

# South Franklin Circle Lot Consolidation

## LOT CONSOLIDATION

DEED VOLUME 1774, PAGE 3378 O.R.G.C.,  
 DEED VOLUME 1774, PAGE 3399 O.R.G.C.,  
 DEED VOLUME 1781, PAGE 1507 O.R.G.C.,  
 DEED VOLUME 1809, PAGE 2179 O.R.G.C.,  
 DEED VOLUME 1819, PAGE 3481 O.R.G.C.  
 PREPARED FOR:



SITUATED IN THE TOWNSHIP OF  
 BAINBRIDGE, COUNTY OF  
 GEauga AND STATE OF OHIO  
 AND KNOWN AS BEING PART OF  
 ORIGINAL BAINBRIDGE  
 TOWNSHIP LOT 39, 40, 47 & 48 OF TRACT 1  
 JANUARY 26, 2007  
 REVISED APRIL 27, 2007

PARCEL NUMBER	DEED VOL. & P.	TOTAL AREA	AREA IN RIGHT OF WAY	AREA OUT OF RIGHT OF WAY
02-154400	VDL 1774 P. 3378	2,821,674 S.F. 64,7767 AC.	2,821,674 S.F. 64,7767 AC.	2,736,339 S.F. 62,8177 AC.
02-729411	VDL 1819 P. 3481	2,627 S.F. 0.0603 AC.	2,627 S.F. 0.0603 AC.	2,627 S.F. 0.0603 AC.
02-113500	VDL 1774 P. 3399	498,596 S.F. 11,4462 AC.	498,596 S.F. 11,4462 AC.	496,696 S.F. 11,4026 AC.
02-281900	VDL 1781 P. 1507	266,899 S.F. 6,0693 AC.	266,899 S.F. 6,0693 AC.	266,899 S.F. 6,0693 AC.
02-419784	VDL 1781 P. 1507	5,609 S.F. 0.1283 AC.	5,609 S.F. 0.1283 AC.	5,609 S.F. 0.1283 AC.
02-282000	VDL 1781 P. 1507	9,101 S.F. 0.2091 AC.	9,101 S.F. 0.2091 AC.	9,101 S.F. 0.2091 AC.
TOTAL OF		281,609 S.F. 6,4649 AC.	2,523 S.F. 0.0579 AC.	279,086 S.F. 6,4070 AC.
02-420988	VDL 1809 P. 2179	251,596 S.F. 5,7758 AC.	251,596 S.F. 5,7758 AC.	242,296 S.F. 5,5629 AC.
TOTAL		3,856,102 S.F. 88,5239 AC.	101,685 S.F. 2,3343 AC.	3,754,417 S.F. 86,1896 AC.
02-729311	VDL 1146 P. 222	(46,657 S.F.) (1,0711 AC.)	(49,51 S.F.) (1,1281 AC.)	(45,706 S.F.) (1,0493 AC.)
FINAL TOTAL		3,809,445 S.F. 87,4528 AC.	100,734 S.F. 2,3125 AC.	3,708,711 S.F. 85,1403 AC.

PARCEL NUMBER	DEED VOL. & P.	TOTAL AREA	AREA IN DL. 39	AREA IN DL. 40	AREA IN DL. 48
02-154400	VDL 1774 P. 3378	2,821,674 S.F. 64,7767 AC.	1,978,818 S.F. 45,3891 AC.	849,856 S.F. 19,3878 AC.	0 S.F. 0 AC.
02-729411	VDL 1819 P. 3481	2,627 S.F. 0.0603 AC.	2,627 S.F. 0.0603 AC.	0 S.F. 0 AC.	0 S.F. 0 AC.
02-113500	VDL 1774 P. 3399	498,596 S.F. 11,4462 AC.	498,596 S.F. 11,4462 AC.	0 S.F. 0 AC.	0 S.F. 0 AC.
02-281900	VDL 1781 P. 1507	266,899 S.F. 6,0693 AC.	266,899 S.F. 6,0693 AC.	0 S.F. 0 AC.	0 S.F. 0 AC.
02-419784	VDL 1781 P. 1507	5,609 S.F. 0.1283 AC.	5,609 S.F. 0.1283 AC.	0 S.F. 0 AC.	0 S.F. 0 AC.
02-282000	VDL 1781 P. 1507	9,101 S.F. 0.2091 AC.	9,101 S.F. 0.2091 AC.	0 S.F. 0 AC.	0 S.F. 0 AC.
02-420988	VDL 1809 P. 2179	251,596 S.F. 5,7758 AC.	230,866 S.F. 5,2999 AC.	20,730 S.F. 0,4759 AC.	0 S.F. 0 AC.
TOTAL		3,856,102 S.F. 88,5239 AC.	3,816,318 S.F. 87,2331 AC.	36,784 S.F. 0,8391 AC.	0 S.F. 0 AC.
02-729311	VDL 1146 P. 222	(46,657 S.F.) (1,0711 AC.)	(48,809 S.F.) (1,1181 AC.)	(45,706 S.F.) (1,0493 AC.)	0 S.F. 0 AC.
FINAL TOTAL		3,809,445 S.F. 87,4528 AC.	3,816,318 S.F. 87,2331 AC.	36,784 S.F. 0,8391 AC.	0 S.F. 0 AC.

## ACCEPTANCE

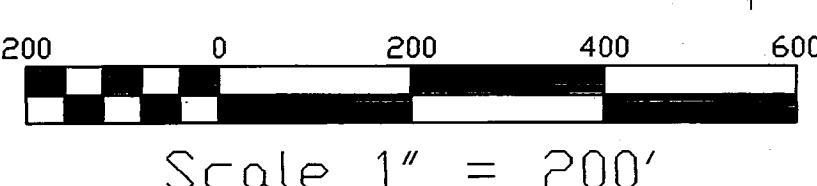
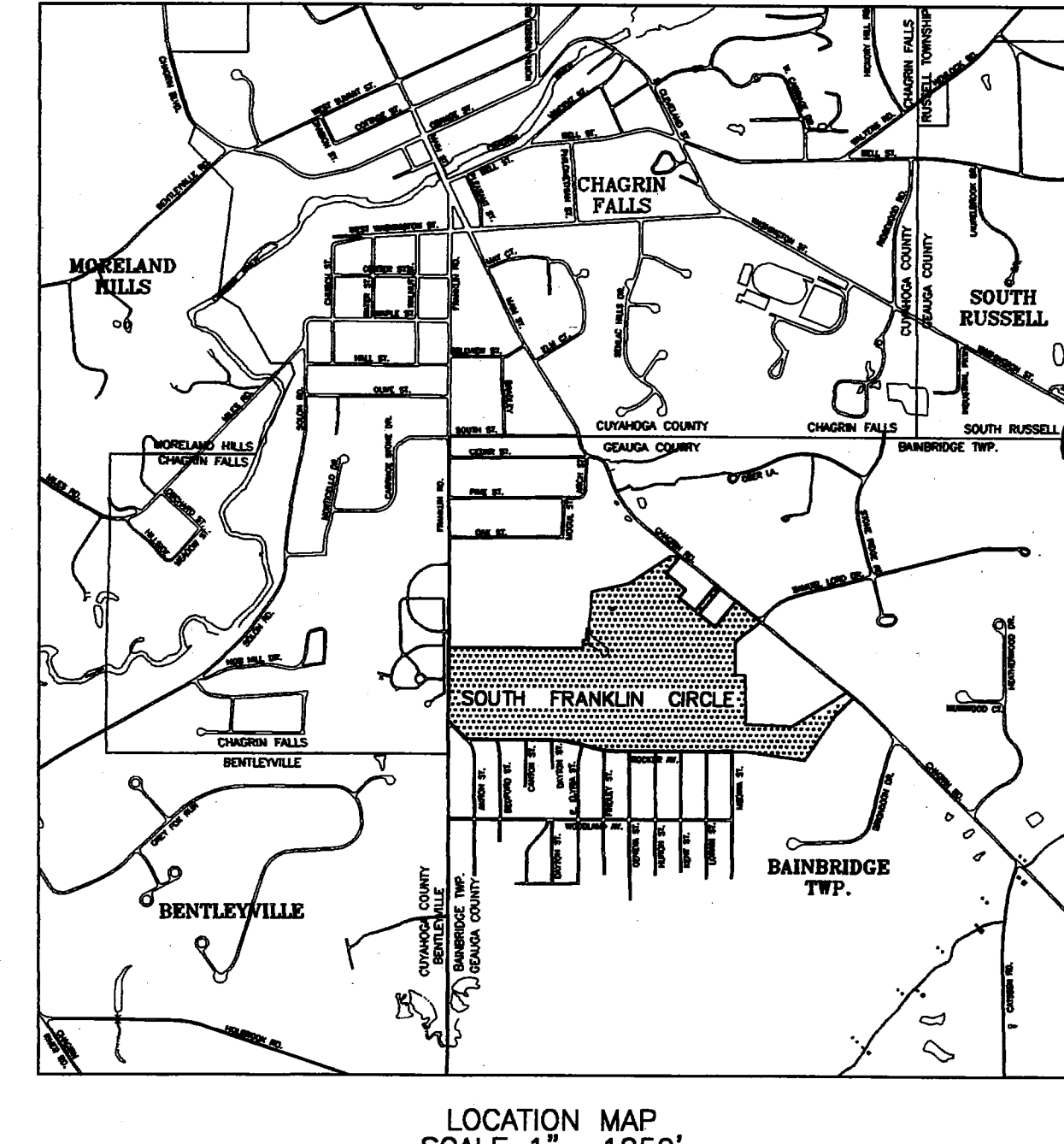
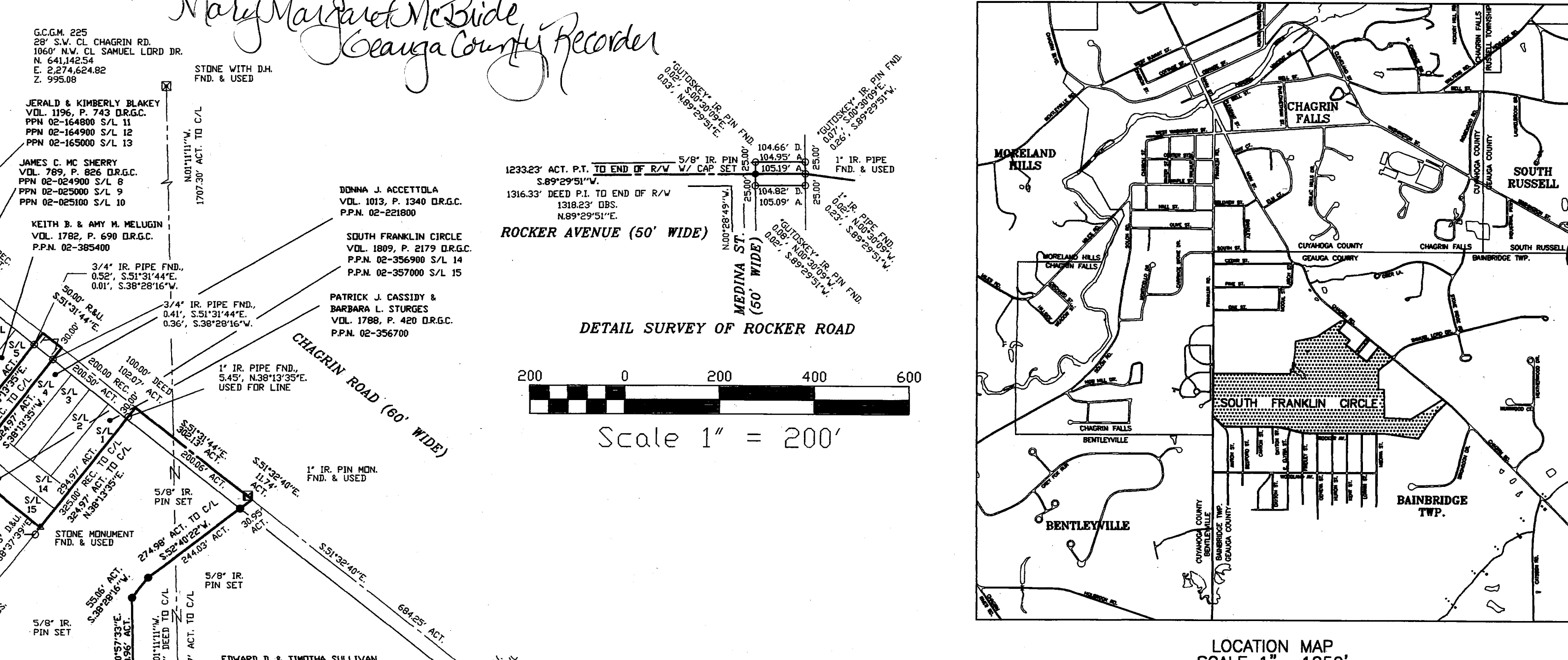
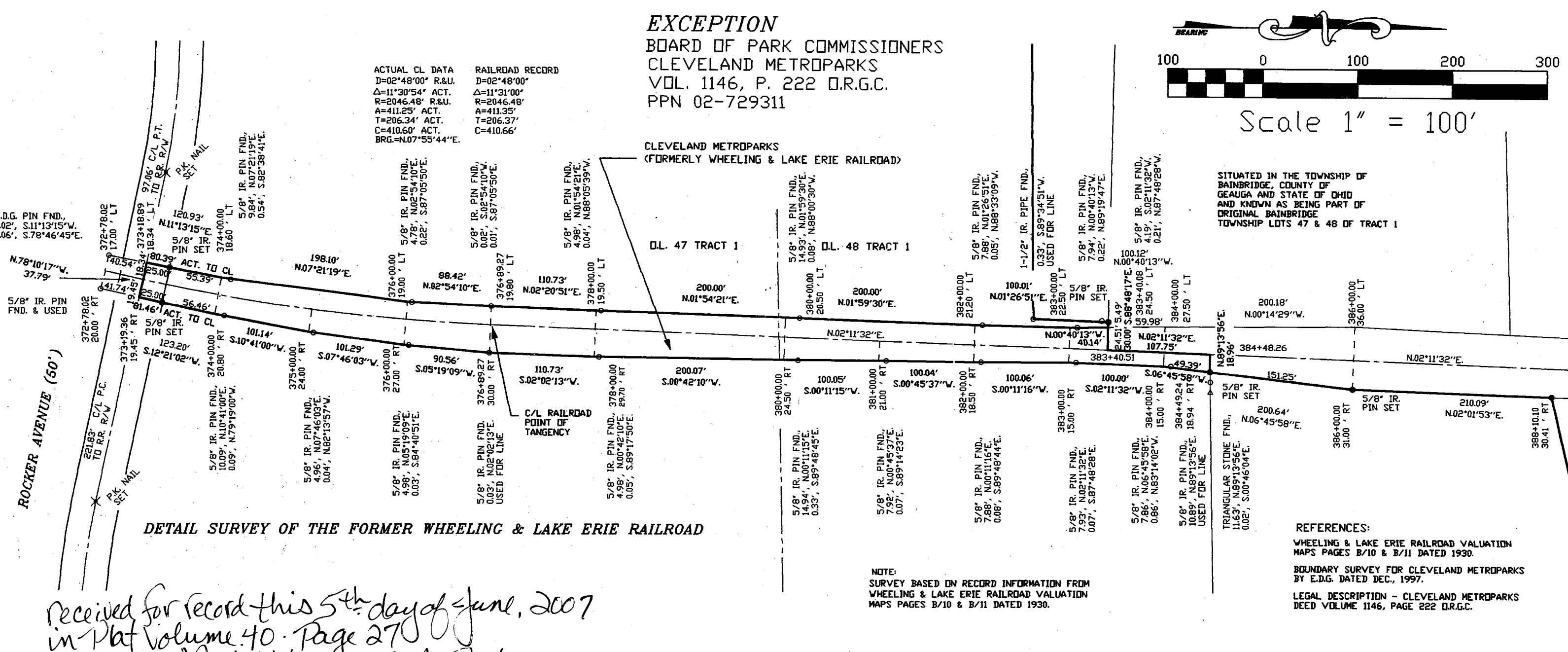
*Mary Lou Mihalek*  
 SOUTH FRANKLIN CIRCLE  
 THE OWNER OF THE LANDS SHOWN HEREOF DOES HEREBY ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING OF THIS CONSOLIDATION OF LANDS AS HEREDIN PLATTED.

COUNTY OF GEAGA } S.S. BEFORE ME A NOTARY PUBLIC  
 STATE OF OHIO } IN AND FOR SAID COUNTY  
 AND STATE PERSONALLY APPEARED THE ABOVE SIGNED OWNER WHO ACKNOWLEDGE THE MAKING AND SIGNING OF THE FORGING INSTRUMENT TO BE THEIR FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Cleveland, 2007.  
*Mary Lou Mihalek*  
 NOTARY PUBLIC

MARY LOU MIHALEK  
 Notary Public  
 State of Ohio, Cuy. Cty.  
 My Comm. Expires 4-02-08

TRANSFERRED 6-5-07  
*Tancy A. Jemina*

200700762769  
 Filed for Record in  
 GEAGA COUNTY, OHIO  
 MARY MARGARET MCBRIDE  
 06-05-2007 At 10:09 am.  
 PLAT 40.00  
 DR Book 40 Page 27 - 27

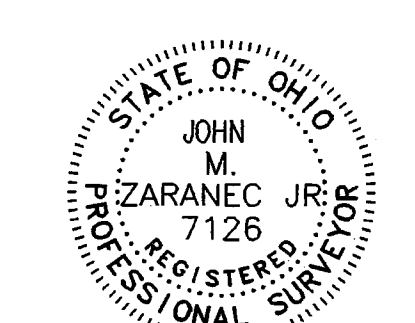


**LEGEND**  
 ● = GEAGA COUNTY GEODETIC MONUMENT  
 ○ = 5/8" IRON PIN SET, WITH CAP  
 ACT. = ACTUAL  
 OBS. = OBSERVED  
 CALC. = CALCULATED  
 REC. = RECORD  
 FND. = FOUND  
 D. & U. = DEED & USED  
 MSD. = MEASURED  
 VOL. = VOLUME  
 P.P.N. = PERMANENT PARCEL NUMBER  
 G.C.D.R. = GEAGA COUNTY DEED RECORD  
 O.R.G.C. = OFFICIAL RECORD GEAGA COUNTY ORIGINAL LOT LINE  
 CENTERLINE

BASIS OF BEARINGS & ELEVATIONS:  
 GRID NORTH IN THE OHIO STATE PLANE  
 COORDINATE SYSTEM FROM INFORMATION  
 SUPPLIED BY THE GEAGA CO. GIS  
 OFFICE AND SURVEY PREPARED BY  
 EDG DATED DEC. 1997 FOR THE  
 CLEVELAND METROPARKS.

NOTE:  
 ALL IRON PINS OR IRON PIPES FOUND WITH CAPS ARE  
 5/8" DIAMETER.

I HEREBY STATE THIS TO BE A TRUE AND  
 ACCURATE SURVEY TO THE BEST OF MY  
 KNOWLEDGE, INFORMATION AND BELIEF.  
 THIS SURVEY WAS PREPARED IN ACCORDANCE  
 WITH THE PROVISIONS OF CHAPTER 4733-37  
 OF THE OHIO ADMINISTRATIVE CODE.



*John M. Zaranec Jr.*  
 JOHN M. ZARANEC JR.  
 P.S. 7126

© ZARANEC SURVEYING CO.  
 P.O. BOX 23039  
 CHAGRIN FALLS, OHIO 44023  
 (440) 543 - 1403

V40.P27

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