

BA100013

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TOWNSHIP/CITY/VILLAGE:

BAINBRIDGE TOWNSHIP

MONTH:

FEBRUARY

YEAR:

1999

PAGE:

ONE
OF
ONE

SURVEY FOR:

ELEANOR J. BALDASSARE



GRAPHIC SCALE: 1" = 100'
O-DENOTES 5/8" IRON PIN WITH CAP SET

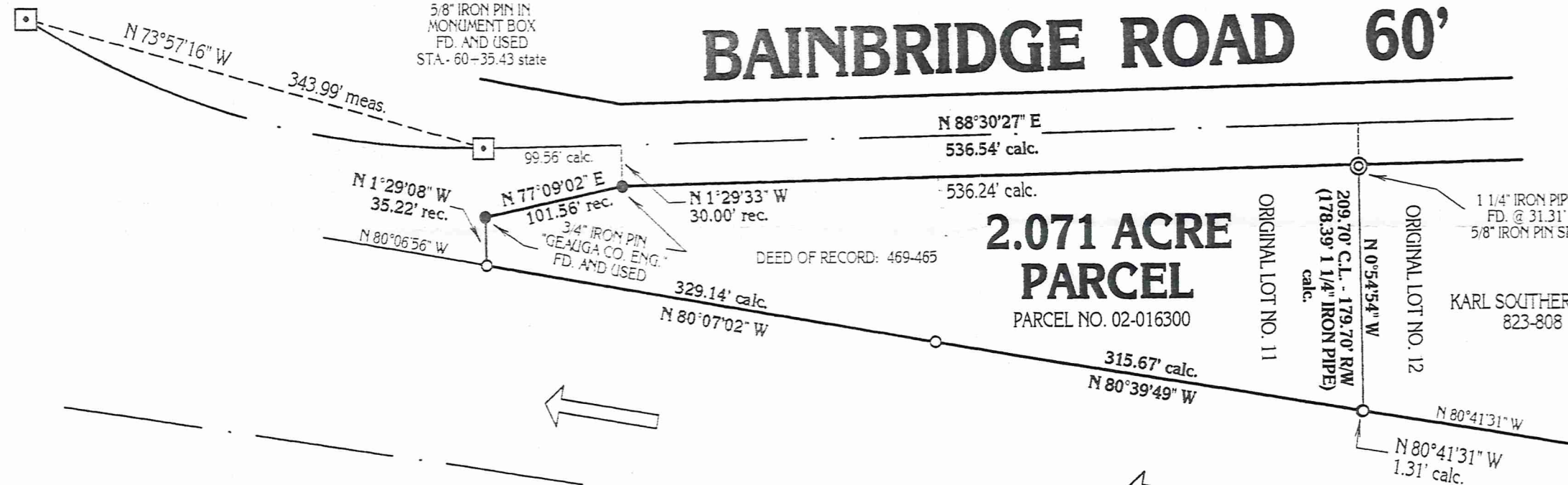
PLAT OF SURVEY PREPARED FOR: ELEANOR J. BALDASSARE

SURVEY TO DETERMINE BOUNDARIES
DEED OF RECORD: VOLUME 469, PAGE 465

5/8" IRON PIN IN
MONUMENT BOX
FD. AND USED
STA. - 56+86.05 state

5/8" IRON PIN IN
MONUMENT BOX
FD. AND USED
STA. - 60+35.43 state

BAINBRIDGE ROAD 60'



2.071 ACRE PARCEL

PARCEL NO. 02-016300

DEED OF RECORD: 469-465

SITUATED IN THE
TOWNSHIP OF
BAINBRIDGE, COUNTY
OF GEauga, AND STATE
OF OHIO AND KNOWN
AS BEING PART OF
ORIGINAL LOT NO. 11,
TRACT NO. 2, WITHIN
SAID TOWNSHIP.

U.S. ROUTE 422 (R/W VARIES)

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.
DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS.
BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.
I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PREMISES AND
PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS
OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.

Delmar B. Kosie
DELMAR B. KOSIE
REGISTERED PROFESSIONAL SURVEYOR
REGISTRATION NO. 5276



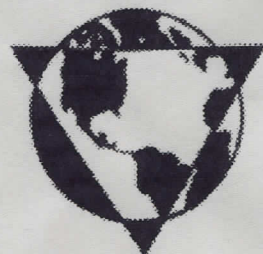
REVISED: JUNE 19, 1999

PLAT OF SURVEY PREPARED BY
DELMAR B. KOSIE & ASSOCIATES
REGISTERED LAND SURVEYORS
202 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *6/22/99*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

2.071 ACRE PARCEL (CORRECTIVE DEED)

DEED OF RECORD: VOLUME 469, PAGE 465

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 11, IN TRACT NO. 2, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN IN A MONUMENT BOX FOUND AT A POINT OF TANGENCY (P.T.) ON THE CENTERLINE OF BAINBRIDGE ROAD (60 FEET WIDE) AT CENTERLINE STATION 60+35.43 AS SO NOTED ON RIGHT-OF-WAY DRAWING NO. CUY-422-18.40 OF THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T) RECORDS.

THENCE N88 30'27"E ALONG THE CENTERLINE OF BAINBRIDGE ROAD A DISTANCE OF 99.56 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED. SAID POINT ALSO BEING THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE S01 29'33"E A DISTANCE OF 30.00 FEET TO A 3/4" IRON PIN BEARING "GEAUGA CO. ENG." FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF SAID BAINBRIDGE ROAD.

THENCE S77 09'02"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.56 FEET TO A 3/4" IRON PIN BEARING "GEAUGA CO. ENG." FOUND AT AN ANGLE POINT THEREIN.

THENCE S01 29'08"E A DISTANCE OF 35.22 FEET TO A 5/8" IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY OF U.S. ROUTE 422 (RIGHT-OF-WAY VARIES). SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S80 07'02"E ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 329.14 FEET TO A 5/8" IRON PIN SET AT AN ANGLE POINT THEREIN.

THENCE S80 39'49"E CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 315.67 FEET TO A 5/8" IRON PIN SET AT AN ANGLE POINT THEREIN.

THENCE S80 41'31"E CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1.31 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO K. SOUTHERLAND AS RECORDED IN VOL. 823, PG. 808 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N00 54'54"W ALONG A WESTERLY LINE OF SAID SOUTHERLAND'S LAND AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 178.39 AND ALSO PASSING THROUGH A 5/8" IRON PIN SET AT 179.70 FEET A TOTAL DISTANCE OF 209.70 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID BAINBRIDGE ROAD.

THENCE S88 30'27"W ALONG SAID CENTERLINE A DISTANCE OF 536.54 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 2.071 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276). FEBRUARY, 1999. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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

R.S. 6/22/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER