

LOT SPLIT FOR:

P.B. & J.A. FLANAGAN

BA100046
BA100046

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 1, TRACT ONE, COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 0.597 ACRES OF LAND.

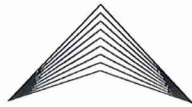
DEED OF REFERENCE: J.S. & T.C. Moor V. 1518, P. 583

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

R.S. *2/13/03*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

N



DECEMBER 2002



SCALE IN FEET (1"=200')

○ I. PIN SET DENOTES 5/8" IRON PIN SET WITH CAP
MONUMENTS FOUND HAVE NO CAPS UNLESS NOTED
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



PREPARED BY:

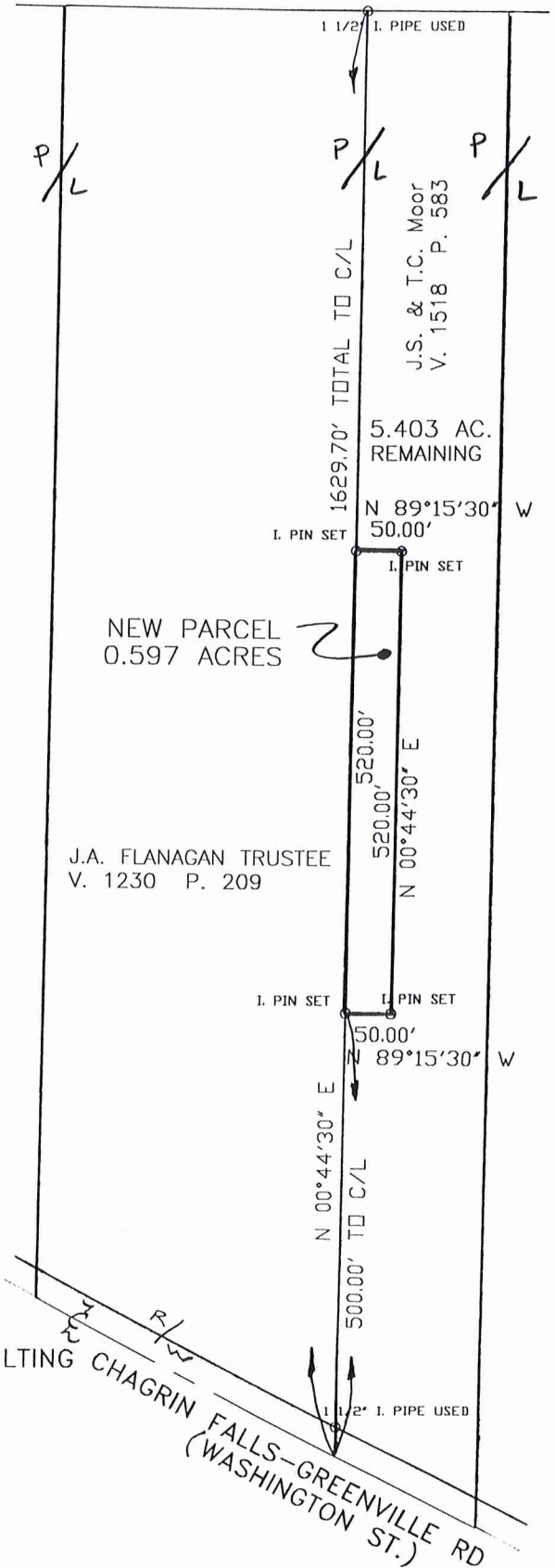
BRAUN CONSULTANTS

SURVEYING—LAND PLANNING—ENGINEERING—WETLANDS—CONSULTING

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

I DO HEREBY CERTIFY THAT I 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 1-19-2003
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



BA100046

Flanagan
picked up 2-14-03
Vol 1580 PG 1066
02-420770

LEGAL DESCRIPTION OF 0.597 ACRE PARCEL ON NORTH SIDE OF WASHINGTON STREET FOR P.B. & J.A. FLANAGAN

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 1, Tract One and further bounded and described as follows:

Beginning in the east line of land described in deed to J.A. Flanagan Trustee, recorded in Volume 1230, Page 209 of Geauga County Records, distant North 0° 44' 30" East 500.00 feet from its intersection with the centerline of Chagrin Falls-Greenville Rd. (Washington St.) and a capped 5/8" iron pin set;

Thence North 0° 44' 30" East, along said east line of J.A. Flanagan Trustee land, 520.00 feet to a capped 5/8" iron pin set;

Thence South 89° 15' 30" East 50.00 feet to a capped 5/8" iron pin set;

Thence South 0° 44' 30" West 520.00 feet to a capped 5/8 iron pin set;

Thence North 89° 15' 30" West 50.00 feet to the place of beginning and containing 0.597 acres of land according to the survey of December 2002 by Kevin S. Braun Professional Surveyor No. 7082.

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

Deed of Reference: J.S. & T.C. Moor V. 1518 P. 583

Kevin S. Braun



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R.S. 2/13/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

good closure

RECEIVED
FEB 13 2003
GEAUGA COUNTY
ENGINEER