

PLAT OF SURVEY FOR:

JOHN W. ALTHANS

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 36, TRACT ONE, COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 5.186 ACRES OF LAND.

DEED OF REFERENCE: J. W. ALTHANS V. 716, P. 179

PREPARED BY:

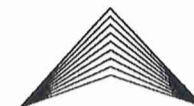
BRAUN CONSULTANTS SURVEYING—LAND PLANNING—ENGINEERING—WETLANDS—CONSULTING

17665 HASKINS RD.
CHAGRIN FALLS, OHIO 44023
440-543-5496

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Kevin S. Braun 8-7-03
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082

N



AUGUST 2003



SCALE IN FEET (1"=200')

○ 1. PIN SET DENOTES 5/8" IRON PIN SET WITH CAP
MONUMENTS FOUND HAVE NO CAPS UNLESS NOTED
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



1" I. PIN USED IN MON. BOX

5/8" I. PIN USED

5/8" I. PIN USED

5/8" I. PIN USED 386.66'

5/8" I. PIN USED

1" I. PIN USED IN MON. BOX

J.L. TRISCARO
V. 853 P. 476

J.S. ALTHANS
V. 865 P. 610

5.186 AC. TO C/L
0.186 AC. IN R/W

R.L. GAUTAM
V. 1262 P. 930

H.K. COERDT
V. 667 P. 916

BRAYTON TR. SUBD.
V. 21 P. 118
V. 22 P. 5

D.J. THOME TRUSTEE
V. 1555 P. 558

CHAGRIN ROAD 60'

N 39°51'18" W
270.58'

N 50°08'42" E 973.02'

N 50°08'42" E 696.82'

O. L. 36

O. L. 35

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

JK 8/13/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

8/13/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100003

ALTHANS
PICKED UP 8-13-03



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Vol. 1675-Pg. 126

BRAUN CONSULTANTS

SURVEYING - LAND PLANNING - ENGINEERING - WETLANDS - CONSULTING

KEVIN S. BRAUN PS
DAMON A. BRAUN PE PS

17665 HASKINS RD.
CHAGRIN FALLS, OHIO 44023
440-543-5496 PH. & FX.

LEGAL DESCRIPTION OF 5.186 ACRE PARCEL ON SOUTHWEST SIDE OF CHAGRIN ROAD FOR JOHN W. ALTHANS

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 36, Tract One and further bounded and described as follows:

Beginning in centerline of Chagrin Road, distant North 39° 51' 18" West 682.65 feet, as measured along said centerline from its intersection with the Southerly line of said Original Lot 36, being the most northerly corner of land described in deed to D.J. Thome Trustee as recorded in Volume 1555, Page 558 of Geauga County Records;

Thence South 50° 08' 42" West, along the northwesterly line of said D.J. Thome Trustee land, passing through a 5/8" iron pin used 30.00 feet therefrom, 696.82 feet to a 5/8" iron pin used in the Southerly line of said Original Lot 36, also being in the north line of Brayton Trail Subdivision as recorded in Volume 21, Page 118 and Volume 22, Page 5 of Geauga County Records;

Thence North 85° 26' 37" West, along the South line of said Original Lot 36, also being the north lines of said Brayton Trail Subdivision, lands described in deeds to H.K. Coerdts and R.L. Gautam as recorded in Volume 667, Page 916 and Volume 1262, Page 930, respectively, all of Geauga County Records, 386.66 feet to a 5/8" iron pin used at the most southerly corner of land described in deed to J.L. Triscaro recorded in Volume 853, Page 476 of Geauga County Records, also being the southeasterly corner of land described in deed to J.S. Althans recorded in Volume 865, Page 610 of Geauga County Records;

Thence North 50° 08' 42" East, along the southeasterly line of said J.L. Triscaro land, 973.02 feet to the centerline of said Chagrin Road, passing through a 5/8" iron pin used 30.00 feet therefrom;

Thence South 39° 51' 18" East, along the centerline of said Chagrin Road, 270.58 feet to the place of beginning and containing 5.186 acres of land, inclusive of 0.186 acres within the right-of-way limits of Chagrin Road, according to the survey of January 1986 by Braun-Prenosil Associates, Inc. and updated in August 2003 by Kevin S. Braun Professional Surveyor No. 7082.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: J. W. Althans V. 716 P. 179

Kevin S. Braun 8-7-03

1008
5.186