

BOUNDARY SURVEY & CONSOLIDATION PLAT

FOR:
BAINBRIDGE ASSOCIATES, LTD.

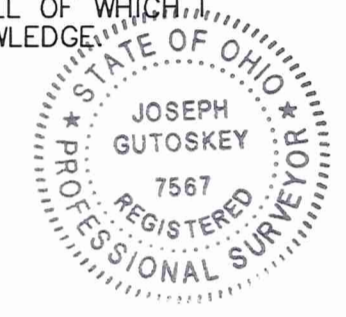
SEPTEMBER, 2002
5.4314 ACRES TOTAL

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT Nos. 18 & 19, TRACT ONE.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey P.S. 7567
JOSEPH GUTOSKEY P.S. No. 7567 DATE



BAINBRIDGE ASSOCIATES LTD.
P.P.N. 02-295300
VOL. 995, PG. 3

BAINBRIDGE ASSOCIATES LTD.
P.P.N. 02-246550
VOL. 1502, PG. 746

PARCEL 'A'
5.4314 Acres
236,592 SF

BILNOR HOLDINGS, LTD.
P.P.N. 02-244800
VOL. 1308, PG. 1161

BAINBRIDGE ASSOCIATES LTD.
P.P.N. 02-190000
VOL. 1502, PG. 744

BAINBRIDGE ASSOCIATES LTD.
P.P.N. 02-419428
VOL. 1502, PG. 746

BAINBRIDGE TOWNSHIP
BOARD OF TRUSTEES
P.P.N. 02-729363
VOL. 1308, PG. 885

GRAPHIC SCALE

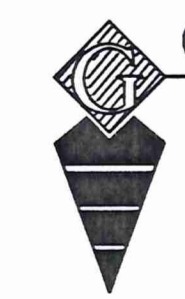


(IN FEET)
1 inch = 60 ft.

GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

10205 Queens Way, Unit 6 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176



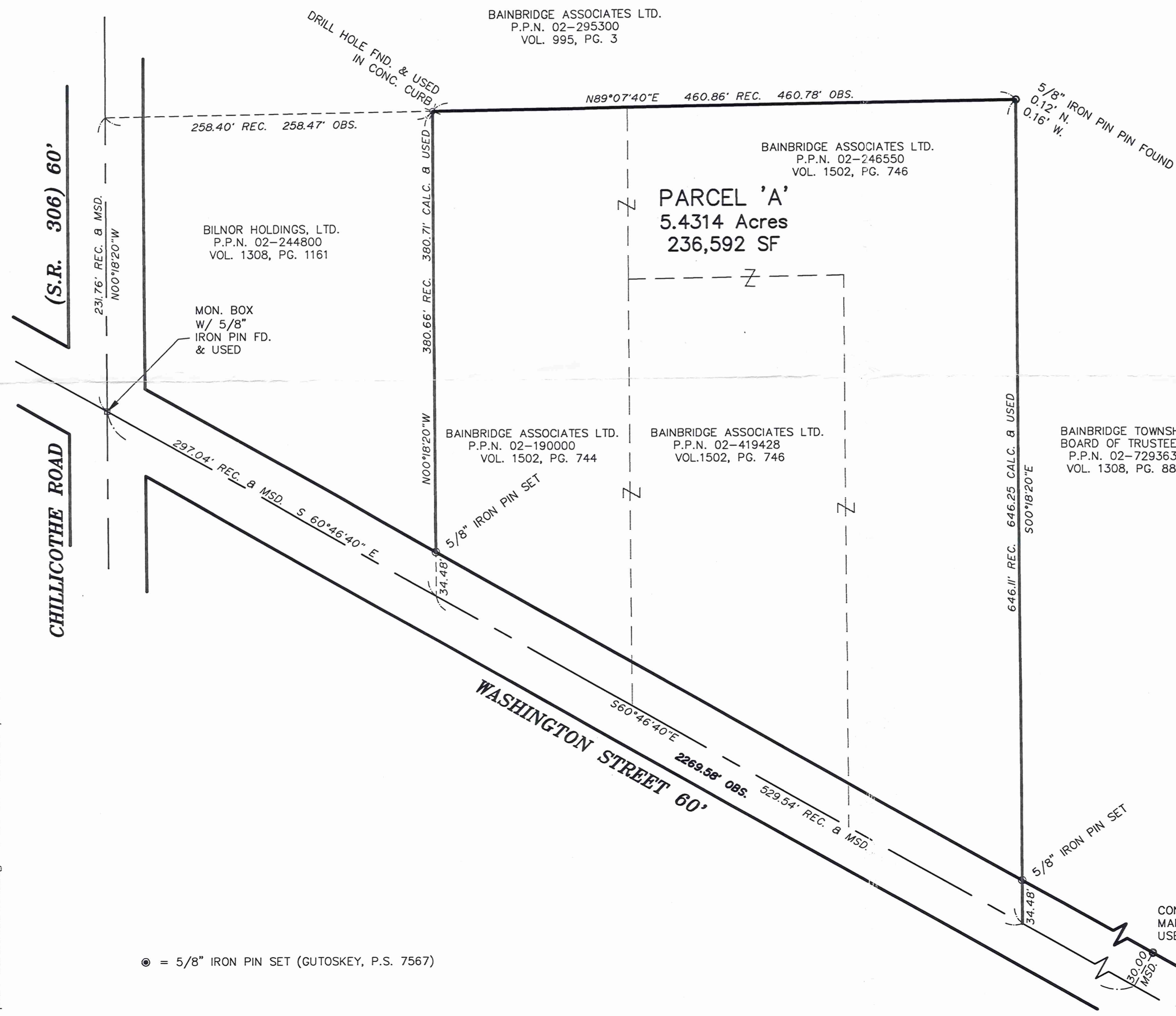
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

JK OFFICE OF THE
2 13/03
GEAUGA COUNTY ENGINEER

CONTRACT NO.
02-1548

plat-consolidation.dwg 8-28-02 12:59:29 pm EST

● = 5/8" IRON PIN SET (GUTOSKEY, P.S. 7567)





Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Joseph Gutoskey, P.E., P.S.

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

Legal Description

JJK *2 113103*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

5.4314 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 18 & 19, Tract No. 1 and is further bounded & described as follows;

Beginning at a 5/8" iron pin found in a monument box at the centerline intersection of Chillicothe Road (AKA S.R. 306) (60 feet wide) and Washington Street (60 feet wide);

Thence **South 60° 46' 40" East**, along the centerline off said Washington Street, **297.04 feet** to a point at the southeasterly corner of a parcel of land conveyed to Bilnor Holdings, LTD by deed recorded in Volume 1308, Page 1161 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 00° 18' 20" West**, along said Bilnor's east line, (and passing over a 5/8" iron pin set at 34.48 feet), **380.71 feet** to a drill hole found at said Bilnor's northeast corner and in the south line of a parcel of land conveyed to Bainbridge Associates, LTD, by deed recorded in Volume 995, Page 3 of Geauga County Records;

Course II Thence **North 89° 07' 40" East**, along said Bainbridge Associates' southerly line, **460.78 feet** to a point at said Bainbridge Associates' southeast corner and in the west line of a parcel of land conveyed to Bainbridge Township Board of Trustees by deed recorded in Volume 1308, Page 885 of Geauga County Records (witness a 5/8" iron pin found 0.12 feet North and 0.16 feet West);

Course III Thence **South 00° 18' 20" East**, along said Bainbridge Township's west line (and passing over a 5/8" iron pin set at 611.77 feet), **646.25 feet** to a point in the centerline of said Washington Street and said Township's southwest corner;

Course IV Thence **North 60° 46' 40" West**, along said centerline, **529.54 feet** to a point at the Principal Place of Beginning, and containing 5.4314 Acres (236,592 square feet) of land as surveyed and described in September, 2002, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are based on an assumed meridian and are intended to indicate angles only.

Prior deed references
Volume 1502 Page 744
Volume 1502 Page 746

Joseph Gutoskey P.S. 2/16/03

