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Bainbridge North  
Land Development

picked up 6-17-05

02-420914

Vol. 1778-Pg. 3301

**PARCEL A**  
**BAINBRIDGE NORTH LAND DEVELOPMENT, LLC**  
**BAINBRIDGE TOWNSHIP, OHIO**

Situated in the Township of Bainbridge, County of Geauga and the State of Ohio, and known as being part of Original Bainbridge Township Lot 30, Tract 3, and being known as PARCEL A as shown on the Lot Split Plat for Bainbridge North Land Development, LLC, and being further bounded and described as follows:

Beginning for reference at a 5/8" diameter iron pin found in a monument box on the centerline of Aurora Road (F.K.A. Kent Road) (S.R. 43, width varies) at its intersection with the Westerly line of said Original Lot 30 and also the Westerly line of Geauga County and the Easterly line of Cuyahoga County, thence N 00° 20' 58" W, along Westerly line of said Original Lot 30 and the common line of Cuyahoga County and Geauga County, a distance of 39.11 feet to a 5/8" diameter iron pin set on the Northeasterly right of way of said Aurora Road, thence continuing N 00° 20' 58" W, along the Westerly line of said Original Lot 30 and the common line of Cuyahoga County and Geauga County, a distance of 164.31 feet to a 5/8" diameter iron pin set, said point being the **Principal Place of Beginning** of the parcel herein described;

1. Thence continuing N 00° 20' 58" W, along the Westerly line of said Original Lot 30 and the common line of Cuyahoga County and Geauga County, a distance 1473.64 feet to a 5/8" diameter iron pin found at corner (with cap Weiss) on the South right of way of Pettibone Road (60 feet wide);
2. Thence N 89° 45' 40" E, along the South right of way of Pettibone Road, a distance of 150.00 feet to a 5/8" diameter iron pin set;
3. Thence S 00° 20' 58" E, a distance of 731.35 feet to a 5/8" diameter iron pin set;
4. Thence S 89° 59' 00" E, a distance of 670.74 feet to a 5/8" diameter iron pin set;
5. Thence S 00° 01' 00" W, a distance of 575.99 feet to a 5/8" diameter iron pin set;
6. Thence N 89° 59' 00" W, a distance of 200.00 feet to a 5/8" diameter iron pin set;
7. Thence S 00° 01' 00" W, a distance of 225.00 feet to a 5/8" diameter iron pin set;
8. Thence N 89° 59' 00" W, a distance of 23.56 feet to a 5/8" diameter iron pin set at a point of curvature;
9. Thence Southwesterly, along the arc of a curve deflecting to the left, an arc distance of 193.07 feet to a 5/8" diameter iron pin set, said curve having a radius of 330.00 feet a central angle of 33° 31' 20" and a chord distance of 190.33 feet which bears S 73° 15' 20" W;
10. Thence N 50° 21' 00" W, a distance of 179.76 feet to a 5/8" diameter iron pin set;

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Parcel A - Bainbridge North

- 11. Thence S 89° 39' 02" W, a distance of 271.75 feet to the **Principal Place of Beginning** and containing 16.2278 acres, be the same more or less but subject to all legal highways and easements of record. Bearings are shown to indicate angles only and are based on the centerline of Aurora Road (S.R. 43) (S 50° 21' 00" E).

Legal Description prepared by Kenneth J. Hejduk, Registered Surveyor 6439, of Hejduk-Cox and Associates, Inc., May 27, 2005.

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

R.S. 6/14/05  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER

JUN 14 2005



*Kenneth J. Hejduk*

**PARCEL B**  
**BAINBRIDGE NORTH LAND DEVELOPMENT, LLC**  
**BAINBRIDGE TOWNSHIP, OHIO**

Situated in the Township of Bainbridge, County of Geauga and the State of Ohio, and known as being part of Original Bainbridge Township Lot 30, Tract 3, and being known as PARCEL B as shown on the Lot Split Plat for Bainbridge North Land Development, LLC, and being further bounded and described as follows:

Beginning for reference at a 5/8" diameter iron pin found in a monument box on the centerline of Aurora Road (F.K.A. Kent Road) (S.R. 43, width varies) at its intersection with the Westerly line of said Original Lot 30 and also the Westerly line of Geauga County and the Easterly line of Cuyahoga County, thence S 50° 21' 00" E, along the centerline of Aurora Road, a distance of 922.86 feet to a point; Thence N 39° 39' 00" E, a distance of 30.00 feet to a 5/8" diameter iron pin set on the Northeasterly right of way of said Aurora Road, said point being the **Principal Place of Beginning** of the parcel herein described;

1. Thence N 39° 39' 00" E, a distance 498.00 feet to a 5/8" diameter iron pin set;
2. Thence N 50° 21' 00" W, a distance of 97.47 feet to a 5/8" diameter iron pin set at a point of curvature;
3. Thence Northerly, along the arc of a curve deflecting to the right, an arc distance of 237.35 feet to a 5/8" diameter iron pin set, said curve having a radius of 270.00 feet a central angle of 50° 22' 00" and a chord distance of 229.78 feet which bears N 25° 10' 00" W;
4. Thence N 00° 01' 00" E, a distance of 430.00 to a 5/8" diameter iron pin set;
5. Thence S 89° 59' 00" E, a distance of 118.50 feet to a 5/8" diameter iron pin set;
6. Thence S 59° 37' 51" E, a distance of 501.20 feet to a 5/8" diameter iron pin set;
7. Thence S 30° 22' 09" W, a distance of 43.00 feet to a 5/8" diameter iron pin set;
8. Thence S 59° 37' 51" E, a distance of 447.03 feet to a 5/8" diameter iron pin set on the Westerly line of land now or formerly owned by Bainbridge Township Board of Trustees as recorded in Volume 1681, Page 0718 of Geauga County Deed Records;
9. Thence S 30° 22' 09" W, along the Westerly line of said Bainbridge Township Board of Trustees land, a distance of 594.16 feet to a 5/8" diameter iron pin set at a point of curvature;
10. Thence Northwesterly, along the arc of a curve deflecting to the right, an arc distance of 42.72 feet to a 5/8" diameter iron pin set, said curve having a radius of 24.65 feet a central angle of 99° 16' 51" and a chord distance of 37.57 feet which bears S 80° 00' 34" W;

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Parcel B – Bainbridge North

11. Thence N 50° 21' 00" W, a distance of 375.81 feet to a 5/8" diameter iron pin set;
12. Thence S 39° 39' 00" W, a distance of 498.00 feet to a 5/8" diameter iron pin set on the Northeasterly right of way of aforesaid Aurora Road;
13. Thence N 50° 21' 00" W, along the Northeasterly right of way of Aurora Road, a distance of 150.00 feet to the **Principal Place of Beginning** and containing 13.7389 acres, be the same more or less but subject to all legal highways and easements of record. Bearings are shown to indicate angles only and are based on the centerline of Aurora Road (S.R. 43) (S 50° 21' 00" E).

Legal Description prepared by Kenneth J. Hejduk, Registered Surveyor 6439, of Hejduk-Cox and Associates, Inc., May 27, 2005.

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6/14/05

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GEAUGA COUNTY ENGINEER

Revised



*Kenneth J. Hejduk*

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**PARCEL C  
BAINBRIDGE NORTH LAND DEVELOPMENT, LLC  
BAINBRIDGE TOWNSHIP, OHIO**

Situated in the Township of Bainbridge, County of Geauga and the State of Ohio, and known as being part of Original Bainbridge Township Lot 30, Tract 3, and being known as PARCEL C as shown on the Lot Split Plat for Bainbridge North Land Development, LLC, and being further bounded and described as follows:

Beginning for reference at a 5/8" diameter iron pin found in a monument box on the centerline of Aurora Road (F.K.A. Kent Road) (S.R. 43, width varies) at its intersection with the Westerly line of said Original Lot 30 and also the Westerly line of Geauga County and the Easterly line of Cuyahoga County, thence S 50° 21' 00" E, along the centerline of Aurora Road, a distance of 1072.86 feet to a point; Thence N 39° 39' 00" E, a distance of 30.00 feet to a 5/8" diameter iron pin set on the Northeasterly right of way line of said Aurora Road, said point being the **Principal Place of Beginning** of the parcel herein described;

1. Thence N 39° 39' 00" E, a distance of 498.00 feet to a 5/8" diameter iron pin set;
2. Thence S 50° 21' 00" E, a distance of 375.81 feet to a 5/8" diameter iron pin set at a point of curvature;
3. Thence Northeasterly, along the arc of a curve deflecting to the left, an arc distance of 42.72 feet to a 5/8" diameter iron pin set at a Northwesterly corner of land now or formerly owned by Cedar Fair, L.P. as recorded in Volume 1724, Page 1949 of Geauga County Deed Records, said curve having a radius of 24.65 feet a central angle of 99° 16' 51" and a chord distance of 37.57 feet which bears N 80° 00' 34" E;
4. Thence S 30° 22' 09" W, along a Northwesterly line of said Cedar Fair, L.P. land, a distance of 533.61 feet to a 5/8" diameter iron pin found (with cap Weiss) at the Southwesterly corner of said Cedar Fair, L.P. land on the Northeasterly right of way of aforesaid Aurora Road;
5. Thence N 50° 21' 00" W, along the Northeasterly right of way of Aurora Road, a distance of 486.20 feet to the **Principal Place of Beginning** and containing 5.0976 acres, be the same more or less but subject to all legal highways and easements of record. Bearings are shown to indicate angles only and are based on the centerline of Aurora Road (S.R. 43) (S 50° 21' 00" E).

Legal Description prepared by Kenneth J. Hejduk, Registered Surveyor 6439, of Hejduk-Cox and Associates, Inc., May 27, 2005.

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SURVEY PLAT & LEGAL DESCRIPTION  
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6/14/05

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GEAUGA COUNTY ENGINEER

Revised



*Kenneth J. Hejduk*

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**REMAINDER PARCEL  
BAINBRIDGE NORTH LAND DEVELOPMENT, LLC  
BAINBRIDGE TOWNSHIP, OHIO**

Situated in the Township of Bainbridge, County of Geauga and the State of Ohio, and known as being part of Original Bainbridge Township Lot 30, Tract 3, and being known as REMAINDER PARCEL as shown on the Lot Split Plat for Bainbridge North Land Development, LLC, and being further bounded and described as follows:

Beginning for reference at a 5/8" diameter iron pin found in a monument box on the centerline of Aurora Road (F.K.A. Kent Road) (S.R. 43, width varies) at its intersection with the Westerly line of said Original Lot 30 and also the Westerly line of Geauga County and the Easterly line of Cuyahoga County, thence N 00° 20' 58" W, along Westerly line of said Original Lot 30 and the common line of Cuyahoga County and Geauga County, a distance of 39.11 feet to a 5/8" diameter iron pin set on the Northeasterly right of way of said Aurora Road and the **Principal Place of Beginning** of the parcel herein described;

1. Thence continuing N 00° 20' 58" W, along the Westerly line of said Original Lot 30 and the common line of Cuyahoga County and Geauga County, a distance of 164.31 feet to a 5/8" diameter iron pin set;
2. Thence N 89° 39' 02" E, a distance of 271.75 feet to a 5/8" diameter iron pin set;
3. Thence S 50° 21' 00" E, a distance of 179.76 feet to a 5/8" diameter iron pin set at a point of curvature of a non-tangent curve;
4. Thence Northeasterly, along the arc of a curve deflecting to the right, an arc distance of 193.07 feet to a 5/8" diameter iron pin set, said curve having a radius of 330.00 feet a central angle of 33° 31' 20" and a chord distance of 190.33 feet which bears N 73° 15' 20" E;
5. Thence S 89° 59' 00" E, a distance of 23.56 feet to a 5/8" diameter iron pin set;
6. Thence N 00° 01' 00" E, a distance of 225.00 feet to a 5/8" diameter iron pin set;
7. Thence S 89° 59' 00" E, a distance of 200.00 feet to a 5/8" diameter iron pin set;
8. Thence N 00° 01' 00" E, a distance of 575.99 feet to a 5/8" diameter iron pin set;
9. Thence N 89° 59' 00" W, a distance of 670.74 feet to a 5/8" diameter iron pin set;
10. Thence N 00° 20' 58" W, a distance of 731.35 feet a 5/8" diameter iron pin set on the Southerly right of way of Pettibone Road (60 feet wide);
11. Thence N 89° 45' 40" E, along the Southerly right of way of Pettibone Road, a distance of 632.40 feet to a 5/8" diameter iron pin found at corner (with cap Weiss) on the Southeasterly

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Remainder - Bainbridge North

line of land now or formerly owned by Norfolk Southern Combined Railroad Subsidiaries as recorded in Volume 1256, Page 1015 of Geauga County Deed Records;

- 12. Thence S 56° 07' 50" E, along the Southeasterly line of said Norfolk Southern Combined Railroad Subsidiaries land, a distance of 1730.01 feet to a 5/8" diameter iron pin found (with cap Weiss) at the Northwest corner of land now or formerly owned by Bainbridge Township Board of Trustees as recorded in Volume 1681, Page 0718 of Geauga County Deed Records;
- 13. Thence S 30° 22' 09" W, along the Westerly line of said Bainbridge Township Board of Trustees land, a distance of 828.55 feet to a 5/8" diameter iron pin set;
- 14. Thence N 59° 37' 51" W, a distance of 447.03 feet to a 5/8" diameter iron pin set;
- 15. Thence N 30° 22' 09" E, a distance of 43.00 feet to a 5/8" diameter iron pin set;
- 16. Thence N 59° 37' 51" W, a distance of 501.20 feet to a 5/8" diameter iron pin set;
- 17. Thence N 89° 59' 00" W, a distance of 118.50 feet to a 5/8" diameter iron pin set;
- 18. Thence S 00° 01' 00" W, a distance of 430.00 feet to a 5/8" diameter iron pin set at a point of curvature;
- 19. Thence Southeasterly along the arc of a curve deflecting to the left, an arc distance of 237.35 feet to a 5/8" diameter iron pin set, said curve having a radius of 270.00 feet a central angle of 50° 22' 00" and a chord distance of 229.78 feet which bears S 25° 10' 00" E;
- 20. Thence S 50° 21' 00" E, a distance of 97.47 feet to a 5/8" diameter iron pin set;
- 21. Thence S 39° 39' 00" W, a distance of 498.00 feet to a 5/8" diameter iron pin set on the Northeasterly right of way of aforesaid Aurora Road;
- 22. Thence N 50° 21' 00" W, along the Northeasterly right of way of Aurora Road, a distance of 922.88 feet to a 5/8" diameter iron pin set at an angle point;
- 23. Thence N 50° 26' 04" W, along the Northeasterly right of way of Aurora Road, a distance of 25.12 feet to the **Principal Place of Beginning** and containing 50.3613 acres, be the same more or less but subject to all legal highways and easements of record. Bearings are shown to indicate angles only and are based on the centerline of Aurora Road (S.R. 43) (S 50° 21' 00" E).

Legal Description prepared by Kenneth J. Hejduk, Registered Surveyor 6439, of Hejduk-Cox and Associates, Inc., May 27, 2005.

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*R.S.* *6/14/05*  
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GEAUGA COUNTY ENGINEER



*Kenneth J. Hejduk*