

BA100039  
BA100039

LOT SPLIT FOR:

# A. B. DAVIDSON

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 40, TRACT NO. 1 COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 0.397 ACRES OF LAND.

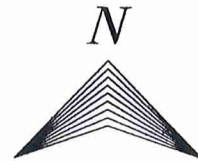
DEEDS OF REFERENCE: J. & A. DAVIDSON V. 1003, P. 283

PREPARED BY:

## BRAUN CONSULTANTS

SURVEYING—LAND PLANNING—ENGINEERING—WETLANDS—CONSULTING

17665 HASKINS RD.  
CHAGRIN FALLS, OHIO 44023  
440-543-5496 PH. & FX.



— DENOTES 5/8" I. PIN SET W/ CAP  
I PIN SET

FEBRUARY 2004

SCALE IN FEET



1" = 100'

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Kevin S. Braun* 2-22-04  
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082

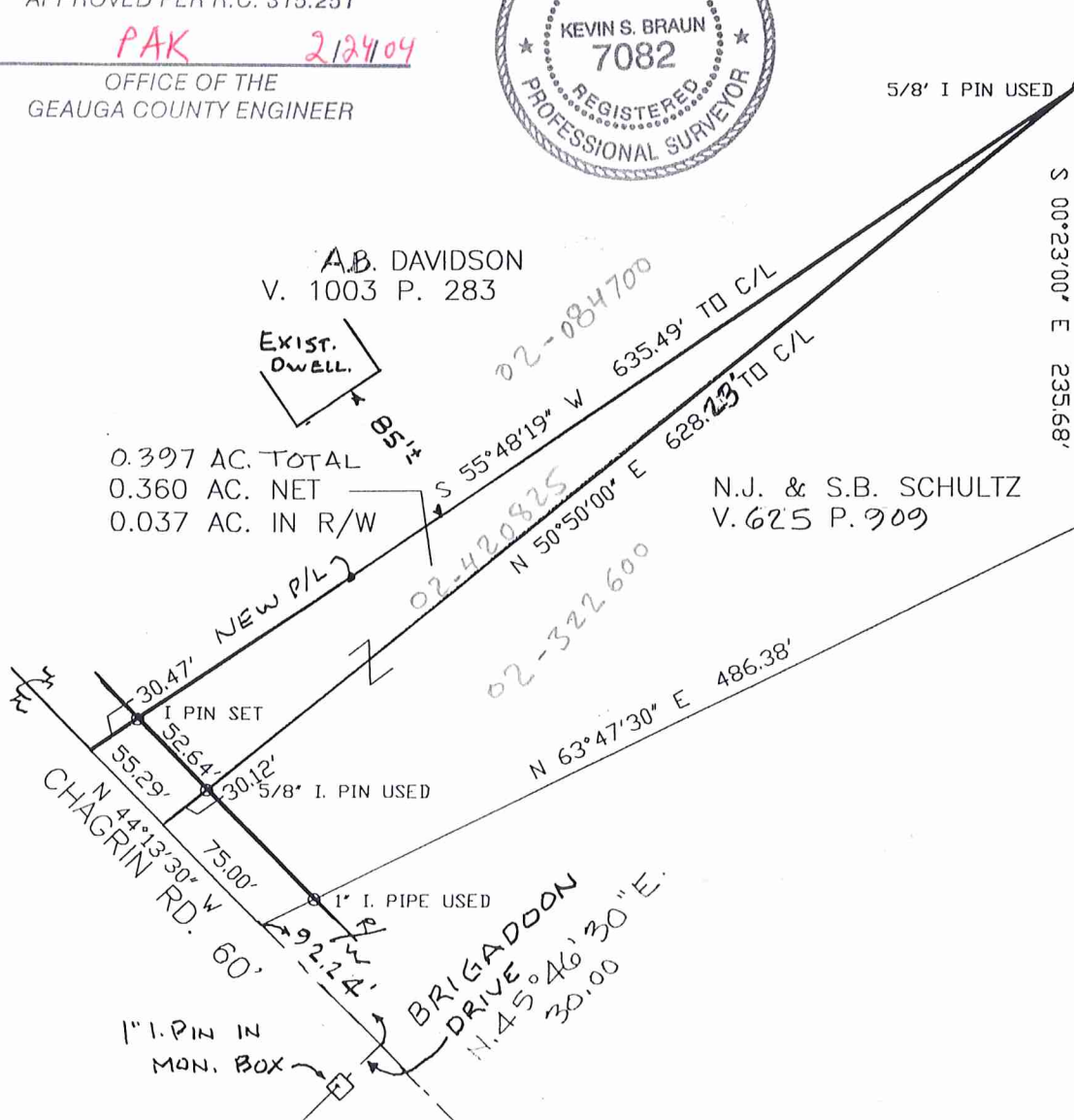
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*PAK 212404*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



S/L 17  
TALL TIMBERS SUBD.  
VOL. 11, PG. 52



A. B. DAVIDSON  
V. 1003 P. 283  
0.397 AC. TOTAL  
0.360 AC. NET  
0.037 AC. IN R/W

N.J. & S.B. SCHULTZ  
V. 625 P. 909

1" I. PIN IN  
MAN. BOX

Davidson  
Pick up date  
2-24-04  
02-420825  
Vol. 1722-Pg. 742

**LEGAL DESCRIPTION OF 0.397 ACRE PARCEL ON NORTH SIDE OF CHAGRIN ROAD FOR A.B. DAVIDSON**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 40, Tract No. 1 and further bounded and described as follows:

Beginning in the centerline of Chagrin Road, distant North 44° 13' 30" West 167.24 feet from its intersection with the centerline of Brigadoon Drive witnessed with a 1" iron pin in a monument box, distant South 45° 46' 30" West 30.00 feet, in the right-of-way of said Chagrin Road;

Thence North 44° 13' 30" West, continuing along said centerline, 55.29 feet;

Thence North 55° 48' 19" East, passing through a capped 5/8" iron pin set at 30.47 feet, 635.49 feet to a 5/8" iron pin used at the most northerly corner of land described in deed to N.J. & S.B Schultz recorded in Volume 625, Page 909 of Geauga County Deed Records, also being in a westerly line of Sublot 17 in Tall Timbers Subdivision recorded in Volume 11, Page 52 of Geauga County Records;

Thence South 50° 50' 00" West, along the westerly line of said N.J. & S.B. Schultz land, 628.23 feet to place of beginning, passing through a 5/8" iron pin used 30.12 feet therefrom and containing 0.397 acres of land inclusive of 0.037 acres of land within the right-of-way of said Chagrin Road, according to the survey of February 2004 by Kevin S. Braun Professional Surveyor No. 7082.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: A.B. Davidson V. 1003 P. 283

Kevin S. Braun 2-22-04



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

PAK 2/24/04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER