

J&R DEVELOPMENT, INC.
VOL. 1179, PG. 125

O.L. 28

O.L. 27

J&R DEVELOPMENT, INC.
VOL. 1179, PG. 125

1 1/4" IRON PIPE
FND. & USED

S 85°26'50" E
313.98' OBS.
314.40' DEED

1" IRON PIPE
FND. & USED

S 85°38'56" E

1" IRON PIPE
FND. & USED

588.12' OBS.
588.70' DEED
1.22'
182.96' OBS.

5/8" IRON PIN
FND. & USED

O.L. 29

O.L. 26

J&R DEVELOPMENT, INC.
VOL. 1179, PG. 125

422 COMPANY, LTD.
VOL. 1116, PG. 840

THE TREES CONDOMINIUM
VOL. 13, PG. 77 G.C.M.R.

N 04°50'21" E
1202.50' ACT. 1203.25' DEED

AREA
TO CENTERLINE
27.812 ACRES

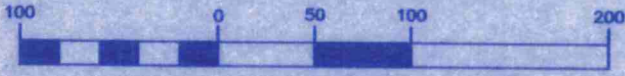
CLARE BRIDGE OF BAINBRIDGE L.P.
VOL. 1257, PG. 862

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

R.S. S 126/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

1/2" IRON PIN
FND. & USED

45.56'

N 55°42'24" W
367.58' DEED & USED

S 04°50'21" W
318.61' DEED & USED

239.78' DEED & USED

S 74°53'05" W
424.63' ACT. 425.64' DEED

184.85' ACT.
1/2" IRON PIN
SET (McSteen)

422 COMPANY, LTD.
VOL. 1294, PG. 810

GUS BUDIN
VOL. 914, PG. 1173

S 04°50'21" W
527.16' DEED

527.72' ACT.

1/2" IRON PIN
SET (McSteen)

N 04°50'03" E
688.95' OBS. 690.00' DEED

3/4" IRON PIN
FND. & USED

1718.52' ACT. 1717.88' DEED
S 04°50'15" W

5/8" IRON PIN
FND. & USED
7.48'
S 84°23'27" E
167.08' OBS.
159.60' DEED

5/8" IRON PIN
FND. & USED

WASHINGTON STREET

626.42' 258.84' ACT. 258.97' DEED

199.61' ACT.

3/4" IRON PIN
FND. & USED

600.16' OBS. 600.00' DEED

JEROME A. VOKAS
LEONA A. VOKAS
VOL. 1082, PG. 525

690.53' OBS. 690.74' DEED

S 05°12'50" W

WREN ROAD 60'
DEDICATION VOL. 9, PG. 28 G.C.M.R.

O.L. 29

O.L. 26

O.L. 30

O.L. 25

MAP OF SURVEY

for
422 COMPANY

TOWNSHIP OF BAINBRIDGE
COUNTY OF GEAUGA - STATE OF OHIO
KNOWN AS BEING PART OF BAINBRIDGE TOWNSHIP LOT
NOS. 25 AND 26, TRACT NO. 1.

prepared by

McSTEEN & ASSOCIATES, INC.

26451 CURTISS WRIGHT PARKWAY
RICHMOND HEIGHTS, OH 44143
PHONE 1-216-797-9800



5-10-2000

TIMOTHY J. FELLER (REGISTERED PROFESSIONAL SURVEYOR No. 7104)

JOB No. 00-134

Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen". The basis of bearings for this survey is the easterly line of the deed to the 422 Company recorded in Volume 1116, Page 840 (S 4°50'15" W).

RIGHT OF WAY
MARKER USED

BA100048

422 Company
picked up 5-26-2000
02-094700**McSteen & Associates, Inc.**LOTS
SUBDIVISIONS
TOPOGRAPHY
CONSTRUCTIONSURVEYORS AND ENGINEERS
Terrence W. Feller, P.E.
Timothy J. Feller, P.S.26451 CURTISS WRIGHT PARKWAY
RICHMOND HEIGHTS, OHIO 44143
PHONE 216-797-9800
FAX 216-797-0800422 Company, Ltd
Washington Street
Bainbridge, Ohio
May 17, 2000

Situated in the Township of Bainbridge, Geauga, and State of Ohio, and known as being all of the property as described in the deeds to 422 Company, Ltd, recorded in Volume 1116, Page 840 and Volume 1294, Page 810 of Geauga County Deed Records of part of Lot No. 25 and 26, Tract No. 1 in said Bainbridge Township, and being more fully bounded and described as follows:

Beginning at a 1" iron pipe found at the intersection of the Westerly line of Wren Road, 60 feet wide, as dedicated in Volume 9, Page 28 of Geauga County Map Records with the Northeasterly line of Washington Street, 60 feet wide, thence South $05^{\circ}12'50''$ West along the prolongation of said Wren Road also being the Easterly line of land conveyed to Jerome A. and Leona A. Vokas by deed recorded in Volume 1082, Page 525 of Geauga County Deed Records, a distance of 34.33 to a point in the centerline of said Washington Street also being the most Southerly corner of said land conveyed to Vokas; thence North $55^{\circ}42'24''$ West along the center line of said Washington Street, a distance of 186.66 feet to the Southwesterly corner of said land conveyed to Vokas and the Principal Place of Beginning of the parcel of land herein described;

Course No. 1 : thence North $55^{\circ}42'24''$ West continuing along the center line of said Washington Street, a distance of 210.00 feet to the most Southerly corner of land conveyed to Gus Budin by deed recorded in Volume 914, Page 1173 of Geauga County Deed Records;

Course No. 2 : thence North $04^{\circ}50'03''$ East along the Easterly line of said land conveyed to Budin, a distance of 688.95 feet to a $\frac{3}{4}$ " iron pin found at the most Northerly corner of said Budin;

Course No. 3 : thence South $74^{\circ}53'05''$ West along the Northwesterly line of said Budin, a distance of 184.85 feet to a $\frac{1}{2}$ " capped iron pin set (McSteen) at the Northwesterly corner of said Budin;

Course No. 4 : thence South $04^{\circ}50'21''$ West along the Westerly line of said Budin, a distance of 527.72 feet to the centerline of said Washington Street also being the Southwesterly corner of said Budin and reference by $\frac{1}{2}$ " capped iron pin set in the Northeasterly line of said Washington Street;

Course No. 5 : thence North $55^{\circ}42'24''$ West along the center line of said Washington Street, a distance of 626.42 feet to a point in the Easterly line of Original Lot No. 29;

Course No. 6 : thence North $04^{\circ}50'21''$ East along the Easterly line of said Original Lot No. 29 and passing through a $\frac{1}{2}$ " iron pin found at 45.56 feet, a total distance of 1202.50 feet to a $1\frac{1}{4}$ " iron pipe found at the Northeast corner of said Original Lot No. 29;

Course No. 7 : thence South $85^{\circ}26'50''$ East along the Southerly line of Original Lot No. 27, a distance of 313.98 feet to a 1" iron pipe found;

BA100048

Course No. 8 : thence South $85^{\circ}38'56''$ East continuing along the Southerly line of said Original Lot No. 27, a distance of 588.12 feet to a $5/8''$ iron pin found at the Northwest corner of The Trees Condominium as shown by plat recorded in Volume 13, Page 77 of Geauga County Map Records;

Course No. 9 : thence South $04^{\circ}50'15''$ West along the Westerly line of said The Trees Condominium and the Westerly line of said land conveyed to Vokas passing through a 1" iron pipe found 34.61 feet from the center line of Washington Street, a total distance of 1718.52 feet to the place of beginning and containing 27.812 acres of land according to a survey prepared by Timothy J. Feller R.L.S. No. 7104 of McSteen & Associates, Inc. in April of 2000, be the same more or less but subject to all legal highways and easements. The basis of bearings for this description is the Easterly line of the deed to the 422 Company, Ltd. Recorded in Volume 1116, Page 840 of Geauga County Deed Records (South $4^{\circ}50'15''$ West). The intent of this description is to consolidate the two parcels of land owned by the 422 Company, Ltd. Recorded in Volume 1116, Page 840 and Volume 1294, Page 810 of Geauga County Deed Records.

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

R.S.

5/26/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised