

PRELIMINARY PLAT FOR THE MARKETPLACE AT FOUR CORNERS

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS 29 & 30, TRACT 3, AND CONTAINING 127.8345 ACRES OF LAND AS CONVEYED TO BAINBRIDGE LAND DEVELOPMENT, LLC IN VOLUME 1313, PAGE 676 OF GEAGA COUNTY DEED RECORDS.

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, THE REFERENCE BEARING BEING THE CENTERLINE OF KENT ROAD (S.R. 43) S50°21'00"E, AS SHOWN ON THE BOUNDARY SURVEY FOR NORTHFIELD PARK ASSOCIATES, AS PREPARED BY SEYMOUR D. WEISS & ASSOCIATES, INC., AND DATED AUGUST 8, 1999. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

HEJDUK-COX AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
32145 OLD SOUTH MILES ROAD
SOLOH, OHIO 44139
(440) 248-1330

Kenneth J. Hejduk 7-01-02
KENNETH J. HEJDUK, PROFESSIONAL SURVEYOR 6439 DATE



OWNER/DEVELOPER:
BAINBRIDGE LAND DEVELOPMENT LLC
HERITAGE DEVELOPMENT COMPANY
34555 CHAGRIN BLVD., P.O. BOX 8022
CHAGRIN FALLS, OHIO 44022
(440) 914-4300
PROJECT MANAGER: ALAN BELLIS

ENVIRONMENTAL CONSULTANT:
HWZ ENVIRONMENTAL CONSULTANTS, INC.
6105 HEISLEY ROAD
MENTOR, OHIO 44060
(440) 357-1260
CORPS OF ENGINEERS APPLICATION NO.: 2000-01924 (0)
OHIO EPA APPLICATION NO.: (E) 2000-01924 (0)

THE SITE IS LOCATED IN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39019001259 EFFECTIVE DATE NOVEMBER 4, 1985.
WATER SERVICE AND SANITARY SEWER SERVICE SHALL BE SUPPLIED BY THE CITY OF AURORA, OHIO AS PER THE "DECLARATION OF EASEMENTS AND RESTRICTIONS FOR THE BENEFIT OF THE CITY OF AURORA" AND "DEVELOPMENT AGREEMENT" AS RECORDED IN BOOK 1464, PAGE 708 OF GEAGA COUNTY RECORDS.

TOTAL PARCEL = 127.8345 AC. TO C/L S.R. 43
TOTAL PARCEL = 123.8946 AC. TO R/W S.R. 43

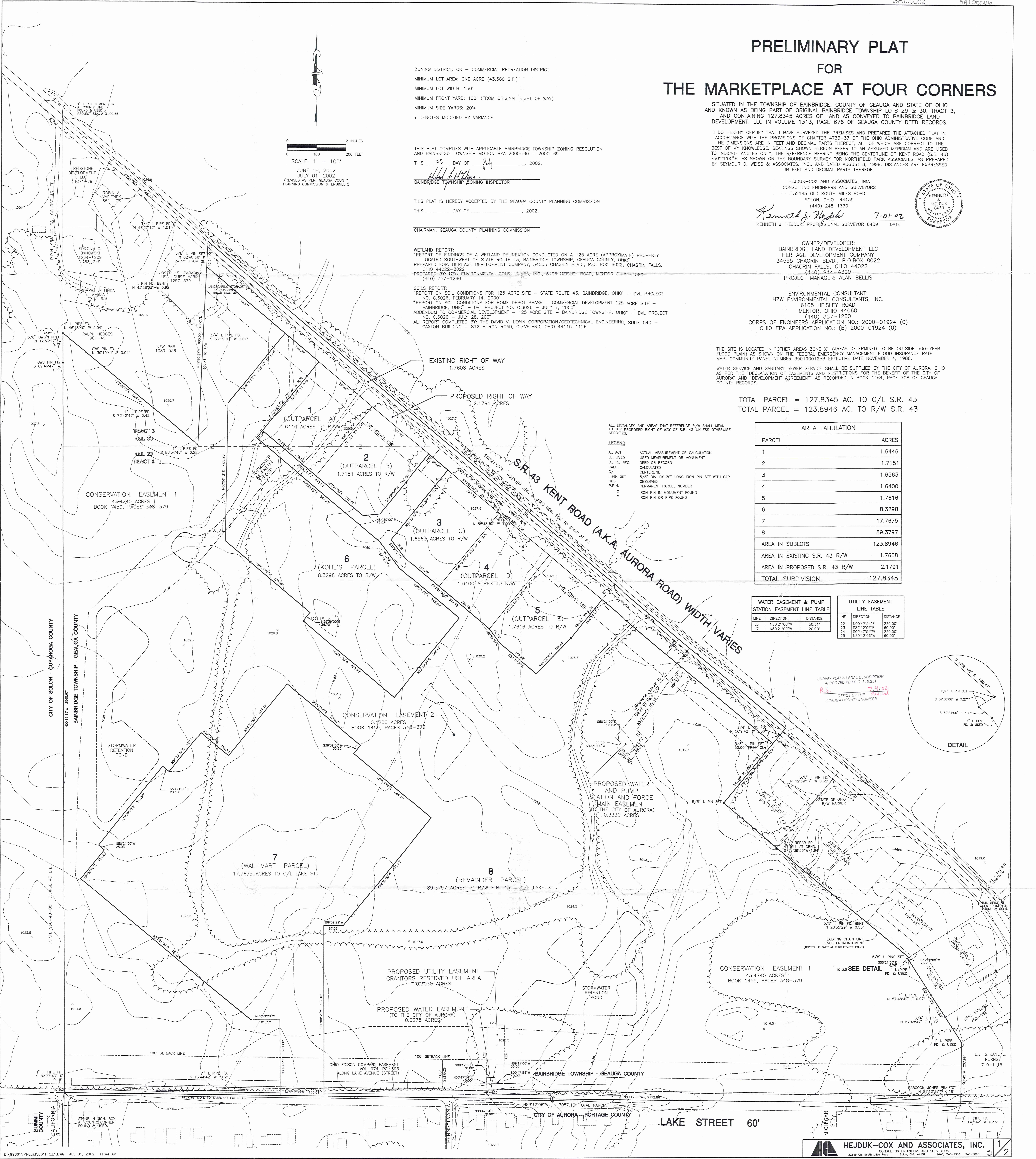
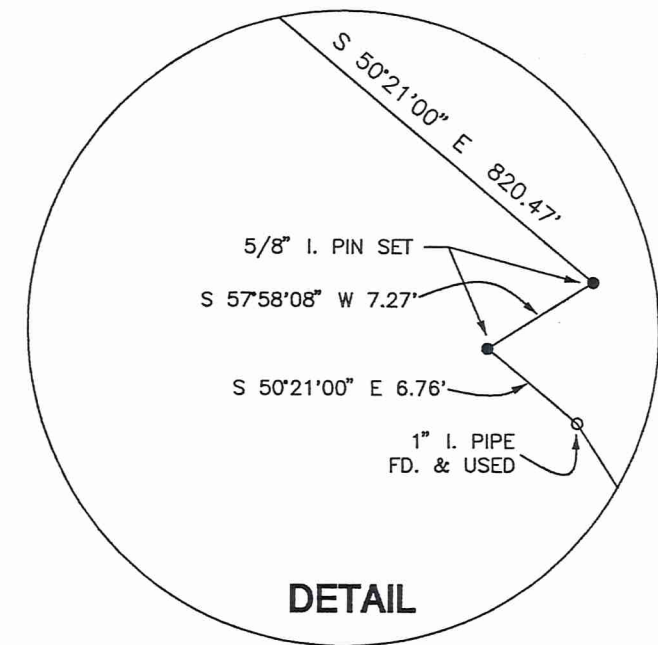
AREA TABULATION	
PARCEL	ACRES
1	1.6446
2	1.7151
3	1.6563
4	1.6400
5	1.7616
6	8.3298
7	17.7675
8	89.3797
AREA IN SUBLOTS	123.8946
AREA IN EXISTING S.R. 43 R/W	1.7608
AREA IN PROPOSED S.R. 43 R/W	2.1791
TOTAL SUBDIVISION	127.8345

WATER EASEMENT & PUMP STATION EASEMENT LINE TABLE			UTILITY EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N02°11'00"W	30.31'	L2	N02°47'54"E	230.00'
L2	S89°12'00"E	60.00'	L3	S89°12'00"E	60.00'
L3	N50°21'00"W	20.00'	L4	S00°47'54"W	230.00'
			L5	N57°48'42"E	60.00'
			L6	N57°12'00"E	60.00'

ALL DISTANCES AND AREAS THAT REFERENCE R/W SHALL MEAN TO THE PROPOSED RIGHT OF WAY OF S.R. 43 UNLESS OTHERWISE SPECIFIED.

LEGEND

- A, ACT. ACTUAL MEASUREMENT OR CALCULATION
- U, USED. USED MEASUREMENT OR CALCULATION
- D, R, REC. DEED OR RECORD
- C, CALC. CALCULATED
- C/L, CENTERLINE
- I, PIN SET. 5/8" DIA. BY 30" LONG IRON PIN SET WITH CAP
- OBS. OBSERVED
- P.P.N. PERMANENT PARCEL NUMBER
- IRON PIN IN MONUMENT FOUND
- IRON PIN OR PIPE FOUND



ZONING DISTRICT: CR - COMMERCIAL RECREATION DISTRICT
 MINIMUM LOT AREA: ONE ACRE (43,560 S.F.)
 MINIMUM LOT WIDTH: 150'
 MINIMUM FRONT YARD: 100' (FROM ORIGINAL HEIGHT OF WAY)
 MINIMUM SIDE YARDS: 20'
 * DENOTES MODIFIED BY VARIANCE

SCALE: 1" = 100'
 JUNE 18, 2002
 JULY 01, 2002
 (REVISED AS PER GEAGA COUNTY PLANNING COMMISSION & ENGINEER)

THIS PLAT COMPLIES WITH APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION AND BAINBRIDGE TOWNSHIP MOTION BZA 2000-60 - 2000-69.
 THIS 3 DAY OF July 2002.

Heidi M. Hines
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

THIS PLAT IS HEREBY ACCEPTED BY THE GEAGA COUNTY PLANNING COMMISSION
 THIS DAY OF 2002.

CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

WETLAND REPORT:
 "REPORT OF FINDINGS OF A WETLAND DELINEATION CONDUCTED ON A 125 ACRE (APPROXIMATE) PROPERTY LOCATED SOUTHWEST OF STATE ROUTE 43, BAINBRIDGE TOWNSHIP, GEAGA COUNTY, OHIO"
 PREPARED FOR: HERITAGE DEVELOPMENT COMPANY, 34555 CHAGRIN BLVD., P.O. BOX 8022, CHAGRIN FALLS, OHIO 44022-8022
 PREPARED BY: HWZ ENVIRONMENTAL CONSULTANTS, INC., 6105 HEISLEY ROAD, MENTOR, OHIO 44060 (440) 357-1260

SOILS REPORT:
 "REPORT ON SOIL CONDITIONS FOR 125 ACRE SITE - STATE ROUTE 43, BAINBRIDGE, OHIO" - DVL PROJECT NO. C.6026, FEBRUARY 14, 2000
 "REPORT ON SOIL CONDITIONS FOR HOME DEPOT PHASE - COMMERCIAL DEVELOPMENT 125 ACRE SITE - BAINBRIDGE, OHIO" - DVL PROJECT NO. C.6026 - JULY 7, 2000
 ADDENDUM TO COMMERCIAL DEVELOPMENT - 125 ACRE SITE - BAINBRIDGE TOWNSHIP, OHIO - DVL PROJECT NO. C.6026 - JULY 28, 2000
 ALL REPORTS COMPLETED BY: THE DAVID V. LEWIN CORPORATION/GEOTECHNICAL ENGINEERING, SUITE 540 - CAXTON BUILDING - 812 HURON ROAD, CLEVELAND, OHIO 44115-1126

BAI00006

Bainbridge Land Dev.
(The Market Place)

Picked up 7-9-02
02-014900
Vol. 1496 - Pg. 633

**BAINBRIDGE COMMERCIAL SITE
BAINBRIDGE TOWNSHIP, OHIO
FOR: BAINBRIDGE LAND DEVELOPMENT LLC**

Situated in Bainbridge Township, County of Geauga and the State of Ohio, and known as being part of Original Bainbridge Township Lots 29 & 30, Tract 3 and being further bounded and described as follows:

Beginning for reference at a 1" iron pin found in a monument box on the centerline of Kent Road (A.K.A. Aurora Road) (S.R. 43, width varies) at the Cuyahoga County and Geauga County line, thence S 50° 21' 00" E, along the centerline of said Kent Road, a distance of 644.16 feet to a point, said point being the Principal Place of Beginning of the parcel herein described;

Thence continuing S 50° 21' 00" E, along the centerline of said Kent Road, a distance of 2567.96 feet to a point at the northwest corner of land now or formerly owned by Mark A. and Laura Hoehn as recorded in Vol. 806, Pg. 1199 of Geauga County Record of Deeds;

Thence S 39° 39' 00" W, along the northwesterly property line of said Hoehn property, and passing over a 5/8" iron pin set 30.00 feet therefrom, a total distance of 330.00 feet to a 5/8" iron pin set, at the southwest corner of said Hoehn property;

Thence S 50° 21' 00" E, along the southwesterly property lines of said Hoehn property, Joseph P. and Christine Sirna as recorded in Vol. 732, Pg. 192 and M. & F. Management as recorded in Vol. 964, Pg. 342 of Geauga County Record of Deeds, a distance of 820.47 feet to a 5/8" iron pin set on the northwesterly line of lands now or formerly owned by Earl Mosher as recorded in Vol. 453, Pg. 682 of Geauga County Record of Deeds;

Thence S 57° 58' 08" W, along the northwesterly property line of said Earl Mosher, a distance of 7.27 feet, to a 5/8" iron pin set at the southwesterly corner of said Earl Mosher property;

Thence S 50° 21' 00" E, along the southwesterly property line of said Earl Mosher, a distance of 6.76 feet to a 1" iron pipe found;

Thence S 32° 11' 18" E, along the southwesterly property line of said Earl Mosher, a distance of 335.95 feet to a 1" iron pipe found at the southeasterly property corner of said Earl Mosher and the northwesterly corner of lands now or formerly owned by E.J. and Jane E. Burns as recorded in Vol. 710, Pg. 1115 of Geauga County Record of Deeds;

Thence S 00° 47' 42" W, along the westerly line of said E.J. Burns property, a distance of 207.99 feet to a point on the centerline of Lake Street (A.K.A. Lake Avenue) said point also being on the southerly line of Geauga County and the northerly line of Portage County, from said point a 1" iron pipe was found S 0° 47' 42" W, 0.36 feet;

Thence N 89° 12' 06" W, along said Lake Street centerline and said County lines, a distance of 3057.13 feet to a stone in a monument box found at the Geauga County-Cuyahoga County-Summit County-Portage County Corner;

B/A1 00004

Thence N 0° 13' 13" W, along the said Geauga County - Cuyahoga County Line, a distance of 2565.67 feet to a point at the southwest corner of lands now or formerly owned by Ralph Hedges as recorded in Vol. 901, Pg. 49 of Geauga County Record of Deeds, from said point a 5/8" iron pin with cap marked GWS was found N 12° 53' 22" W, 0.17 feet;

Thence S 50° 49' 19" E, along the southwesterly property line of said Ralph Hedges and land now or formerly owned by New Par as recorded in Vol. 1089, Pg. 536 of Geauga County Record of Deeds, a distance of 594.89 feet to a point at said New Par southeasterly property corner, from said point a 1" iron pipe was found S 83° 54' 48" W, 0.22 feet;

Thence N 02° 40' 56" E, along the easterly property line of said New Par Lands and lands now or formerly owned by Joseph R. Paradise and Lisa Louise Harry as recorded in Vol. 1257, Pg. 379 of Geauga County Record of Deeds, and passing over a 5/8" iron pin set 647.45 feet therefrom, a total distance of 685.00 feet to a point on the centerline of said Kent Road (S.R. 43) at the Principal Place of Beginning and containing 127.8345 acres of land, be the same more or less but subject to all legal highways and easements of record according to a survey prepared by Hejduk-Cox and Associates, Inc., June, 2000. Bearings are shown to indicate angles only and are based on the centerline of Kent Road (S.R. 43) (S 50° 21' 00" E).

Deed of Record Volume 1313, Page 676

Legal Description prepared by John A. Hejduk, Registered Surveyor No. 6458, of Hejduk-Cox and Associates, Inc., June 23, 2000.

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

R.S. 7/9/02
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER