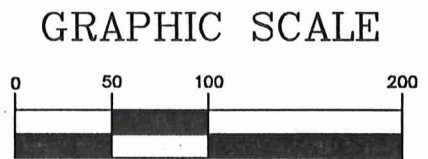
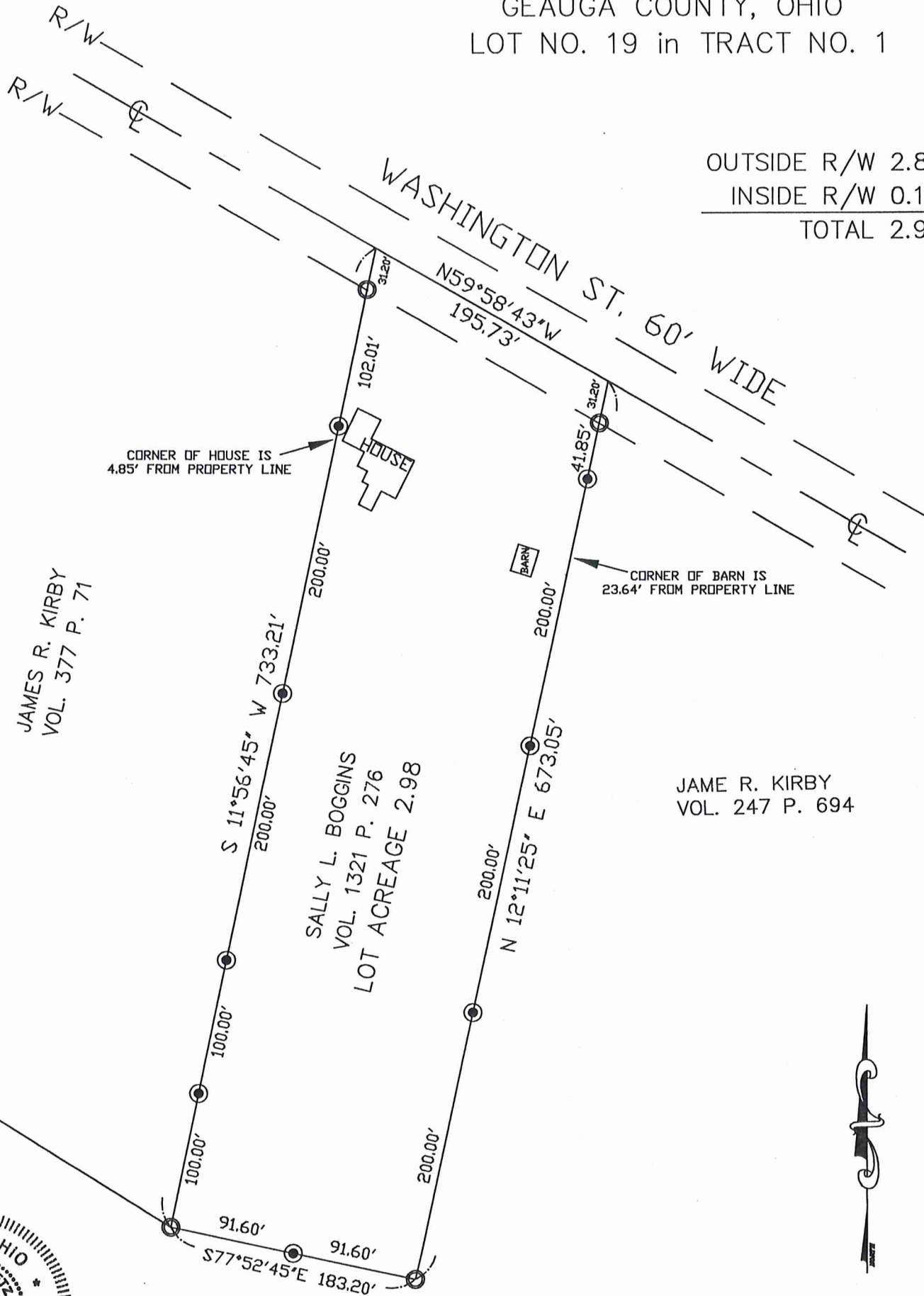


BOGGINS ESTATE
 BAINBRIDGE TOWNSHIP
 GEAUGA COUNTY, OHIO
 LOT NO. 19 in TRACT NO. 1

OUTSIDE R/W 2.85
 INSIDE R/W 0.13
 TOTAL 2.98 ACRES



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

R.S. *2/28/2001*
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.

I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

William R. Loetz 2/28/2001
 William R. Loetz P.S.
 Ohio Registered Surveyor No. 7552
 FEBRUARY, 2001

<p>LEGEND</p> <ul style="list-style-type: none"> ○ 1" IRON PIPE FOUND ○ 3/4" IRON PIN SET 	<p>PROPERTY OWNERSHIP: SALLY L. BOGGINS DEED: VOL, 1321 PAGE 276 ADDRESS: 8655 EAST WASHINGTON ST. CHAGRIN FALLS, OH 44022</p>
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BA1 000.21

Boggins
picked up 2-28-2001

LEGAL DESCRIPTION 2.98 ACRES

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as Lot No. 19 in Tract No. 1 in said Township and further described as follows:

Beginning in the centerline of Washington Street (60 feet wide) at the Northeasterly corner of land conveyed to James R. Kirby in Volume 377 page 71 of Geauga County Records and the **Principle place of Beginning** of the parcel herein described;

Thence, South 11° 56' 45" West, along said Kirby Easterly line passing through a 1" iron pipe found a distance of 31.20 feet, passing through a 3/4" iron pin set a distance of 133.21 feet, passing through a 3/4" iron pin set a distance of 333.21 feet, passing through a 3/4" iron pin set a distance of 533.21 feet, passing through a 3/4" iron pin set a distance of 633.21 feet and a total distance of 733.21 feet to a 1" iron pipe found at a Northerly corner of land conveyed to James R. Kirby in Volume 247 page 694 of Geauga County Records;

Thence, South 77° 52' 45" East, along said Kirby Northerly line passing though a 3/4" iron pin set a distance of 91.60 feet and a total distance of 183.20 feet to a 1" iron pipe found at a corner;

Thence, North 12° 11' 25" East, along said Kirby Westerly line passing through a 3/4" iron pin set a distance of 200.00 feet, passing through a 3/4" iron pin set a distance of 400.00 feet, passing through a 3/4" iron pin set a distance of 600.00 feet, passing through a 1" iron pipe found a distance of 641.85 feet and a total distance of 673.05 feet to the centerline of said Washington Street;

Thence, North 59° 58' 43" West, along the centerline of said road a distance of 195.73 feet to the **Place of Beginning**, containing 2.98 acres of land, more or less, subject to all legal highways as surveyed February, 2001 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 1321, PAGES 276
Parcel # 02-155500

Outside right of way	2.85
Inside right of way	<u>0.13</u>
Total	2.98



William R. Loetz 2/28/2001

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

R.S. 2/28/2001
OFFICE OF THE
GEAUGA COUNTY ENGINEER