - PLANNERS
919 BALBOA CT., PAINESVILLE, OHIO 44077
(PH.) 440-357-1811
(E-MAIL) hjonesurveying@yahoo.com

Sheet / Of
1 / 1
Contract No.
20-153

35.96'
S01°02'14"E
1" IRON
PIN FOUND
& USED



JONES SURVEYING
CIVIL ENGINEERS AND SURVEYORS

919 BALBOA CT., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 EMAIL: HJONESSURVEYING@YAHOO.COM

July 13, 2021

LEGAL DESCRIPTION OF A 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) witnessed by a 1" iron pin found S 01°02'14" E, a distance of 35.96 feet there from;

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;

COURSE I: Thence N 61°23'44" W, along the centerline of Washington Street, passing 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 at 120.82 feet, at total distance of 152.95 feet;

COURSE II: Thence N 20°50'03" E, leaving said centerline of Washington Street, passing the southerly right of way of Washington Street and an iron pin set at a distance of 30.28 feet, a total distance of 117.20 feet to an iron pin set on the easterly line of said 7273 Miller Properties LLC;

COURSE III: Thence N 06°09'19" E, along the easterly line of said 7273 Miller Properties LLC, passing a 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 at a distance of 620.15 feet, a total distance of 650.39 feet to an iron pin set on the southerly line of lands conveyed to Matthew Rein and Sarah Shine by deed recorded in Volume 2100, Page 2236 of Geauga County Deed Records, Permanent Parcel No. 29-107893;

COURSE IV: Thence N 88°52'06" E, along the southerly line of said Rein and Shine, a distance of 112.57 feet to a 3/4" iron pipe found 0.9 feet west of 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;

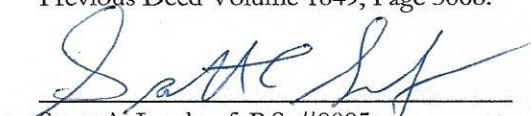
COURSE V:

Thence South 06°09'19" West along the westerly lines of said Aaron D. Richard, passing a 1-1/4" iron pipe found at a distance of 30.72 feet, continuing along said Richard and previously said Cahill westerly lines, passing thru a 3/4" iron pipe found on the northerly right of way of said Washington Street at a distance of 803.99 feet, a total distance of 836.45 feet to the principal place of beginning and containing 2.1096 acres of land, subject to all legal highways (0.1025 acres) and easements of record as surveyed and described under the supervision of Scott A. Landgraf Professional Surveyor No. 8085, in July 2020.

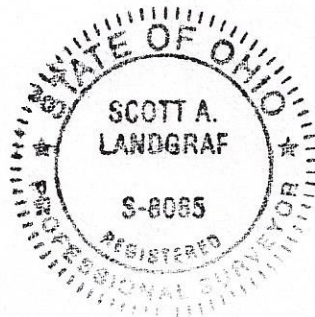
Bearings are based upon the centerline of Washington Street being North 61°23'41" West and are used to describe angles only. Pins set are 5/8" x 30" rebar capped S. Landgraf/P.S. 8085.

Combination of Permanent Parcel No. 03-019000 (0.9944 acres), 03-007000 (0.9941 acres) and parts of 03-007100 (0.0775 acres) and 03-007200 (0.0428 acres).

Previous Deed Volume 1849, Page 3068.


Scott A. Landgraf, P.S. #8085

7/13/21
Date



*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: 07/15/2021

21-108

JONES SURVEYING
CIVIL ENGINEERS AND SURVEYORS

919 BALBOA CT., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 EMAIL: HJONESSURVEYING@YAHOO.COM

July 13, 2021

LEGAL DESCRIPTION OF A LOT SPLIT AND 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) witnessed by a 1" iron pin found S 01°02'14" E, a distance of 35.96 feet there from;

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;

Thence N 61°23'44" W, along the centerline of Washington Street, a distance of 152.95 feet to a point on said centerline and being the principal place of beginning of the parcel herein described;

COURSE I: Thence N 61°23'44" W, continuing along the centerline of Washington Street, a distance of 118.76 feet to the southeasterly corner of lands conveyed to Hillary Henry by deed recorded in Volume 1918, Page 3153 of Geauga County Deed Records, Permanent Parcel No. 03-009000;

COURSE II: Thence N 06°28'33" E, leaving said centerline of Washington Street, passing the southerly right of way of Washington Street and an iron pin set at a distance of 32.39 feet, continuing along the easterly line of Henry, a total distance of 131.87 feet to an iron pin set;

COURSE III: Thence N 09°18'53" E, continuing along the easterly line of Henry, a distance of 543.21 feet to 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 and witnessed by a 5/8" iron pin found 3.1 feet southerly thereof;

COURSE IV: Thence S 88°52'06" W along the southerly line of said 7273 Miller Properties LLC, continuing along the northerly line of lands of Henry, 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 Dorris Lanza by deed recorded in Volume 747, Page 609 of Geauga County Deed Records, Permanent Parcel No. 03-019001, Frank and Dorris 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 No. 03-015770, a total distance of 769.12 feet to the easterly line of lands conveyed to Robert Hammond by deed Volume 1293, Page 215 of Geauga County Deed Records, Permanent Parcel No. 03-015780;

- COURSE V: Thence N 01°07'54" W, along said Hammond's 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 VI: Thence N 88°52'06" E, continuing along said southerly line (Sublot 4) and the southerly line of KC 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 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 Singeer (Sublot 2), Trustee 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 (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 882.63 feet to an iron pin set;
- COURSE VII: Thence S 06°09'19" W, passing a 5/8" iron pin found at a distance of 32.3 feet, continuing along the westerly line of said 7273 Miller Properties LLC and lands conveyed to 7273 Miller Properties LLC by deed recorded in Volume 1849, Page 3068 of Geauga County Deed Records, Permanent Parcel No. 03-007000, a total distance of 650.39 feet to an iron pin set;

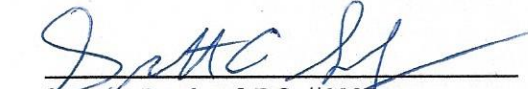
COURSE VIII:

Thence S 20°50'03" W, passing an iron pin set on the northerly right of way line of said Washington Street at a distance of 86.92 feet, a total distance of 117.20 feet to the principal place of beginning and containing 2.6352 acres of land, subject to all legal highways (0.0846 acres) and easements of record as surveyed and described under the supervision of Scott A. Landgraf Professional Surveyor No. 8085, in July 2020.

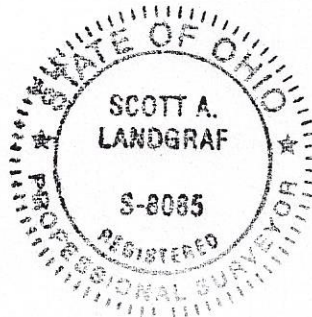
Bearings are based upon the centerline of Washington Street being N 61°23'41" W and are used to describe angles only. Pins set are 5/8" x 30" rebar capped S. Landgraf/P.S. 8085.

Lot split and combination description for parts of Permanent Parcel Nos. 03-007200 (2.0287 acres) and 03-007100 (0.6065 acres).

Previous Deed Volume 1849, Page 3068.


Scott A. Landgraf, P.S. #8085

7/13/21
Date



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: 07/15/2021

21-108