

**LOT SPLIT
FOR
CHARLES HOWARD & CAROL HOWARD**
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA
AND STATE OF OHIO AND BEING PART OF TOWNSHIP
LOT NO. 45, TRACT 1, AND BEING THE LAND NOW OR FORMERLY CONVEYED TO
CHARLES HOWARD & CAROL HOWARD
AS SHOWN ON DEED VOL. 0723 PAGE 0542 OF THE GEAUGA COUNTY DEED RECORDS.

NOVEMBER 20, 2001

RECEIVED
SEP 28 2001
COUNTY ENGINEER

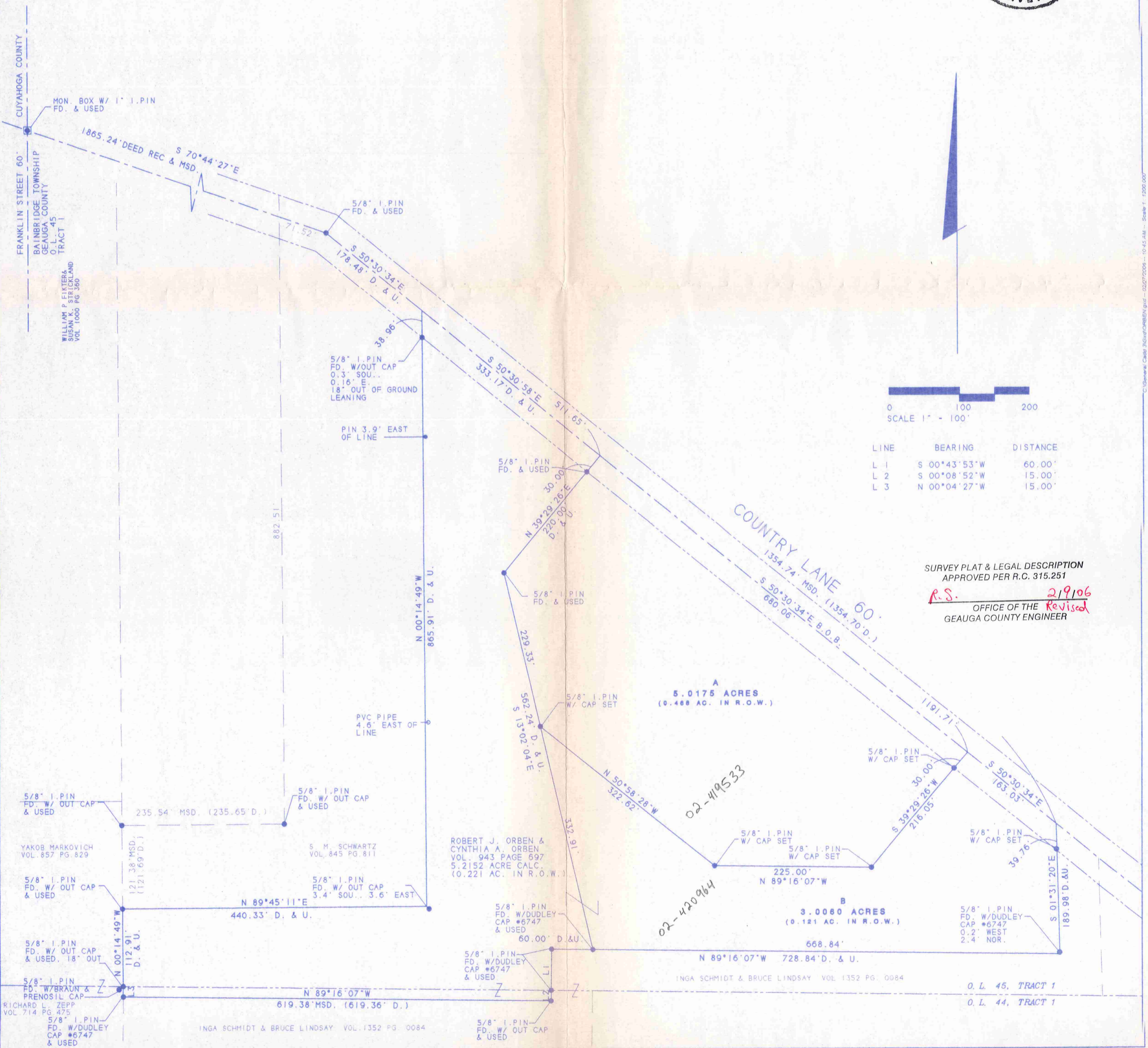
SURVEYOR'S CERTIFICATE:
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND HAVE PREPARED THE ATTACHED PLAT. THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS AS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.
THE BASIS OF BEARINGS FOR THE ATTACHED LOT SPLIT IS:
N 50°30'34"W FROM THE 5/8" I.PIN ALONG THE CENTERLINE LINE OF COUNTRY LANE

Anthony M. Picone Rev. 2/9/04
SEPTEMBER 12, 2001

ANTHONY M. PICONE R.S. NO. 6865
REGISTERED SURVEYOR DATE
WESTERN RESERVE CONSULTANTS
33445 BAINBRIDGE ROAD
SOLON, OHIO 44139



- 5/8" I.PIN SET - STEEL RE-BAR SET W/CAP #6865
- I.PIN FD. - IRON OR STEEL PIN OR ROD FOUND WITH CAP AS NOTED
- I.PIPE FD. - IRON OR STEEL PIPE FOUND
- D. - DEED - DEED RECORD DIMENSION
- C. - CALC. - CALCULATED DIMENSION
- U. - USED - DIMENSION USED
- REC. - RECORDED DIMENSION
- MSD. - MEASURED DIMENSION
- W/OUT CAP - WITH OUT CAP
- NOR. - NORTH
- SOU. - SOUTH
- PLAT - RECORDED PLAT MAP
- C.S.R. - COUNTY SURVEY RECORD
- B.O.B. - BASIS OF BEARINGS
- P.O.B. - POINT OF BEGINNING
- R.O.W. - RIGHT OF WAY



LINE	BEARING	DISTANCE
L 1	S 00°43'53"W	60.00'
L 2	S 00°08'52"W	15.00'
L 3	N 00°04'27"W	15.00'

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 2/9/06
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

Description of "A"
Country Lane
Bainbridge Township, Geauga County, Ohio
November 20, 2001

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and being part of Original Township Lot No. 45, Tract 1 and being part of the lands now conveyed to Charles Howard and Carol Howard as shown on deed volume 723 page 542 of the Geauga County Deed Records;

Beginning at a monument box with a 1" I. Pin found at the centerline intersection of Country Lane (60 feet wide) with Franklin Street (60 feet wide) at the northwesterly corner of land conveyed to William P Fikter & Susan K. Strickland as recorded on vol. 1000 page 360 of said County Deed Record and the westerly line of aforesaid Original Lot No. 45 and being the westerly boundary of Geauga County with the easterly boundary of Cuyahoga County, Thence along the said centerline of Country Lane S 70°44'27" E, 1865.24 feet to a 5/8" I. Pin found at an angle thereof, Thence continuing along the said centerline of Country Lane S 50°30'34" E, 511.65 feet to a point and being the principal place of beginning;

1. Thence continuing along the said centerline of Country Lane S 50°30'34" E, 680.06 feet to a point;
2. Thence S 39°29'26" W, and passing over a 5/8" I. Pin w/ cap set 30.00 feet therefrom a total distance of 216.05 feet to a 5/8" I. Pin w/ cap set;
3. Thence N 89°16'07" W, 225.00 feet to a 5/8" I. Pin w/ cap set;
4. Thence N 50°58'28" W, 322.62 feet to a 5/8" I. Pin w/ cap set on the westerly line of said Howard land and easterly line of land conveyed to Robert J. Orben & Cynthia Orben as recorded on vol. 943 page 697 of said County Deed Record;
5. Thence along the westerly line of said Howard land and easterly Orben line N 13°02'04" W, 229.33 feet to a 5/8" I. Pin found w/out cap;
6. Thence continuing along the westerly line of said Howard land and easterly Orben line N 39°29'26" E, and passing over a 5/8" I. Pin found w/out cap 190.00 feet therefrom a total distance of 220.00 feet to the principal place of beginning and containing 5.0175 Acres of land (0.468 acres within the right of way of Country Lane) and subject to all legal highways and easements of record.

Basis of bearing is N 50°30'34" W, from the 5/8" I. Pin at the angle point along the centerline of Country Lane

Surveyed September 2001
Anthony M. Picone, R.S. 6865
Western Reserve Consultants
33445 Bainbridge Road
Solon, Ohio 44139



M. Picone 4/9/06

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

R.S. 2/9/06
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

Description of "B"
Country Lane
Bainbridge Township, Geauga County, Ohio
November 20, 2001

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and being part of Original Township Lot No. 45, Tract 1 and being part of the lands now conveyed to Charles Howard and Carol Howard as shown on deed volume 723 page 542 of the Geauga County Deed Records;

Beginning at a monument box with a 1" I. Pin found at the centerline intersection of Country Lane (60 feet wide) with Franklin Street (60 feet wide) at the northwesterly corner of land conveyed to William P Fikter & Susan K. Strickland as recorded on vol. 1000 page 360 of said County Deed Record and the westerly line of aforesaid Original Lot No. 45 and being the westerly boundary of Geauga County with the easterly boundary of Cuyahoga County, Thence along the said centerline of Country Lane S 70°44'27" E, 1865.24 feet to a 5/8" I. Pin at an angle thereof, Thence continuing along the said centerline of Country Lane S 50°30'34" E, 1191.71 feet to a point and being the principal place of beginning;

1. Thence continuing along the said centerline of Country Lane S 50°30'34" E, 163.03 feet to a point;
2. Thence along the easterly line of said Howard land and along a westerly line of lands now or formerly conveyed to Inga Schmidt & Bruce Lindsay as recorded on vol. 1352 page 84 of said County Deed Record, S 01°31'20"E and passing over a 5/8" I. Pin w/ cap set 39.76 feet therefrom, a total distance of 189.98 feet with a 5/8" I. Pin w/ Dudley cap found 0.20' west & 2.40' north therefrom;
3. Thence continuing along the south line of said Howard land and a northerly line of Schmidt & Lindsay land, N 89°16'07" W, 668.84 feet to a 5/8" I. Pin w/ Dudley cap found at a southeast corner of land conveyed to Robert J. Orben & Cynthia Orben as recorded on vol. 943 page 697 of said County Deed Record;
4. Thence along the westerly line of said Howard land and easterly line of said Orben land, N 13°02'04" W, 332.91 feet to a 5/8" I. Pin w/ cap set;
5. Thence S 50°58'28" E, 322.62 feet to a 5/8" I. Pin w/ cap set;
6. Thence S 89°16'07" E, 225.00 feet to a 5/8" I. Pin w/ cap set;
7. Thence N 39°29'26" E, and passing over a 5/8" I. Pin w/ cap set ~~feet set~~ 186.05 feet therefrom a total distance of 216.05 feet to the principal place of beginning and containing 3.0060 Acres of land (0.121 acres within the right of way of Country Lane) and subject to all legal highways and easements of record.

Basis of bearing is N 50°30'34" W, from the 5/8" I. Pin at the angle point along the centerline of Country Lane

Surveyed September 2001
Anthony M. Picone, R.S. 6865
Western Reserve Consultants
33445 Bainbridge Road,
Solon, Ohio 44139



Anthony M. Picone 4/9/06

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