

# BOUNDARY SURVEY

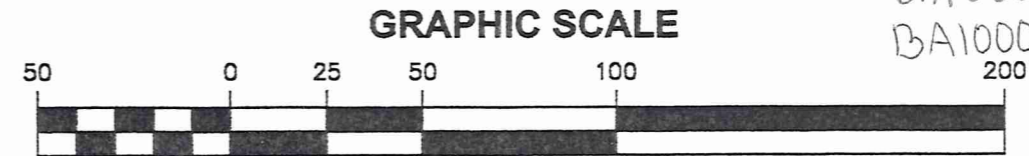
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 10, TRACT NO. 2 IN SAID TOWNSHIP.

DEED REFERENCES: VOLUME 1210, PAGE 644 - PARCEL NOS. 1 & 2.  
EXCEPTION TO STATE OF OHIO VOLUME 0537, PAGE 176

BASIS OF BEARING: THE VALUE OF NORTH 89° 56' 15" EAST ASSIGNED TO THE CENTERLINE OF BAINBRIDGE ROAD IN SUBJECTS DEED RECORDED IN VOLUME 1210, PAGE 644 OF GEauga COUNTY DEDD RECORDS.

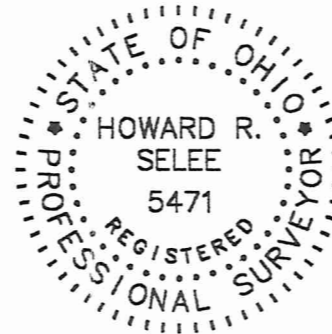


NORTH



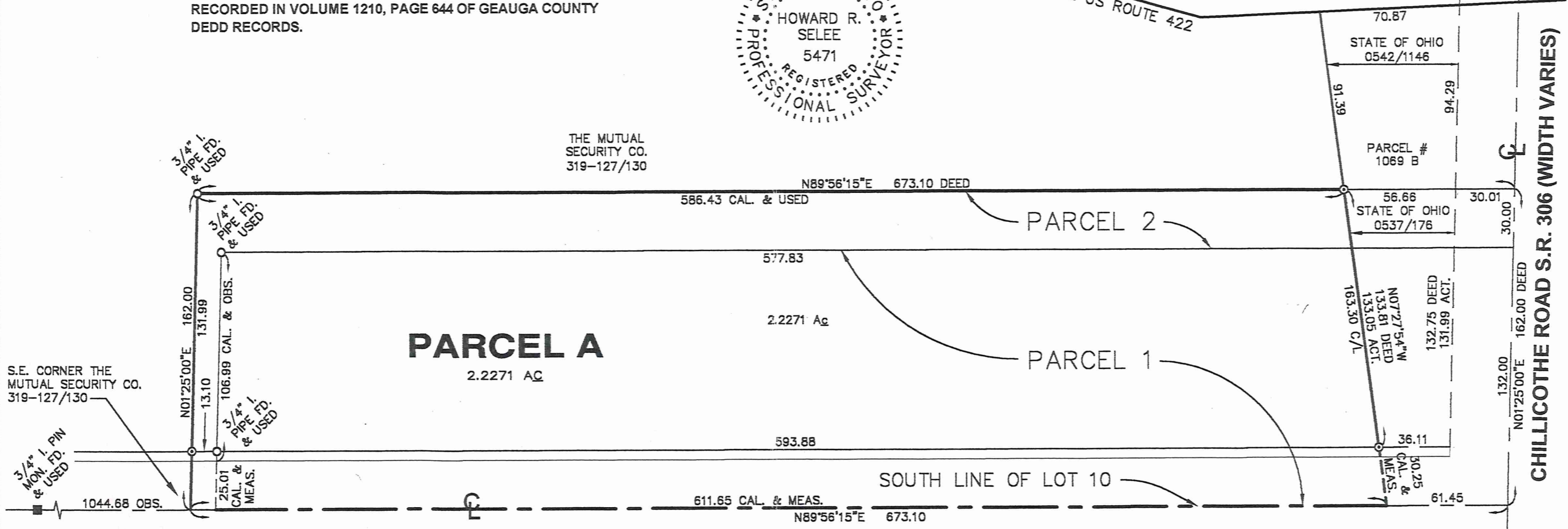
(IN FEET)  
1 INCH = 50 FT.

**FEBRUARY 12, 2002**  
REVISED NAMES AND VOL. &  
PGS.: FEBRUARY 22, 2002



THE MUTUAL SECURITY CO.  
319-127/130

LIMITED ACCESS LINE US ROUTE 422



**PARCEL A**  
2.2271 AC

PARCEL 2

PARCEL 1

**BAINBRIDGE ROAD 60'**

S.E. CORNER THE MUTUAL SECURITY CO.  
319-127/130

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S. 2/26/02*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

## CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee*  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471

LEGEND:	
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET

**HOWARD R. SELEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 308-0280 SCALE: 1" = 50' FILE NO. 00281-1

CHILLICOTHE ROAD S.R. 306 (WIDTH VARIES)

BA100067  
BA100067

BAI 00067

Jaros  
picked up 2-26-02  
02-178600  
1/83/821

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
TELEPHONE (216) 398-0280  
FAX (216) 351-0920

February 12, 2002  
REVISED February 22, 2002  
File 99281

OBSOLETE

## LEGAL DESCRIPTION NORTHWEST CORNER BAINBRIDGE & CHILLICOTHE ROADS

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Lot No. 10, Tract No. 2 in said Township, bounded and described as follows:

Beginning in the centerline of Bainbridge Road, 60.00 feet wide, and the southerly line of Lot No. 10, at a southeast corner of land conveyed to The Mutual Security Co., by deed recorded in Volume 0319, Page 0127 and 0130 of Geauga County Deed Records, said point being distant South 89° 56' 15" West, 673.10 feet from the intersection of said centerline of Bainbridge Road with the centerline of Chillicothe Road, width varies;

Thence North 89° 56' 15" East, along the said centerline of Bainbridge Road, a distance of 611.65 feet;

Thence North 07° 27' 54" West, a distance of 30.25 feet to a 5/8 inch capped iron pin (Selee # 5471) set in the north right of way line of said Bainbridge Road at the southwest corner of land conveyed to the State of Ohio by deed recorded in Volume 0537, Page 0176 of Geauga County Deed Records, a total distance of 163.30 feet to a 5/8 inch capped iron pin (Selee # 5471) set at the northwest corner of land so conveyed to the State of Ohio and in a south line of land so conveyed to The Mutual Security Co., as aforesaid;

Thence South 89° 56' 15" West, along a south line of land so conveyed to The Mutual Security Co., a distance of 586.43 feet to a 3/4 inch iron pipe found at an inner corner thereof;

Thence South 01° 25' 00" West, along an east line of land so conveyed to The Mutual Security Co., passing thru a 5/8 inch capped iron pin (Selee # 5471) set in the north right of way line of said Bainbridge Road, at a distance of 131.99 feet, a total distance of 162.00 feet to the place of beginning and containing 2.2271 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., Professional Land Surveyors, dated February 12, 2002, be the same more or less, but subject to all legal highways. Bearings used herein are based on an assumed meridian and are used only to denote angles.

*DEED REFERENCES: Volume 1210, Page 644 – Parcel Nos. 1 & 2.  
Exception to State of Ohio Volume 0537, Page 176*

**BASIS OF BEARING:**

The value of North 89° 56' 15" East, assigned to centerline of Bainbridge Road in Subjects Deed recorded in Volume 1210, Page 644 of Geauga County Deed Records.

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

R.S. 2/26/02

OFFICE OF THE  
GEAUGA COUNTY ENGINEER