

CITY OF SOLON
P.P. No. 955-38-1
TORRENS DOC. No. 111780

SUNRISE DEVELOPMENT CO.
VOL. 96-11218, PG. 5
P.P. No. 955-19-001
CITY OF SOLON, CUYAHOGA COUNTY
BAINBRIDGE TOWNSHIP, GEauga COUNTY

THORNSBURY SUBDIVISION
BLOCK "B"
VOL. 284, PGS. 55-58 C.C.M.R.
P.P. No. 955-20-52

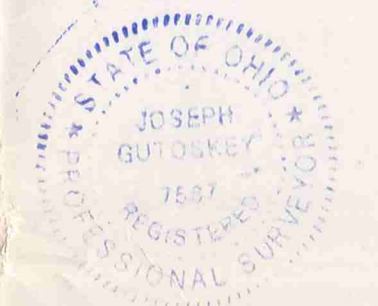
PLAT OF SURVEY

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT Nos. 1, 2, 27 AND 28, TRACT 2, AND CONTAINING 125.3837 ACRES OF LAND AND BEING THE REMAINDER OF LANDS CONVEYED TO RUSSELL S. & SUSAN R. DAVIS IN THE DEEDS RECORDED IN VOL. 682, PG. 219 AND VOL. 693, PGS. 1439-1441 OF GEauga COUNTY DEED RECORDS.

NOVEMBER, 1998
REVISED DECEMBER, 1998

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 THE HAWKSMOOR SUBDIVISION PLAT AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey PS 11/3/99
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
1	188.33'	280.00'	38°32'15"	97.88'	184.80'	N01°38'07"E
2	132.22'	220.00'	34°26'06"	68.18'	130.24'	N00°24'58"W
3	310.32'	280.00'	63°30'00"	173.27'	294.68'	N14°56'55"W
4	150.28'	470.00'	18°19'13"	75.79'	149.64'	N37°32'18"W
5	140.18'	220.00'	36°30'29"	72.56'	137.82'	N10°07'27"W
6	178.41'	280.00'	36°30'29"	92.35'	175.41'	N10°07'27"W
7	169.47'	530.00'	18°19'13"	85.46'	168.75'	N37°32'18"W
8	243.82'	220.00'	63°30'00"	136.14'	231.53'	N14°56'55"W
9	98.59'	250.00'	22°35'39"	49.94'	97.95'	N03°10'03"W
10	116.04'	250.00'	26°35'39"	59.08'	115.00'	N01°10'03"W

PARCEL 1
4,791,601.4 SQ. FT.
110.0000 Ac.

PARCEL 2
ACREAGE TO R/W
670,114.0 SQ. FT.
15.3837 Ac.

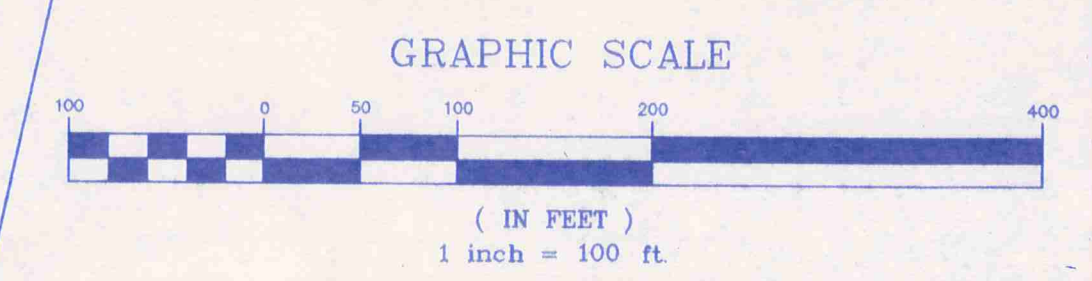
SE LYTLE VOL. 536, PG. 523 O.L. 28 TRACT 2
N 88°48'14" E REC. N 88°48'17" E OBS. 2030.37' OBS.
2030.06' REC.
O.L. 32 TRACT 3
N 88°48'14" E REC. N 88°48'17" E OBS. 2030.37' OBS.
2030.06' REC.
O.L. 27 TRACT 2
R.S. & M.T. FOODIE VOL. 1155, PG. 1157
N 87°07'13" W REC. N 87°07'13" W OBS. 362.05' OBS.
362.05' REC.

3483.52' REC. 3483.32' OBS.
N 00°19'49" W REC. N 00°20'59" W OBS.

F & R J. SALMEN
VOL. 908, PG. 337

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER P.C. 315.251
OFFICE OF THE
GEauga COUNTY ENGINEER

5/8" IRON PIN SET (GUTOSKEY, P.S. 7567)



GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY #6
CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900
Fax (440) 543-7178

PRINTED
JAN 20 1999
GUTOSKEY & ASSOC.

CONTRACT No.
98-1090

Plotting 11/15/99 3:48:41 PM EST

Legal Description
110.0000 Acres
Revised Parcel 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 27 and 28, Tract No. 2 and is further bounded and described as follows;

Beginning at a concrete witness monument in the west line of Bainbridge Township at its intersection with the centerline of Bainbridge Road (60 feet wide);

Thence **South 77°17' 46" East**, along the centerline of said Bainbridge Road, **608.61 feet** to a 1" iron pin found in a monument box at an angle point therein;

Thence **South 77°52' 13" East**, continuing along said centerline **1480.23 feet** to the west line of land conveyed to F. & R. J. Salmen by deed recorded in Volume 908, Page 337 of Geauga County Records, said west line being the agreed boundary line with Russell S. and Susan R. Davis by agreement recorded in Volume 693, Pages 1439-1441 of Geauga County Records;

Thence **South 00°20' 59" East**, along the west line of said Salmen, (passing through a 5/8" iron pin found at 30.58 feet, I.D. Gerson), **346.56 feet** to a 5/8" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 00° 20' 59" East**, along the west line of said Salmen, **3136.76 feet** to a 1/2" iron pin found in the south line of said Tract 2, (which is the terminus of said agreed upon boundary line), said Salmen's southwest corner and being in the north line of a parcel of land conveyed to R.S. & M.T. Roddie by deed recorded in Volume 1135, Page 1137 of Geauga County Records;

Course II Thence **South 88°48' 17" West**, along said Tract line, the north line of said Roddie and the north line of a parcel of land conveyed to S.E. Lytle by deed recorded in Volume 936, Page 523 of Geauga County Records, **2030.37 feet** to a 1/2" iron pin found at the southwest corner of said Original Lot 28 and in the west line of Bainbridge Township;

Course III Thence **North 00° 27' 54" West**, along the west line of said Bainbridge Township, **2383.48 feet** to a 5/8" iron pin set at the southwest corner of Block 'B' in Hawksmoor Subdivision Phase I; as recorded in Volume 21, Pages 71 and 72 of Geauga County Map Records;

REPT 2 S WAL

BA1 00040

Legal Description
110.0000 Acres
Revised Parcel 1

Thence along said Block 'B' by the following 9 courses:

- Course IV Thence **North 89°32' 06" East, 200.00 feet** to a 5/8" iron pin set;
- Course V Thence **North 65°06' 40" East, 447.99 feet** to a 5/8" iron pin set;
- Course VI Thence **North 80°18' 05" East, 205.00 feet** to a point, (witness a 5/8" iron pin found 1.23 feet north and 0.89 feet west, I.D. Slay);
- Course VII Thence **South 73°11' 55" East, 70.00 feet** to a point, (witness a 5/8" iron pin found 1.13 feet north and 0.97 feet west, I.D. Slay);
- Course VIII Thence **North 16°48' 05" East, 30.00 feet** to a point of curvature, (witness a 5/8" iron pin found 1.17 feet north and 0.62 feet west, I.D. Slay);
- Course IX Thence along an arc of a curve deflecting to the left an arc distance of 243.82 feet to a point of reverse curvature, said curve having a radius of 220.00 feet and a chord which bears **North 14°56' 55" West, 231.53 feet**, (witness a 5/8" iron pin found 0.09 feet north and 1.32 feet west, I.D. Slay);
- Course X Thence along an arc of a curve deflecting to the right an arc distance of 169.47 feet to a point of compound curvature, said curve having a radius of 530.00 feet and a chord which bears **North 37°32' 18" West, 168.75 feet**, (witness a 5/8" iron pin found 1.00 feet north and 0.16 feet west, I.D. Slay);
- Course XI Thence along an arc of a curve deflecting to the right an arc distance of 178.41 feet to a point of tangency, said curve having a radius of 280.00 feet and a chord which bears **North 10°07' 27" West, 175.41 feet**, (witness a 5/8" iron pin found 0.30 feet north and 0.23 feet east, I.D. Slay);
- Course XII Thence **North 08°07' 47" East, 46.65 feet** to a 5/8" iron pin set at the southerly terminus of Hawksmoor Way (60 feet wide) as dedicated in said Hawksmoor Subdivision;
- Course XIII Thence **South 81°52' 13" East, 60.00 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to K. Murray by deed recorded in Volume 1041, Page 861 of Geauga County Records;

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Legal Description
110.0000 Acres
Revised Parcel 1

Thence along said Murray's parcel by the following 10 courses;

- Course XIV Thence **South 08°07' 47" West, 46.65 feet** to a 5/8" iron pin set at a point of curvature;
- Course XV Thence along an arc of a curve deflecting to the left an arc distance of 140.18 feet to a 5/8" iron pin set at a point of compound curvature, said curve having a radius of 220.00 feet and a chord which bears **South 10° 07' 27" East, 137.82 feet**;
- Course XVI Thence along an arc of a curve deflecting to the left an arc distance of 150.28 feet to a 5/8" iron pin set at a point of reverse curvature, said curve having a radius of 470.00 feet and a chord which bears **South 37°32' 18" East, 149.64 feet**;
- Course XVII Thence along an arc of a curve deflecting to the right an arc distance of 310.32 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 280.00 feet and a chord which bears **South 14°56' 55" East, 294.68 feet**;
- Course XVIII Thence **South 16°48' 05" West, 30.00 feet** to a 5/8" iron pin set at a point of curvature;
- Course XIX Thence along an arc of a curve deflecting to the left an arc distance of 132.22 feet to a 5/8" iron pin set at a point of reverse curvature, said curve having a radius of 220.00 feet and a chord which bears **South 00°24' 58" East, 130.24 feet**;
- Course XX Thence along an arc of a curve deflecting to the right an arc distance of 188.33 feet to a 5/8" iron pin set, said curve having a radius of 280.00 feet and a chord which bears **South 01°38' 07" West, 184.80 feet**;
- Course XXI Thence **South 69°05' 46" East, 230.00 feet** to a point, (witness a 5/8" iron pin found 0.09 feet north and 1.66 feet west);
- Course XXII Thence **South 17°44' 55" West, 357.14 feet** to a point at said Murray's southwest corner, (witness a 5/8" iron pin found 2.09 feet north and 0.18 feet west);

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Legal Description
110.0000 Acres
Revised Parcel 1

Course XXIII Thence **South 87° 07' 13" East**, along said Murray's south line, **628.27 feet** to a point at said Murray's southeast corner, (witness a 5/8" iron pin found 2.01 feet north and 0.31 feet east);

Course XXIV Thence **North 02° 52' 47" East**, along said Murray's east line and the east line of Block 'C' in said Hawksmoor Subdivision, **1007.42 feet** to a 5/8" iron pin set;

Course XXV Thence **North 40° 32' 46" East**, **488.38 feet** to the Principal Place of Beginning and containing 110.0000 Acres of land as surveyed and described in November, 1998 by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are based on the Hawksmoor Subdivision Plat.

Prior Deed References
Volume 682, Page 219
Volume 693, Pages 1439-1441

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

R.S. 12799
OFFICE OF THE *as noted*
GEAUGA COUNTY ENGINEER

BAI 00040
JAN 20 1999
RECEIVED & INDEXED
203300000

Legal Description
15.3837 Acres
Revised Parcel 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 1, 2, 27 and 28, Tract No. 2 and is further bounded and described as follows;

Beginning at a concrete witness monument in the west line of Bainbridge Township at its intersection with the centerline of Bainbridge Road (60 feet wide);

Thence **South 77°17' 46" East**, along the centerline of said Bainbridge Road, **608.61 feet** to a 1" iron pin found in a monument box at an angle point therein;

Thence **South 77°52' 13" East**, continuing along said centerline **1480.23 feet** to the west line of land conveyed to F. & R. J. Salmen by deed recorded in Volume 908, Page 337 of Geauga County Records, said west line being the agreed boundary line with Russell S. and Susan R. Davis by agreement recorded in Volume 693, Pages 1439-1441 of Geauga County Records;

Thence **South 00°20' 59" East**, (passing through a 5/8" iron pin found at 30.58 feet, I.D. Gerson), **30.73 feet** to a point in the south right-of-way line of said Bainbridge Road and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 00° 20' 59" East**, along the west line of said Salmen, **315.83 feet** to a 5/8" iron pin set;

Course II Thence **South 40° 32' 46" West**, **488.38 feet** to a 5/8" iron pin set at the northeast corner of Block 'C' in Hawksmoor Subdivision Phase I as recorded in Volume 21, Pages 71 and 72 of Geauga County Map Records;

Thence along said Block 'C' by the following 4 courses;

Course III Thence **North 87°07' 13" West**, **305.05 feet** to a 5/8" iron pin set;

Course IV Thence **North 27°22' 13" West**, **170.00 feet** to a 5/8" iron pin set;

Course V Thence **North 48°22' 13" West**, **560.00 feet** to a 5/8" iron pin set;

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Legal Description
15.3837 Acres
Revised Parcel 2

- Course VI Thence **North 12° 07' 47" East, 370.00 feet** to a 5/8" iron pin set in the widened Bainbridge Road southerly Right-of-Way line as recorded in Volume 879, Page 1273 of Geauga County Records;
- Course VII Thence **South 77° 52' 13" East**, along said widened southerly Right-of-Way line, **90.81 feet** to a 5/8" iron pin set;
- Course VIII Thence **North 12° 07' 47" East, 10.00 feet** to a 5/8" iron pin set in the Original Bainbridge Road southerly right-of-way line;
- Course IX Thence **South 77° 52' 13" East**, along said Original Bainbridge Road southerly Right-of-Way line, **969.96 feet** to the Principal Place of Beginning and containing 15.3837 Acres of land as surveyed and described in November, 1998 by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are based on the Hawksmoor Subdivision Plat.

Prior Deed Reference
Volume 682, Page 219
Volume 693, Pages 1439-1441

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

R.S. 1/27/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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