

# BOUNDARY SURVEY FOR BAINBRIDGE TOWNSHIP TRUSTEES

OCTOBER, 2001

KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP TRACT No. 1, LOT No. 47 AND FURTHER KNOWN AS BEING PORTIONS OF BEDFORD STREET (50') AND WEST BROADWAY (50') IN CHAGRIN FALLS PARK AS RECORDED IN VOLUME 1, PAGE 60 OF THE GAUGA COUNTY RECORDS AND NOT DEDICATED PER COMMISSIONERS JOURNAL VOLUME 16, PAGES 172 & 173.

NOW SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GAUGA, STATE OF OHIO

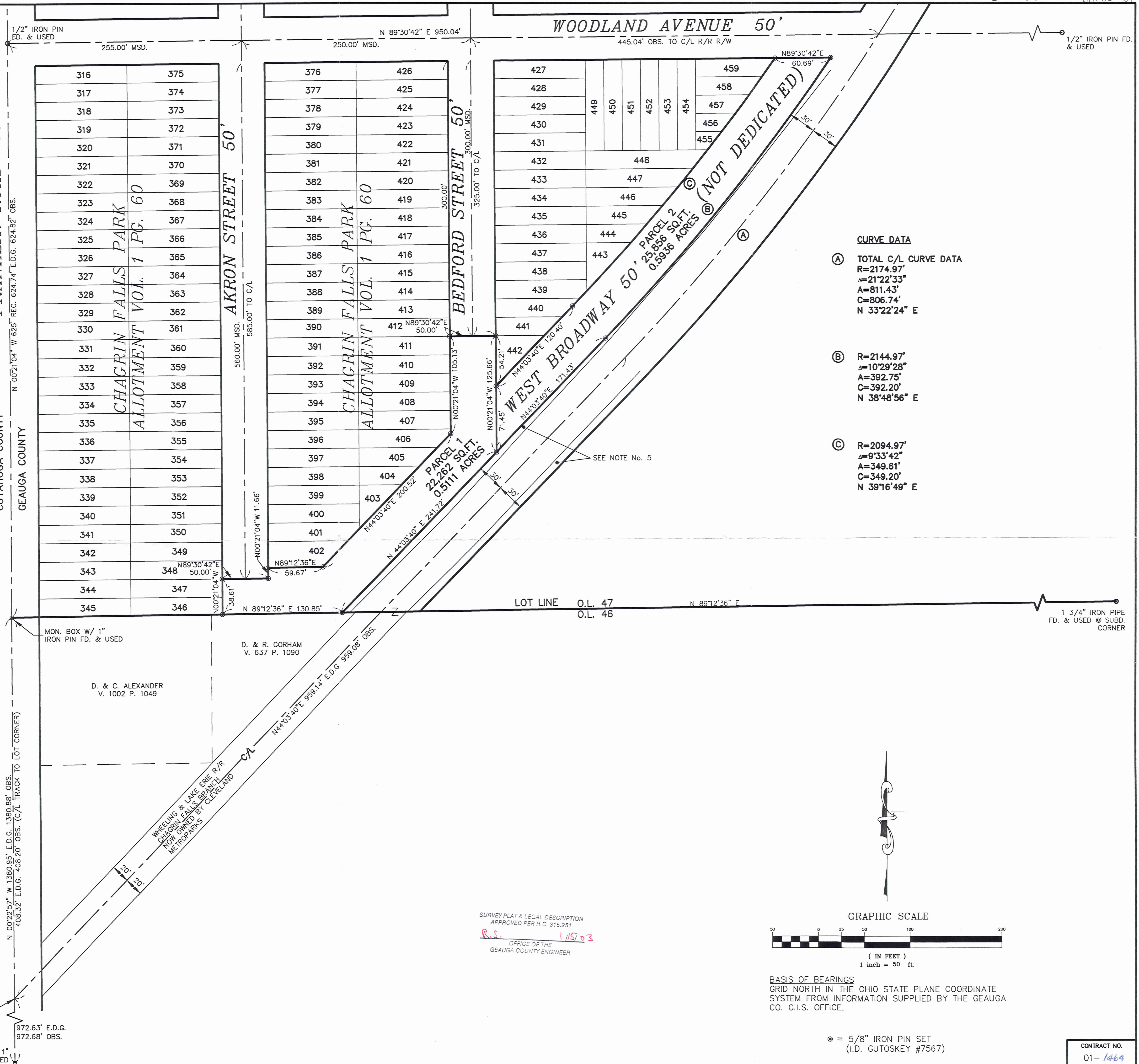
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON GRID NORTH IN THE OHIO STATE PLANE COORDINATE SYSTEM, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey* 11/09/03  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



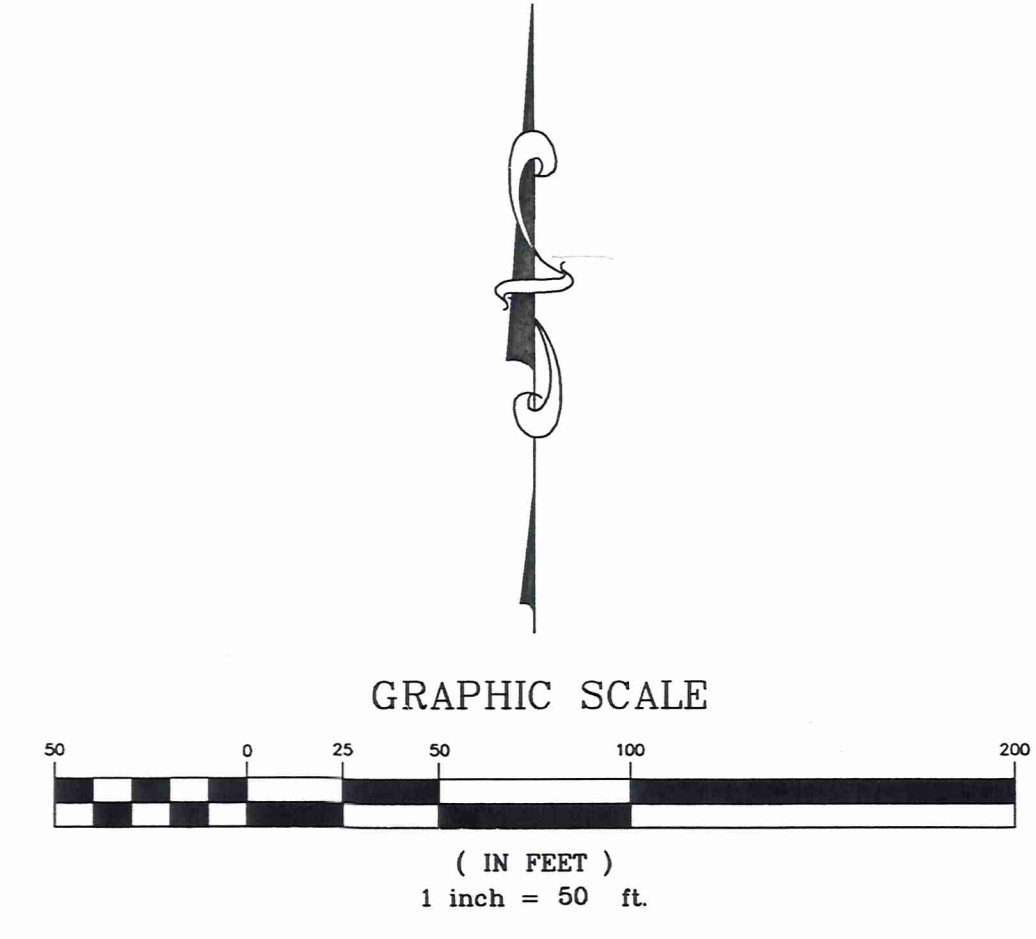
**NOTES & REFERENCES**

1. DEEDS & PLATS AS NOTED
2. SURVEY BY ENVIRONMENTAL DESIGN GROUP (E.D.G.) FOR CLEVELAND METROPARKS OF WHEELING & LAKE ERIE RAILROAD CHAGRIN FALLS BRANCH
3. WHEELING & LAKE ERIE RAILROAD CO. CHAGRIN FALLS BRANCH, VALUATION MAPS V3-7-V3-8 (PER E.D.G.)
4. R/W OF W. & L.E. IN O.L. 47 & 48, ACQUIRED BY ADVERSE POSSESSION CLAIM. BOUNDARY DETERMINED BY USING OFFSETS FROM CENTERLINE AS SHOWN ON REFERENCED VALUATION MAPS PER E.D.G.
5. PLATTING OF CHAGRIN FALLS PARK ALLOTMENT USED 30 FEET OFFSET FROM CENTERLINE OF TRACK TO CREATE RAILROAD R/W. THIS LEAVES A GAP BETWEEN EAST & WEST BROADWAY R/W AND BOUNDARY OF RAILROAD PER NOTE #4. OWNERSHIP LIES IN HIERS OF THE DEVELOPER OF SAID ALLOTMENT PER E.D.G.



**CURVE DATA**

- (A) TOTAL C/L CURVE DATA  
R=2174.97'  
Δ=21°22'33"  
A=811.43'  
C=806.74'  
N 33°22'24" E
- (B) R=2144.97'  
Δ=10°29'28"  
A=392.75'  
C=392.20'  
N 38°48'56" E
- (C) R=2094.97'  
Δ=9°33'42"  
A=349.61'  
C=349.20'  
N 39°16'49" E



BASIS OF BEARINGS  
GRID NORTH IN THE OHIO STATE PLANE COORDINATE SYSTEM FROM INFORMATION SUPPLIED BY THE GAUGA CO. G.I.S. OFFICE.

⊙ = 5/8" IRON PIN SET (I.D. GUTOSKEY #7567)

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER P.C. 315.251  
*R.S.* 11/5/03  
OFFICE OF THE  
GAUGA COUNTY ENGINEER

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
10205 Queens Way, Unit 6 TEL (440) 543-6900  
CHAGRIN FALLS, OHIO 44028 FAX (440) 543-7178

CENTERLINE OF RAILS AT  
C/L OF ROAD REPRODUCED  
FROM E.D.G. SURVEY  
972.63' E.D.G.  
972.68' OBS.

MON. BOX W/ 1" IRON PIN FD. & USED

CONTRACT NO.  
01-1464

BA100031

Chagrin Falls  
picked up 1-15-03



# Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Joseph Gutoskey, P.E., P.S.

Legal Description  
Parcel 2 - 0.5936 Acres

Balance of Lands Remaining in West Broadway (not dedicated)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 47, Tract No. 1 and further known as being a portion of West Broadway (50 feet wide) in Chagrin Falls Park Allotment, as Recorded in Volume 1, Page 60 of Geauga County Map Records, and not dedicated per Commissioners Journal Volume 16, Pages 172 and 173;

Beginning at a 5/8" iron pin set in the south line of Woodland Avenue (50 feet wide) at its intersection with the westerly curved line of West Broadway (50 feet not dedicated);

Course I Thence **North 89° 30' 42" East**, along the south line of said Woodland Avenue, **60.69 feet** to a 5/8" iron pin set in the easterly curved line of said West Broadway, said line being 30 feet by perpendicular measure from the centerline of the Wheeling & Lake Erie Railroad Co. Chagrin Falls Branch as established by Environmental Design Group for Cleveland Metroparks in June, 1997 and revised in December, 1997.

Course II Thence along the southeasterly curved line of said West Broadway, along an arc of a curve deflecting to the right, an arc distance of 392.75 feet to a 5/8" pin set at a point of tangency said curve being 30 feet by perpendicular measure from said established Railroad centerline, and having a radius of 2144.97 feet, a delta of 10° 29' 28" and a chord which bears **South 38° 48' 56" West, 392.20 feet**;

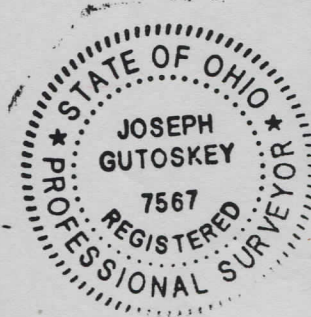
Course III Thence **South 44° 03' 40" West**, along the southeasterly line of said West Broadway, and being 30 feet by perpendicular measure from said established Railroad centerline, **171.43 feet** to a 5/8" iron pin set at the intersection of the prolongation southerly of the easterly line of Bedford Street (50 feet wide) with the southeasterly line of said West Broadway;

Course IV Thence **North 00° 21' 04" West**, along the prolongation of the easterly line of said Bedford Street, **71.45 feet** to a 5/8" iron pin set at the intersection of the easterly line of Bedford Street and the northwesterly line of West Broadway;

Course V Thence **North 44° 03' 40" East**, along the northwesterly line of said West Broadway, **120.40 feet** to a 5/8" iron pin set at a point of curvature;

Course VI Thence along the northwesterly curved line of said West Broadway along an arc of a curve deflecting to the left an arc distance of 349.61 feet to the Place of Beginning, said curve having a radius of 2094.97 feet, a delta of 09° 33' 42", and a chord which bears **North 39° 16' 49" East, 349.20 feet** and containing 0.5936 Acres (25,856 square feet) of land as surveyed and described in October, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are based on Grid North in the Ohio State Plane Coordinate System.

*Joseph Gutoskey P.S. 11/13/03*



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

01-1464 \October 23, 2001

12025 Queens Way. #6, Chagrin Falls, OH 44023

R.S. 1115703

Telephone: 440-543-6900 - Fax: 440-543-7176 - Toll Free: 888-543-6900 OFFICE OF THE  
GEAUGA COUNTY ENGINEER

good  
closure



# Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Joseph Gutoskey, P.E., P.S.

Legal Description  
Parcel 1 - 0.5111 Acres  
Bedford Street and West Broadway  
(To be Acquired)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 47, Tract No. 1 and further known as being a portion of West Broadway (50 feet wide) and Bedford Street (50 feet wide), in Chagrin Falls Park Allotment, as Recorded in Volume 1, Page 60 of Geauga County Map Records, and not dedicated per Commissioners Journal Volume 16, Pages 172 and 173;

Beginning at a 5/8" iron pin set in the west line of Bedford Street (50 feet wide) at a point distant **South 00° 21' 04" East, 300.00 feet** from its intersection with the south line of Woodland Avenue (50 feet wide);

Course I Thence **North 89° 30' 42" East, 50.00 feet** to a 5/8" iron pin set in the east line of said Bedford Street;

Course II Thence **South 00° 21' 04" East**, along said east line and its prolongation southerly, **125.66 feet** to a 5/8" iron pin set in the southeasterly line of said West Broadway, said line being 30 feet by perpendicular measure from the centerline of the Wheeling and Lake Erie Railroad Co. , Chagrin Falls Branch, as established by Environmental Design Group for Cleveland Metroparks in June, 1997 and revised in December, 1997;

Course III Thence **South 44° 03' 40" West**, along said southeasterly line, **241.72 feet** to a 5/8" iron pin set at an angle point in said line, said angle point being in the southerly line of said Subdivision and in the southerly line of said Original Lot 47;

Course IV Thence **South 89° 12' 36" West**, along said southerly line of West Broadway, said Subdivision and lot line, **130.85 feet** to a 5/8" iron pin set in the southerly prolongation of the west line of Akron Street (50 feet wide);

Course V Thence **North 00° 21' 04" West**, along the southerly prolongation of said west line of Akron Street, **38.61 feet** to a 5/8" iron pin set;

Course VI Thence **North 89° 30' 42" East, 50.00 feet** to a 5/8" iron pin set in the southerly prolongation of the east line of said Akron Street;

Course VII Thence **North 00° 21' 04" West**, along the southerly prolongation of the east line of said Akron Street, **11.66 feet** to a 5/8" iron pin set at the intersection of the east line of Akron Street and the north line of West Broadway;

Course VIII Thence **North 89° 12' 36" East**, along the north line of West Broadway, **59.67 feet** to a 5/8" iron pin set at an angle point in said north line;

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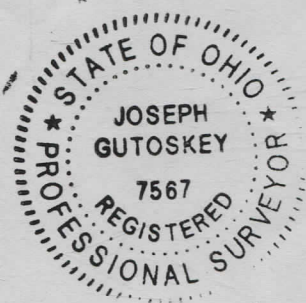
good closure

BAI 00031

Legal Description  
Parcel 1 - 0.5111 Acres  
Bedford Street and West Broadway  
(To be Acquired)

Course IX Thence **North 44° 03' 40" East**, along the northwesterly line of said West Broadway, **200.52 feet** to a 5/8" iron pin set at the intersection of the northwesterly line of West Broadway and the west line of Bedford Street;

Course X Thence **North 00° 21' 04" West**, along the west line of Bedford Street, **105.13 feet** to the Place of Beginning and containing 0.5111 Acres (22,262 square feet) of land as surveyed and described in October, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are based on Grid North in the Ohio State Plane Coordinate System.



*Joseph Gutoskey PS 1/13/03*

SURVEY PLAT & LEGAL DESCRIPTION  
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*R.S. 1/15/03*

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GEAUGA COUNTY ENGINEER