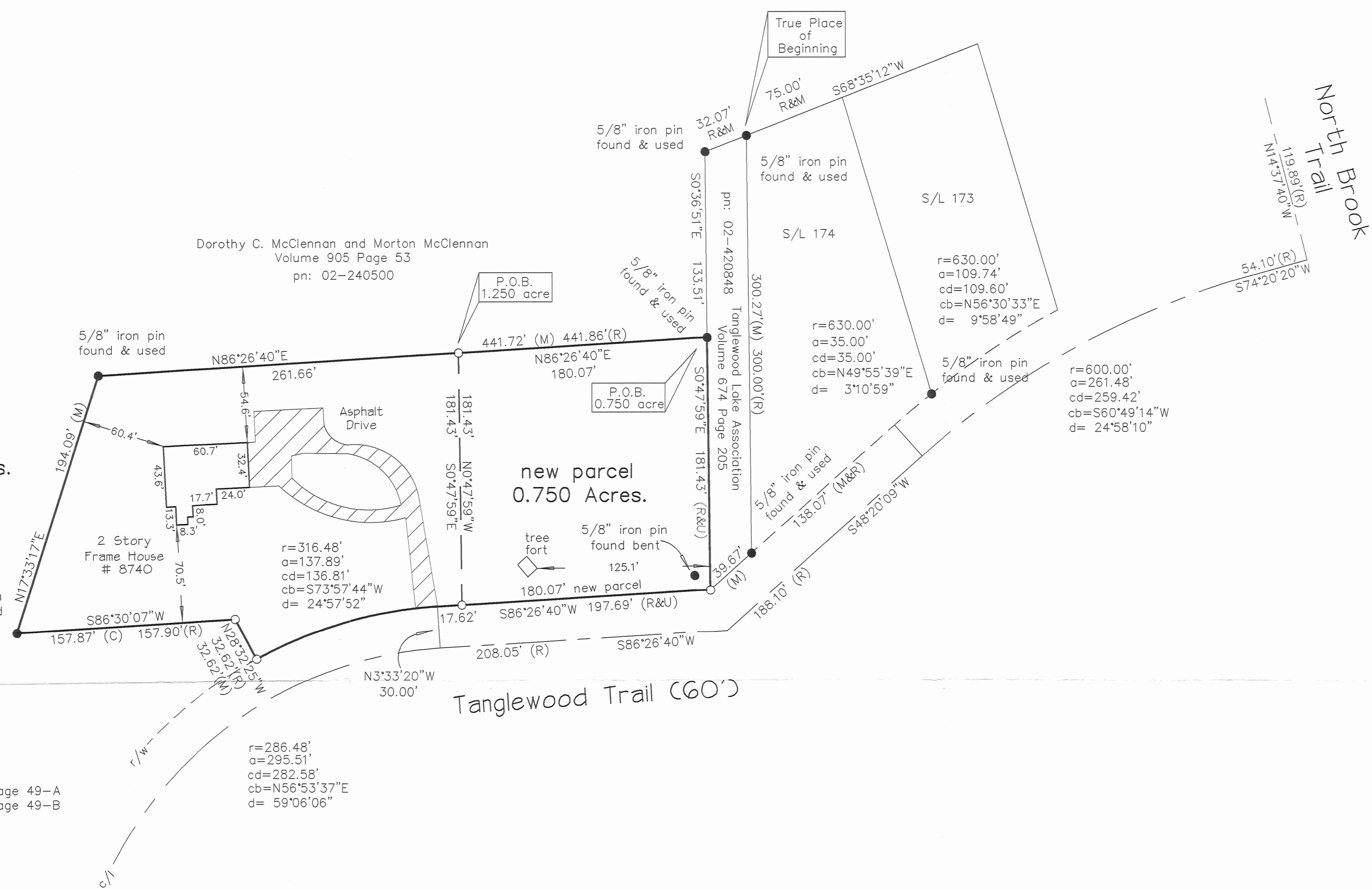


1.250 Acres. remainder

Dorothy C. McClennan and Morton McClennan
Volume 905 Page 53
pn: 02-240500

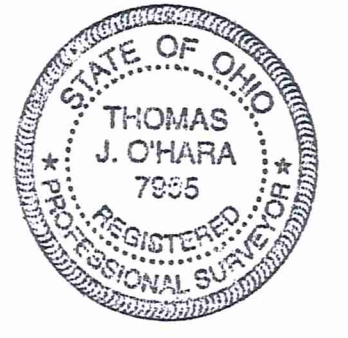
new parcel
0.750 Acres.



References:
Plat Volume 9 Page 49-A
Plat Volume 9 Page 49-B

r=286.48'
a=295.51'
cd=282.58'
cb=N56°53'37"E
d= 59°06'06"

Split Survey
of land now or formerly owned by
Ronald F. Dee and Renee M. Dee
Volume 1672 Page 681
Pn: 02-240820
being part of Original Bainbridge Township Lot No. 21, Tract 1
Township of Bainbridge
County of Geauga
State of Ohio



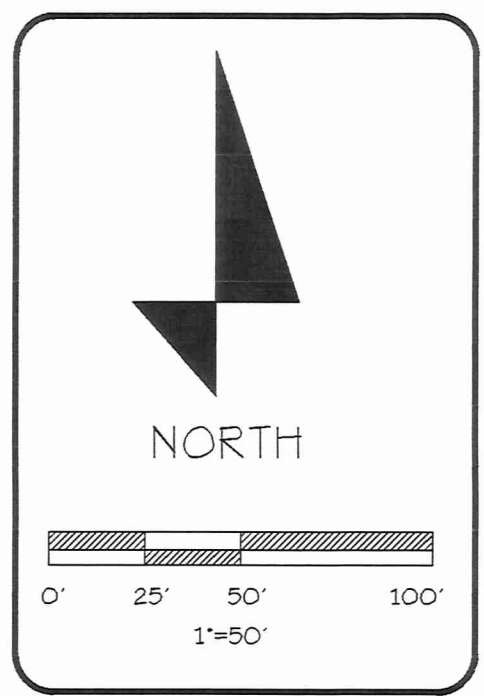
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 315.251
PAK 1/13/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Thomas J. O'Hara P.S. S-7995
Registered Professional Surveyor
within the State of Ohio
1/13/05

Bearings are referenced to an assumed meridian,
the basis of bearings for this Survey is
N86°26'40"E along the centerline of Tanglewood Trail
as recorded in Plat Volume 9 Page 49-A in Geauga County

LEGEND

(R)	Record / Deed Distance	- - -	Break Line
(M)	Measured Distance	P.O.B.	Place of Beginning
(C)	Calculated Distance	Occupation Line	Occupation Line
-u-u-	Utility Line	●	Survey Monument Found
-x-x-	Fence Line	○	5/8" Dia. x 38" Steel Rebar Set
R/W	Right of Way	⊙	Drill Hole Found
C/L	Centerline	⊙	Drill Hole Set
▨	Concrete	⊞	Stone Monument Found
▧	Asphalt		
▩	Brick		
▪	Gravel		
		Vol.	Volume
		Pa.	Page
		O.R.	Official Record



All iron pins noted as being set are
5/8" Dia. x 30" Long Steel Rebar
bearing plastic cap "OHARA 7995"
This Survey is a Boundary Survey
prepared in accordance with Chapter
4733-37 of the Administrative Code.

Project No: O426
Date of Survey: 12-06-04
Revised:

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon, Ohio 44024
Voice: 440-286-8417 Fax: 440-286-8873 E-Mail: oharasurvey@aol.com
Page 1 of 1

BA100041

Dee
picked up 1/14/05

~~updated~~
Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon Ohio 44024

Voice: 440-286-8417
Fax: 440-286-8873
oharasurveys@adelphia.net

**Property Split
Ronald F. Dee and Renee M. Dee
0.750 Acre New Parcel**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Original Bainbridge Township Lot Number 21, Tract 1 in said Township. Beginning at the northwest corner of Sublot No. 174, as shown on Plat Volume 9 Page 49-A and 49-B in Geauga County Record of Plats, said point witnessed by a 5/8" iron pin found, South 68°35'12" West along the northerly line of land now or formerly owned by Tanglewood Lake Associates, ppn:02-420848, as recorded in Deed Volume 674 Page 205 in Geauga County Record of Deeds (GCRD), the southerly line of land now or formerly owned by Dorothy C. McClennan and Morton McClennan, ppn:02-240500, as recorded in Deed Volume 905 Page 53 in (GCRD), a distance of 32.07 feet to the northwest corner of land now or formerly owned by Tanglewood Lake Associates, aforementioned, thence South 00°36'51" East along the westerly line of land now or formerly owned by Tanglewood Lake Associates, an easterly line of land now or formerly owned by McClennan, aforementioned, a distance of 133.51 feet to a point, said point witnessed by a 5/8" iron pin found, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°47'59" East** along a westerly line of land now or formerly owned by Tanglewood Lake Associates, aforementioned, a distance of **181.43** feet to a point, said point being on the northerly right of way of Tanglewood Trail, said point witnesses by an iron pin set.

Thence **South 86°26'40" West** along the northerly line of Tanglewood Trail, a distance of **180.07** feet to a point, said point witnessed by an iron pin set.

Thence **North 00°47'59" West** along a new property line created a distance of **181.43** feet to a point, said point being on a southerly line of land now or formerly owned by Dorothy C. McClennan and Morton McClennan, aforementioned, said point witnessed by an iron pin set.

Thence **North 86°26'40" East** along a southerly line of land now or formerly owned by McClennan, aforementioned, a distance of **180.07** feet to a point, Said point being the Place of Beginning, and containing **0.750 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0426) dated December 06, 2004, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

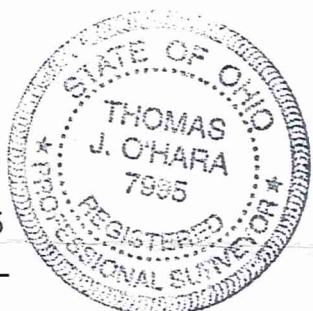
Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 86°26'40" East, along the centerline of Tanglewood Trail.

The intent of this description is to describe a new parcel of land created from land now or formerly owned by Ronald F. and Renee M. Dee as recorded in Deed Volume 1672 Page 681 in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara
Ohio Registered Surveyor No. 7995
Dated: 1/10/05



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

PAK 1/13/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER

THOMAS J. O'HARA

BA100041

Dee
picked up 1/13/05

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

Voice: 440-286-8417
Fax: 440-286-8873
oharasurveys@adelphia.net

Property Split
Ronald F. Dee and Renee M. Dee
1.250 Acre Remainder Parcel

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Original Bainbridge Township Lot Number 21, Tract 1 in said Township. Beginning at the northwest corner of Sublot No. 174, as shown on Plat Volume 9 Page 49-A and 49-B in Geauga County Record of Plats, said point witnessed by a 5/8" iron pin found, South 68°35'12" West along the northerly line of land now or formerly owned by Tanglewood Lake Associates, ppn:02-420848, as recorded in Deed Volume 674 Page 205 in Geauga County Record of Deeds (GCRD), the southerly line of land now or formerly owned by Dorothy C. McClennan and Morton McClennan, ppn:02-240500, as recorded in Deed Volume 905 Page 53 in (GCRD), a distance of 32.07 feet to the northwest corner of land now or formerly owned by Tanglewood Lake Associates, aforementioned, thence South 00°36'51" East along the westerly line of land now or formerly owned by Tanglewood Lake Associates, an easterly line of land now or formerly owned by McClennan, aforementioned, a distance of 133.51 feet to a point, said point witnessed by a 5/8" iron pin found, Thence South 86°26'40" West along a southerly line of land now or formerly owned by McClennan, aforementioned, a distance of 180.07 feet to a point, said point being a new property corner, said point witnessed by an iron pin set. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°47'59" East** along a new property line created a distance of **181.43** feet to a point in the northerly line of Tanglewood Trail, said point witnessed by an iron pin set.

Thence **South 86°26'40" West** along the northerly line of Tanglewood Trail, a distance of **17.62** feet to a point

Thence along the northerly right of way of Tanglewood Trail, along the arc of a curve deflecting to the left, having a radius of 316.48 feet an arc length of 137.89 feet, a delta of 24°57'52", a chord bearing South 73°57'44" West a distance of 136.81 feet to a point, said point witnessed by an iron pin set.

Thence leaving said right of way, following an easterly line of land now or formerly owned by Dorothy C. McClennan and Morton McClennan, ppn:02-240500, as recorded in Deed Volume 905 Page 53 in Geauga County Record of Deeds (GCRD), **North 28°32'25" West** a distance of **32.62** feet to a point, said point witnessed by an iron pin set.

Thence **South 86°30'07" West** along a northerly line of land now or formerly owned by McClennan, aforementioned, a distance of **157.87** feet to a point, said point being an interior corner of land now or formerly owned by McClennan, said point witnessed by a 5/8" iron pin found.


Thence **North 17°33'17" East** along an easterly line of land now or formerly owned by McClennan, aforementioned, a distance of **194.09** feet to a point, said point being an interior corner of land now or formerly owned by McClennan, said point witnesses by a 5/8" iron pin found.

Thence **North 86°26'40" East** along a southerly line of land now or formerly owned by McClennan, aforementioned, a distance of **261.66** feet to a point, said point being a new property corner, said point witnessed by an iron pin set. Said point being the Place of Beginning, and containing **1.250 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0426) dated December 06, 2004, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 86°26'40" East, along the centerline of Tanglewood Trail.

The intent of this description is to describe the remainder parcel of land from land now or formerly owned by Ronald F. and Renee M. Dee as recorded in Deed Volume 1672 Page 681 in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara
Ohio Registered Surveyor No. 7995
Dated: 1/13/05



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 1/13/05

OFFICE OF THE COM
GEAUGA COUNTY ENGINEER