

PLAT OF SURVEY AND LOT SLIT FOR BAINBRIDGE CENTER PARTNERS

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Bainbridge Township Lot No. 11, Tract No. 2 and further being known as part of a parcel of land conveyed to Bainbridge Township Board of Trustees by deed recorded in Volume 1275, Page 800 of Geauga County Deed Records.

PREPARED FOR:
BAINBRIDGE CENTER PARTNERS
17747 CHILLICOTHE ROAD
SUITE 201
CHAGRIN FALLS, OHIO 44023

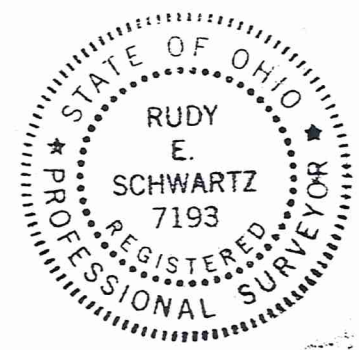
PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440)564-8174
FAX:(440)564-8285

LEGEND	
I. P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encl.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

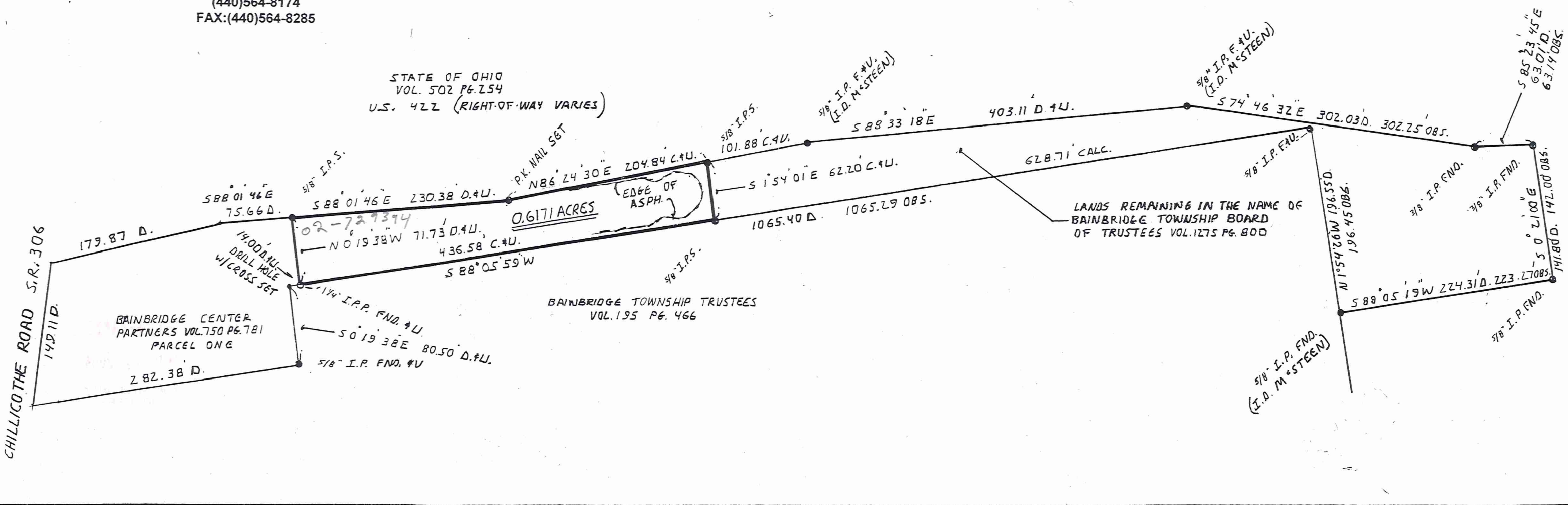
I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This Plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

[Signature]
10-13-03
RUDY E. SCHWARTZ, P.S. NO. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 213 p4
OFFICE OF THE
GEAUGA COUNTY ENGINEER



SCALE 1:100 OCT. 13, 2003
0 50 100 200
REVISED PER COUNTY 2-2-04



BAI
00014
Vol 1724 P6818
02-729394

Bainbridge Center
Pickup date 2/5/04
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 2/3/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

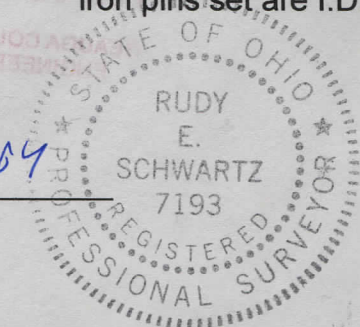
LEGAL DESCRIPTION
OF A
0.6171 ACRE PARCEL
FOR
BAINBRIDGE CENTER PARTNERS

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Bainbridge Township Lot No. 11, Tract No. 2 and further being known as part of a parcel of land conveyed to Bainbridge Township Board of Trustees by deed recorded in Volume 1275, Page 800 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin set at the Northeasterly corner of Parcel One of lands conveyed to Bainbridge Center Partners by deed recorded in Volume 750, Page 781 of Geauga County Deed Records in the Southerly line of land conveyed to the State of Ohio by deed recorded in Volume 502, Page 254 of Geauga County Deed Records, also being the Southerly right-of-way line of U.S. 422 (right-of-way width varies) said pin lying South 88° 01' 46" East along said Southerly right-of-way line a distance of 75.66 feet from an angle point therein;

- COURSE I Thence South 88° 01' 46" East along said Southerly line of land so conveyed to the State of Ohio, also being said Southerly right-of-way line of U.S. 422, a distance of 230.38 feet to a p.k. nail set in asphalt;
- COURSE II Thence North 86° 24' 30" East continuing along said Southerly line of land so conveyed to the State of Ohio, also being said Southerly right-of-way line of U.S. 422, a distance of 204.84 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 1° 54' 01" East a distance of 62.20 feet to a 5/8 inch iron pin set in the Northerly line of land conveyed to Bainbridge Township Trustees by deed recorded in Volume 195, Page 466 of Geauga County Deed Records;
- COURSE IV Thence South 88° 05' 59" West along said Northerly line of land so conveyed to Bainbridge Township Trustees a distance of 436.58 feet to a 1-1/4 inch iron pipe found at an angle point in the Easterly line of said Parcel One of lands so conveyed to Bainbridge Center Partners;
- COURSE V Thence North 0° 19' 38" West along said Easterly line of said Parcel One of lands so conveyed to Bainbridge Center Partners a distance of 71.73 feet to the Place of Beginning and containing 0.6171 acres of land as surveyed, calculated and described on October 13, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

2.2.04
DATE



RUDY E. SCHWARTZ, P.S. 7193