

LOT SPLIT OF
DEED VOLUME 1231, PAGE 346 G.C.D.R.

PREPARED FOR:
BAINBRIDGE TOWNSHIP TRUSTEES
DECEMBER 22, 1999.

SITUATED IN THE TOWNSHIP OF
BAINBRIDGE, COUNTY OF
GEAUGA AND STATE OF OHIO
AND KNOWN AS BEING PART OF
ORIGINAL BAINBRIDGE
TOWNSHIP LOT 19, TRACT 2.

ACCEPTANCE

1. ANTHONY G. CAMPANE, TRUSTEE
THE OWNER OF THE LANDS SHOWN HEREON DOES HEREBY
ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING
OF THIS SPLIT OF LANDS AS HEREOF PLATTED.

COUNTY OF GEAUGA } 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 FORGOING INSTRUMENT TO BE THEIR FREE ACT AND
DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL AT _____
OHIO THIS _____ DAY OF _____, 1999.

NOTARY PUBLIC

APPROVALS AND ACCEPTANCE BY BAINBRIDGE TOWNSHIP

APPROVED BY BAINBRIDGE TOWNSHIP

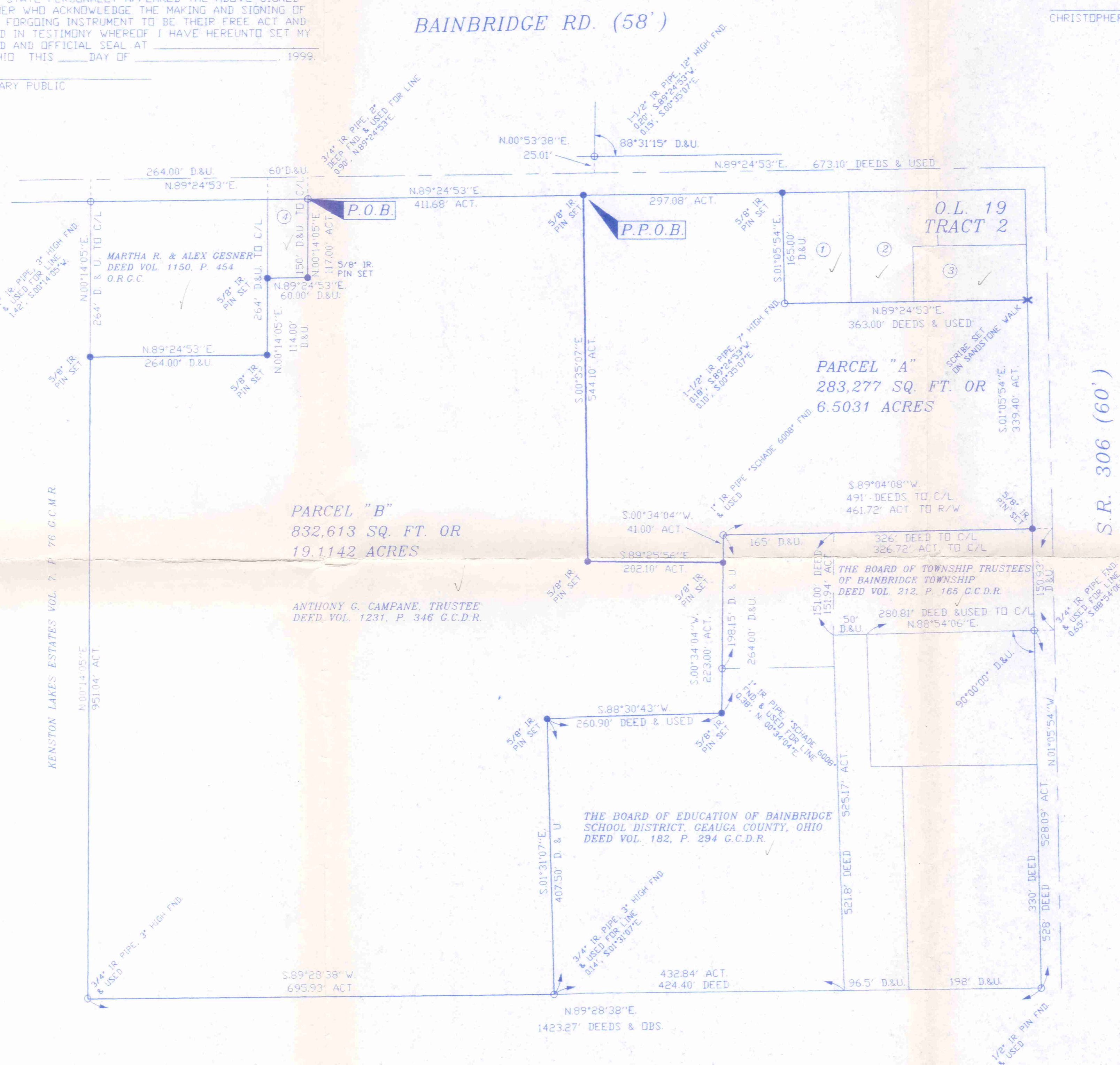
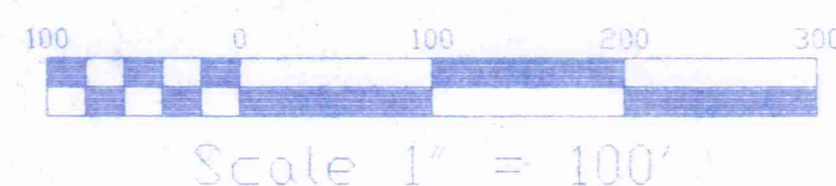
DATE _____

CHARLES HESSE, TRUSTEE

SAMUEL DESTIDERID, TRUSTEE

CHRISTOPHER HORN, CHAIRMAN

- ① THE WESTERN RESERVE TELEPHONE COMPANY
DEED VOL. 270, P. 210 C.C.D.R. ↓
- ② THE BOARD OF TOWNSHIP TRUSTEES OF BAINBRIDGE TOWNSHIP
DEED VOL. 758, P. 223 O.R.C.C.
- ③ HELEN I. BURNS
DEED VOL. 665, P. 73 G.C.D.R.
- ④ H. JOE DAVIS
DEED VOL. 726, P. 1006 O.R.C.C.



I HEREBY STATE THIS TO BE A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



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

ANTHONY G. CAMPANE, TRUSTEE
DEED VOL. 1231, P. 365 O.R.C.C.

© ZARANEC SURVEYING CO.
KNOWLES INDUSTRIAL PARK
16715 WEST PARK CIRCLE DRIVE
CHAGRIN FALLS, OHIO 44023
(440) 543 - 1403

File name: C:\1999\99176\DWG\CAMPANE.DWG
Plot date: 12/28/99 at 18:06

DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. THE COURSES USED HEREON ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.261
R.S. 12/29/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

- LEGEND
- = 5/8" IRON PIN WITH CAP SET
 - ACT. = ACTUAL
 - OBS. = OBSERVED
 - CALC. = CALCULATED
 - REC. = RECORD
 - FND. = FOUND
 - ORIGINAL LOT LINE
 - CENTERLINE

BA100009

Bainbridge Twp. Trustee

picked up 12-29-1999

02-054600



ZARANEC SURVEYING CO.
Professional Land Surveyors

Lot Split of Deed Volume 1231, Page 346
Official Records of Geauga County
Parcel "A" 6.5031 Acres

Page 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 19, Tract 2 and bounded and described as follows:

Beginning at the intersection of the easterly line of a parcel of land conveyed to H. Joe Davis by Deed Volume 726, Page 1006 Official Records Geauga County and the southerly line of Bainbridge Road, 58.00 feet wide, from which point a 3/4 inch iron pipe, 2 inches deep found bears North 89 degrees 24 minutes 53 seconds East, 0.90 feet;

Thence North 89 degrees 24 minutes 53 seconds East along the southerly line of said Bainbridge Road, 411.68 feet to a 5/8 inch iron pin with cap set at a point therein and being the principal place of beginning of the parcel herein;

Thence North 89 degrees 24 minutes 53 seconds East continuing along the southerly line of said Bainbridge Road, 297.08 feet to a 5/8 inch iron pin with cap set at its intersection with the westerly line of a parcel of land conveyed to The Western Reserve Telephone Company by Volume 270, Page 210 Geauga County Deed Records;

Thence South 01 degrees 05 minutes 54 seconds East along the westerly line of said parcel of land conveyed to The Western Reserve Telephone Company, 165.00 feet to the southwest corner thereof from, which point a 1 1/2 inch iron pipe 7 inches high found bears South 89 degrees 24 minutes 53 seconds West, 0.18 feet and South 00 degrees 35 minutes 07 seconds East, 0.10 feet;

Thence North 89 degrees 24 minutes 53 seconds East along the southerly line of said parcel of land conveyed to The Western Reserve Telephone Company and the southerly line of a parcel of land conveyed to The Board of Township Trustees of Bainbridge Township by Deed Volume 758, Page 223 Official Records Geauga County and the southerly line of a parcel of land conveyed to Helen I. Burns by Volume 665, Page 73 Geauga County Deed Records, 363.00 feet to a Scribe Set on a sandstone walk at its intersection with the westerly line of S.R. 306, 60.00 feet wide;

Thence South 01 degrees 05 minutes 54 seconds East along the westerly line of said S.R. 306, 339.40 feet to a 5/8 inch iron pin set with cap at its intersection with the northerly line of a parcel of land conveyed to The Board of Township Trustees of Bainbridge Township by Volume 212, Page 165 Geauga County Deed Records;

(440) 543-1403

Fax: (440) 543-8798

Knowles Industrial Park
16715 W. Park Circle Drive
Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President

BA100009



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Page 2

Thence South 89 degrees 04 minutes 08 seconds West along the northerly line of said parcel of land conveyed to The Board of Township Trustees of Bainbridge Township, 461.72 feet to a 1 inch iron pipe with "Schade 6008" cap found at the northwest corner thereof;

Thence South 00 degrees 34 minutes 04 seconds West along the westerly line of said parcel of land conveyed to The Board of Township Trustees of Bainbridge Township, 41.00 feet to a 5/8 inch iron pin with cap set therein;

Thence North 89 degrees 25 minutes 56 seconds West, 202.10 feet to a 5/8 inch iron pin with cap set;

Thence North 00 degrees 35 minutes 07 seconds West, 544.10 feet to the principal place of beginning and containing 283,277 square feet or 6.5031 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated December 22, 1999.

The courses used in this description are based on an assumed meridian and are intended to indicate angles only.

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

R.S.

12/29/99

OFFICE OF THE *as noted*
GEAUGA COUNTY ENGINEER

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02-420612



ZARANEC SURVEYING CO.
Professional Land Surveyors

Lot Split of Deed Volume 1231, Page 346
Official Records of Geauga County
Parcel "B" 19.1142 Acres

Page 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 19, Tract 2 and bounded and described as follows:

Beginning at the intersection of the easterly line of a parcel of land conveyed to H. Joe Davis by Deed Volume 726, Page 1006 Official Records Geauga County and the southerly line of Bainbridge Road, 58.00 feet wide, from which point a 3/4 inch iron pipe, 2 inches deep found bears North 89 degrees 24 minutes 53 seconds East, 0.90 feet;

Thence North 89 degrees 24 minutes 53 seconds East along the southerly line of said Bainbridge Road, 411.68 feet to a 5/8 inch iron pin with cap set at a point therein;

Thence South 00 degrees 35 minutes 07 seconds East, 544.10 feet to a 5/8 inch iron pin with cap set;

Thence South 89 degrees 25 minutes 56 seconds East, 202.10 feet to a 5/8 inch iron pin with cap set at a point in the westerly line of a parcel of land conveyed to The Board of Township Trustees of Bainbridge Township by Volume 212, Page 165 Geauga County Deed Records;

Thence South 00 degrees 34 minutes 04 seconds West along the westerly line of said parcel of land conveyed to The Board of Township Trustees of Bainbridge Township and a westerly line of a parcel of land conveyed to The Board of Education of Bainbridge School District, Geauga County, Ohio by Volume 182, Page 294 Geauga County Deed Records, 223.00 feet to a 5/8 inch iron pin with cap set at a northerly corner thereof;

Thence South 88 degrees 30 minutes 43 seconds West along a northerly line of said parcel of land conveyed to The Board of Education of Bainbridge School District, Geauga County, Ohio, 260.90 feet to a 5/8 inch iron pin with cap set at a northwesterly corner thereof;

Thence South 01 degrees 31 minutes 07 seconds East along the westerly line of said parcel of land conveyed to The Board of Education of Bainbridge School District, Geauga County, Ohio, 407.50 feet to its intersection with the northerly line of a parcel of land conveyed to Anthony G. Campana, Trustee by Deed Volume 1231, Page 365

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Parcel "B" 19.1142 Acres

Page 2

Official Records Geauga County from which point a 3/4 inch iron pipe 3 inches high found bears South 01 degrees 31 minutes 07 seconds East, 0.14 feet;

Thence South 89 degrees 28 minutes 38 seconds West along the northerly line of said parcel of land conveyed to Anthony G. Campana, Trustee 695.93 feet to a 3/4 inch iron pipe 3 inches high found at its intersection with the easterly line of Kenston Lakes Estates recorded in Plat Volume 7, page 76 Geauga County Map Records;

Thence North 00 degrees 14 minutes 05 seconds East along the easterly line of said Kenston Lakes Estates, 951.04 feet to a 5/8 inch iron pin with cap set at its intersection with the southerly line of a parcel of land conveyed to Martha R. and Alex Gesner by deed Volume 1150, Page 454 Official Records Geauga County;

Thence North 89 degrees 24 minutes 53 seconds East along the southerly line of said parcel of land conveyed to Martha R. and Alex Gesner, 264.00 feet to a 5/8 inch iron pin with cap set at the southeast corner thereof;

Thence North 00 degrees 14 minutes 05 seconds East along the easterly line of said parcel of land conveyed to Martha R. and Alex Gesner, 114.00 feet to a 5/8 inch iron pin with cap set at the intersection with the southerly line of said parcel of land conveyed to H. Joe Davis;

Thence North 89 degrees 24 minutes 53 seconds East along the southerly line of said parcel of land conveyed to H. Joe Davis, 60.00 feet to a 5/8 inch iron pin with cap set at the southeast corner thereof;

Thence North 00 degrees 14 minutes 05 seconds East along the easterly line of said parcel of land conveyed to H. Joe Davis, 117.00 feet to the place of beginning and containing 832,613 square feet or 19.1142 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated December 22, 1999.

The courses used in this description are based on an assumed meridian and are intended to indicate angles only.

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R.S. 12/29/99

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