

BAI 00020

Berris / Dinallo
Pick up date

Dinallo to Berris
Bainbridge Township, Ohio
Permanent Parcel 02-257600

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 2, Tract 2 and also being part of land now or formerly owned by Dinallo & Wittrup Homes, Inc., Parcel 2 as recorded in Volume 1712, Page 2015 of the Official Records of Geauga County and being further bounded and described as follows:

Beginning at a stone found at the Northwest corner of said Original Bainbridge Township Lot 2, Tract 2, and the Northwest corner of said Dinallo & Wittrup Homes, Inc., Parcel 2, and also the Northeast corner of land now or formerly owned by Richard E. Berris, Jr. as recorded in Volume 931, Page 776 of the Official Records of Geauga County

Thence South 00° 02' 09" East, along the Westerly line of said Original Lot 2, Tract 2 and the Easterly line of said Richard E. Berris, Jr. land and also the Westerly line of said Dinallo & Wittrup Homes, Inc., Parcel 2 land, a distance of 283.74 feet to an iron pin set with cap, said iron pin being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described;

1. Thence North 89° 24' 59" East a distance of 45.00 feet to an iron pin set with cap;
2. Thence South 00° 02' 09" East a distance of 400.00 feet to an iron pin set with cap;
3. Thence South 89° 24' 59" West a distance of 45.00 feet to an iron pin set with cap on the Westerly line of said Original Lot 2, Tract 2 and the Westerly line of said Dinallo & Wittrup Homes, Inc., Parcel 2 land and the Easterly line of said Richard E. Berris, Jr. land;
4. Thence North 00° 02' 09" West, along the Westerly line of said Original Lot 2, Tract 2 and the Westerly line of said Dinallo & Wittrup Homes, Inc., Parcel 2 land and the Easterly line of said Richard E. Berris, Jr. land, a distance of 400.00 feet to an iron pin set with cap, said iron pin being at Principal Place of Beginning and containing 0.4132 acres, be the same more or less but subject to all legal highways and easements of record as shown on the Property Exchange Map prepared for Richard E. Berris, Jr. and Dinallo & Wittrup Homes, Inc. as prepared by Hejduk-Cox and Associates, Inc. and dated October 25, 2004.

Legal description prepared by Kenneth J. Hejduk for Hejduk-Cox and Associates, Inc. on November 3, 2004.

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

PAK 11/9/04
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

Kenneth J. Hejduk



Berris to Dinallo
Bainbridge Township, Ohio
Permanent Parcel 02-015300

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 1, Tract 2 and also being part of land now or formerly owned by Richard E. Berris, Jr. as recorded in Volume 931, Page 776 of the Official Records of Geauga County and being further bounded and described as follows:

Beginning at a stone found at the Northeast corner of said Original Bainbridge Township Lot 1, Tract 2, and the Northeast corner of said Richard E. Berris, Jr. land and also the Northwest corner of land now or formerly owned by Dinallo & Wittrup Homes, Inc., Parcel 2 as recorded in Volume 1712, Page 2015 of the Official Records of Geauga County;

Thence South 00° 02' 09" East, along the Easterly line of said Original Lot 1, Tract 2 and the Easterly line of said Richard E. Berris, Jr. land and also the Westerly line of said Dinallo & Wittrup Homes, Inc., Parcel 2 land, a distance of 686.59 feet to an iron pin set with cap, said iron pin being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described;

1. Thence continuing South 00° 02' 09" East, along the Easterly line of said Original Lot 1, Tract 2 and the Easterly line of said Richard E. Berris, Jr. land and the Westerly line of said Dinallo & Wittrup Homes, Inc., Parcel 2 land, a distance of 36.00 feet to a point at the Southeast corner of said Richard E. Berris, Jr. land, from said point a 1 1/2" iron pipe was found North 89° 29' 48" East, 0.13 feet and South 00° 30' 12" East, 0.23 feet;
2. Thence South 89° 29' 48" West, along the Northerly line of said Dinallo & Wittrup Homes, Inc. land, and passing over an iron pin set with cap 103.04 feet therefrom, a total distance of 138.05 feet to a point on the centerline of Chagrin River Road (60 feet wide) at the Southwest corner of said Richard E. Berris, Jr. land;
3. Thence North 31° 31' 15" West, along the centerline of Chagrin River Road, a distance of 42.01 feet to a point;
4. Thence North 89° 29' 48" East, and passing over an iron pin set with cap 35.01 feet therefrom, a total distance of 159.99 feet to an iron pin set with cap, said iron pin being at Principal Place of Beginning and containing 0.1232 acres, be the same more or less but subject to all legal highways and easements of record as shown on the Property Exchange Map prepared for Richard E. Berris, Jr. and Dinallo & Wittrup Homes, Inc., as prepared by Hejduk-Cox and Associates, Inc. and dated October 25, 2004.

Legal description prepared by Kenneth J. Hejduk for Hejduk-Cox and Associates, Inc. on November 3, 2004.

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