



OWNER/DEVELOPER:  
BAINBRIDGE NORTH LAND DEVELOPMENT, LLC  
30575 BAINBRIDGE ROAD, SUITE 100  
SOLON, OHIO 44139  
(440) 914-4300  
PROJECT MANAGER: MATT MCGILL

**REMAINDER PARCEL**  
50.3613 ACRES  
BAINBRIDGE NORTH LAND DEVELOPMENT, LLC  
VOL. 1766, PAGE 2509  
PP 02-420598

**PARCEL A (HOME DEPOT)**  
16.2278 ACRES  
HOME DEPOT USA, INC.  
VOL. 1778, PAGE 3301  
PP 02-420914

**PARCEL B**  
13.7389 ACRES  
TARGET CORPORATION  
VOL. 1773, PAGE 3201  
PP 02-420913

**PARCEL C**  
5.0976 ACRES  
BAINBRIDGE NORTH LAND DEVELOPMENT, LLC  
VOL. 1773, PAGE 3186  
PP 02-420912

**10' STRIP TO REMAINDER PARCEL**  
0.1908 ACRES

**10' STRIP TO PARCEL B**  
0.1369 ACRES

**EXHIBIT MAP OF 10 FOOT STRIP FOR BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 30, TRACT 3, BEING GEUGA COUNTY PARCEL 02-420803.

BOUNDARY SURVEY INFORMATION SHOWN ON THIS MAP IS A CORRECT REPRESENTATION OF A TRUE AND ACCURATE SURVEY MADE OF THE PREMISES SHOWN HEREON BY ATWELL-HICKS, AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. THE LOT SPLIT MAP WAS CALCULATED AND PREPARED BY HEJDUK-COX AND ASSOCIATES, INC.

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 ALTA/ACSM LAND TITLE SURVEY PREPARED FOR NORTH GRANDVIEW PROPERTY, LTD. AND MCGILL ACQUISITIONS, LLC, AS PREPARED BY SEYMOUR D. WEISS & ASSOCIATES, INC., AND DATED DECEMBER 20, 2004.

ATWELL-HICKS  
CONSULTING ENGINEERS AND SURVEYORS  
30575 BAINBRIDGE ROAD, SUITE 180  
SOLON, OHIO 44139  
(440) 349-2000



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 11906  
OFFICE OF THE  
GEUGA COUNTY ENGINEER

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

*Kenneth J. Hejduk* 1-09-06  
KENNETH J. HEJDUK, PROFESSIONAL SURVEYOR 6439 DATE

**LEGEND**

- A, ACT. ACTUAL MEASUREMENT OR CALCULATION
- U., USED. USED MEASUREMENT OR MONUMENT
- M., MSD. MEASURED
- D., R., REC. DEED OR RECORD
- CALC. CALCULATED
- C/L. CENTERLINE
- I. PIN SET 5/8" DIA. BY 30" LONG IRON PIN SET WITH CAP
- O., OBS. OBSERVED
- P.P.N. PERMANENT PARCEL NUMBER
- P.O.B. PLACE OF BEGINNING
- IRON PIN IN MONUMENT FOUND
- IRON PIN OR PIPE FOUND
- PROP., P. PROPOSED
- D.H. FD. DRILL HOLE FOUND IN CONCRETE
- AUD. GEUGA COUNTY AUDITOR

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"	"J"
A=251.19'	A=264.99'	A=319.77'	A=241.47'	A=228.30'	A=213.95'	A=92.16'	A=525.60'	A=47.13'	A=90.00'00"
A=49°41'24"	A=49°39'13"	A=47°35'20"	A=36°24'33"	A=37°22'22"	A=36°18'28"	A=1°12'05"	A=80°18'22"	A=30.00'	A=30.00'
T=132.71'	T=150.93'	T=169.76'	T=124.97'	T=116.36'	T=111.15'	T=46.29'	T=316.57'	T=30.00'	T=30.00'
R=315.00'	R=385.00'	R=350.00'	R=350.00'	R=350.00'	R=320.00'	R=400.00'	R=375.00'	R=30.00'	R=30.00'
C=244.59'	C=277.18'	C=310.66'	C=237.43'	C=224.27'	C=208.89'	C=31.96'	C=483.62'	C=42.43'	C=42.43'

BA100011

Bainbridge Twp.  
picked up 1-9-06  
02-420803  
Vol 1787 PG 1532

**10 FOOT STRIP TO PARCEL B (TARGET)  
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 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 1563.96 feet to a point; Thence N 30° 22' 09" E, a distance of 30.40 feet to a 5/8" diameter iron pin found (with cap marked WEISS) on the Northeasterly right of way of said Aurora Road, said pin being at a Southeasterly corner of land now or formerly owned by Bainbridge North Land Development, LLC as recorded in Volume 1766, Page 2509 of Geauga County Deed Records; thence continuing N 30° 22' 09" E, along the Easterly line of said Bainbridge North Land Development, LLC land, a distance of 533.61 feet to a 5/8" diameter iron pin set on an Easterly line of land now or formerly owned by Target Corporation as recorded in Volume 1773, Page 3201 of Geauga County Deed Records, said pin also being at the Southwest corner of land now or formerly owned by Bainbridge Township Board of Trustees as recorded in Volume 1681, Page 718 of Geauga County Deed Records, said pin also being the **Principal Place of Beginning** of the parcel herein described;

1. Thence continuing N 30° 22' 09" E, along the Easterly line of said Target Corporation land and 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 Northeast corner of said Target Corporation land;
2. Thence S 59° 37' 51" E, a distance of 10.04 feet to a 5/8" diameter iron pin set on the Easterly line of said Bainbridge Township Board of Trustees land and also the Westerly right of way of Relocated Geauga Lake Road (60 feet wide);
3. Thence S 30° 22' 09" W, along the Easterly line of said Bainbridge Township Board of Trustees land and also the Westerly right of way of Relocated Geauga Lake Road, a distance of 594.16 feet to a 5/8" diameter iron pin set at the Southeast corner of said Bainbridge Township Board of Trustees land and also a Northeasterly corner of land now or formerly owned by Bainbridge North Land Development, LLC as recorded in Volume 1773, Page 3186 of Geauga County Deed Records;
4. Thence N 59° 37' 51" W, along the Southerly line of said Bainbridge Township Board of Trustees land and the Northerly line of said Bainbridge North Land Development, LLC land, a distance of 10.04 feet to the **Principal Place of Beginning** and containing 0.1369 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., January 6, 2006.

1/6/2006  
S:\Project\2005\05934\LOT SPLIT\934\_10 FOOT TO PARCEL B.DOC

*Kenneth J. Hejduk*  
1-06-06

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 1/9/06  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



**10 FOOT STRIP TO REMAINDER PARCEL  
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 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 1563.96 feet to a point; Thence N 30° 22' 09" E, a distance of 30.40 feet to a 5/8" diameter iron pin found (with cap marked WEISS) on the Northeasterly right of way of said Aurora Road, said pin being at a Southeasterly corner of land now or formerly owned by Bainbridge North Land Development, LLC as recorded in Volume 1766, Page 2509 of Geauga County Deed Records; thence continuing N 30° 22' 09" E, along the Easterly line of said Bainbridge North Land Development, LLC land, a distance of 533.61 feet to a 5/8" diameter iron pin set on an Easterly line of land now or formerly owned by Target Corporation as recorded in Volume 1773, Page 3201 of Geauga County Deed Records, said pin also being at the Southwest corner of land now or formerly owned by Bainbridge Township Board of Trustees as recorded in Volume 1681, Page 718 of Geauga County Deed Records; thence continuing N 30° 22' 09" E, along the Easterly line of said Target Corporation land and 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 Northeast corner of said Target Corporation land and a Southeast corner of land now or formerly owned by Bainbridge North Land Development, LLC as recorded in Volume 1766, Page 2509 of Geauga County Deed Records, said pin also being the **Principal Place of Beginning** of the parcel herein described;

1. Thence continuing N 30° 22' 09" E, along the Easterly line of said Bainbridge North Land Development, LLC land and the Westerly line of said Bainbridge Township Board of Trustees land, a distance of 828.55 feet to a 5/8" diameter iron pin found (with cap marked WEISS) at a Northeast corner of said Bainbridge North Land Development, LLC land and Northwest corner of said Bainbridge Township Board of Trustees land, said pin also being on the Southerly 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;
2. Thence S 56° 07' 50" E, along the Southerly line of said Norfolk Southern Combined Railroad Subsidiaries land and the Northerly line of said Bainbridge Township Board of Trustees land, a distance of 10.06 feet to a 5/8" diameter iron pin set at the Northeast corner of said Bainbridge Township Board of Trustees land and a Northwest corner of land now or formerly owned by Cedar Fair, L.P. as recorded in Volume 1724, Page 1949 of Geauga County Deed Records;
3. Thence S 30° 22' 09" W, along the Easterly line of said Bainbridge Township Board of Trustees land, the Westerly line of said Cedar Fair, L.P. land and also the Westerly right of way of Relocated Geauga Lake Road (60 feet wide), a distance of 827.93 feet to a 5/8" diameter iron pin set;
4. Thence N 59° 37' 51" W, a distance of 10.04 feet to the **Principal Place of Beginning** and containing 0.1908 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., January 6, 2006.

1/6/2006  
S:\Project\2005\05934\LOT SPLIT934\_10 FOOT TO REMAINDER PARCEL.DOC

*Kenneth J. Hejduk*  
1-06-06

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* *1/9/06*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

