

STATE OF OHIO, COUNTY OF GEauga, TOWNSHIP OF BAINBRIDGE, BEING PART OF ORIGINAL BAINBRIDGE TWP. LOT NOS. 29, TRACT ONE

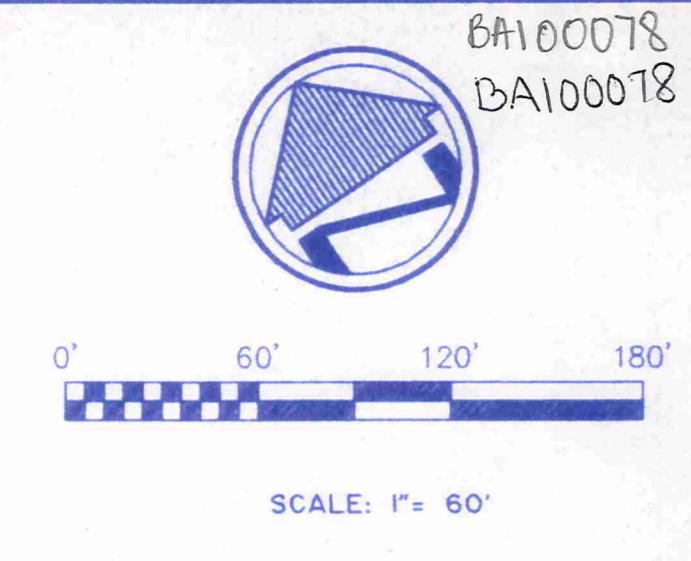
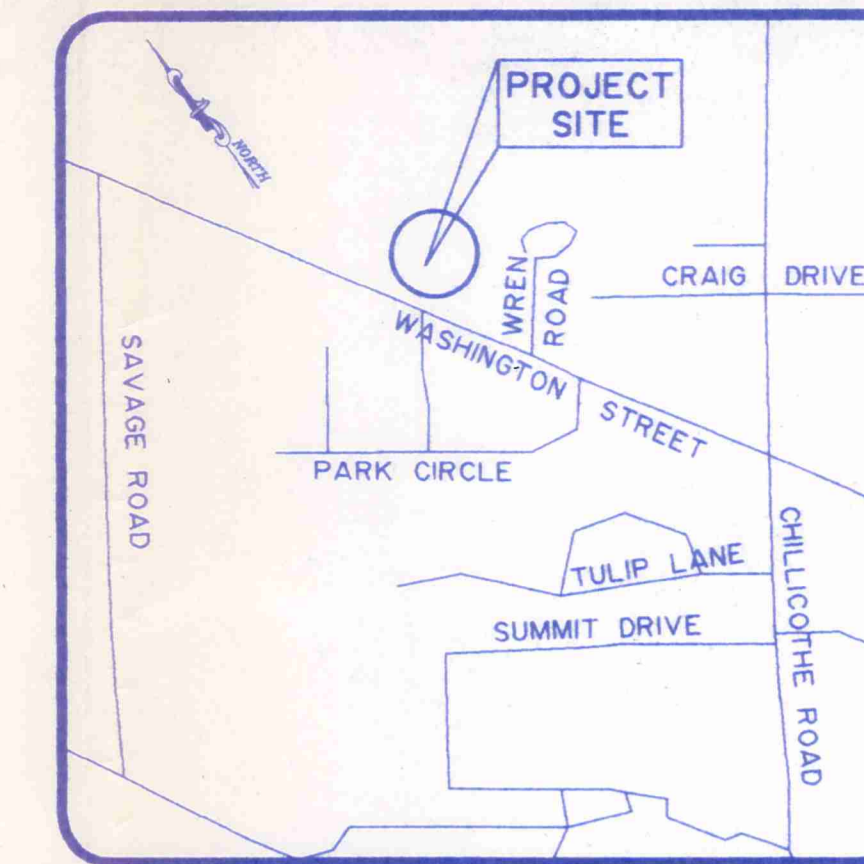
CURVE DATA

A=62.83'
 R=40.00'
 D=90°00'00"
 B=N 09°29'20" W
 C=56.57'
 T=40.00'
 B=150.86'
 R=830.00'
 D=10°24'49"
 B=N 30°18'15.5" E
 C=150.65'
 T=75.64'

NOTE:

CONTOUR LINES & WETLANDS FROM PRELIMINARY SUBDIVISION PLAT OF "THE WOODS AT WEMBLY" BY S.J. LESSMAN P.S. NO. 7078 DATED AUGUST 1996.

BENCH MARK B.M. ↓
 TOP OF SANITARY MANHOLE LOCATED 20' N. OF THE CENTERLINE OF WASHINGTON ST. AND 220' W. OF KETCHEL'S W. PROPERTY LINE
 ELEVATION = 1068.84



BASIS OF BEARINGS

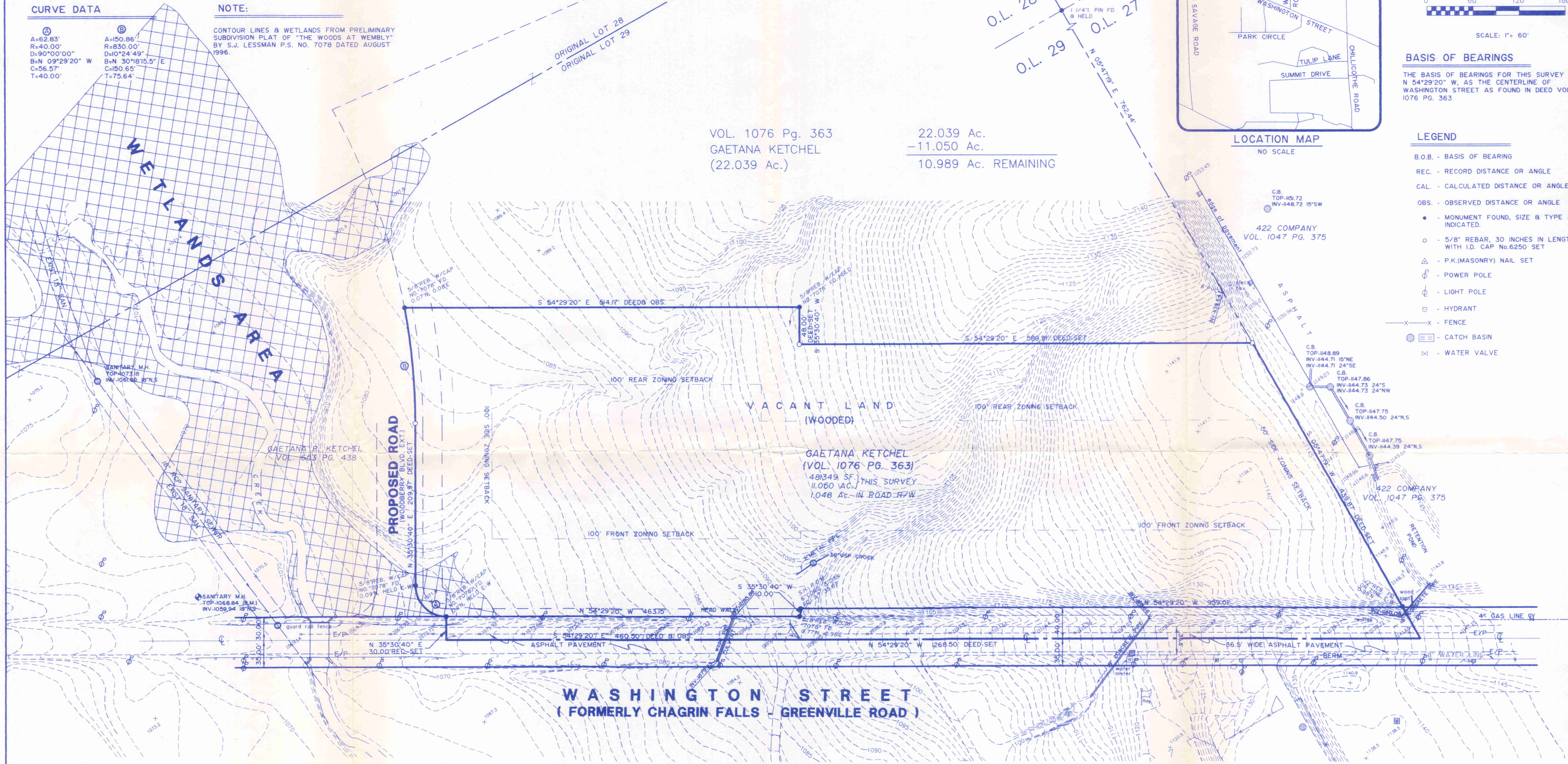
THE BASIS OF BEARINGS FOR THIS SURVEY IS N 54°29'20" W, AS THE CENTERLINE OF WASHINGTON STREET AS FOUND IN DEED VOL. 1076 PG. 363

LEGEND

- B.O.B. - BASIS OF BEARING
- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP No.6250 SET
- △ - P.K.(MASONRY) NAIL SET
- ⊕ - POWER POLE
- ⊙ - LIGHT POLE
- ⊖ - HYDRANT
- X—X— - FENCE
- ⊕ ⊖ - CATCH BASIN
- ⊗ - WATER VALVE

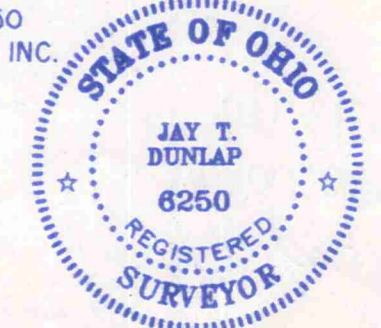
VOL. 1076 Pg. 363
 GAETANA KETCHEL
 (22.039 Ac.)

22.039 Ac.
 -11.050 Ac.
 10.989 Ac. REMAINING



I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS & MONUMENTS SHOWN.

DATE: 5/27/98
 (signed) Jay T. Dunlap
 REGISTRATION No. 6250
 CAMPBELL & ASSOCIATES, INC.



DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 5/27/98 (Revised)
 OFFICE OF THE
 GEAGA COUNTY ENGINEER

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 29, Tract One, further bounded and described as follows:
 Beginning at the intersection of the centerline of Washington Street with the easterly line of said Original Lot No. 29; said point is also being the southwestern corner of a parcel of land conveyed to the 422 Company by deed recorded in Volume 1047, Page 375 of Geauga County Deed Records;
 Course No. 1 Thence N. 54 degrees 29 minutes 20 seconds E., along the centerline of said Washington Street, a distance of 1,268.00 feet to a point;
 Course No. 2 Thence N. 35 degrees 30 minutes 40 seconds E., a distance of 30.00 feet to a point witnessed by a 5/8" rebar found 10.81' north on the northerly line of said Washington Street;
 Course No. 3 Thence along the easterly right-of-way of a proposed extension of Woodberry Boulevard, northwesterly, along the arc of a curve, deflecting to the right, a distance of 62.83 feet; said arc having a radius of 40.00 feet and a chord bearing N. 09 degrees 29 minutes 20 seconds W., a distance of 56.57 feet to a point witnessed by a 5/8" rebar found 10.09' north;
 Course No. 4 Thence N. 35 degrees 30 minutes 40 seconds E., along the easterly right-of-way line of a proposed extension of Woodberry Boulevard, a distance of 209.97 feet to a 5/8" rebar set;
 Course No. 5 Thence along the easterly right-of-way line of a proposed extension of Woodberry Boulevard, being the arc of a curve, deflecting to the left, a distance of 150.86 feet; said arc having a radius of 830.00 feet and a chord bearing N. 30 degrees 18 minutes 15.5 seconds E., a distance of 150.65 feet to a point witnessed by a 5/8" rebar found 10.07' north & 0.08' east;
 Course No. 6 Thence S. 54 degrees 29 minutes 20 seconds E., a distance of 54.17 feet to a 5/8" rebar found;
 Course No. 7 Thence S. 35 degrees 30 minutes 40 seconds W., a distance of 48.00 feet to a 5/8" rebar set;

Course No. 8 Thence S. 54 degrees 29 minutes 20 seconds E., a distance of 569.91 feet to a 5/8" rebar set on the easterly line of Original Lot No. 29;
 Course No. 9 Thence S. 05 degrees 47 minutes 19 seconds W., along the easterly line of said Original Lot No. 29, and passing through a point witnessed by a 1/2" rebar found 10.96' north of 392.65 feet, a total distance of 439.87 feet to the principal point of beginning. Containing 11.050 acres of land, of which 1.048 acres are located within the limits of Washington Street. Be the same more or less but subject to all legal highways and easements of record.
 Above description based upon a survey dated April 1997 by Jay T. Dunlap, Ohio Professional Surveyor No. 6250, of Campbell and Associates, Inc. Bearings are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines. All rebars set are 30" in length with I.D. cap No. 6250.
 The above description is out of a 22.039 acre tract conveyed to Gaetana Ketchel by deed recorded in Vol. 1076 Pg. 363.
 All rebars found have I.D. cap "7078" (Steven J. Lessman P.S. 7078)

NO.	DATE	REVISION	BY
SHEET TITLE			
BOUNDARY & TOPOGRAPHIC SURVEY			FIELD BOOK
PROJECT			SCALE 1" = 60'
GAETANA KETCHEL WASHINGTON ST. BAINBRIDGE, OHIO			DATE 6/16/97
DRAWN BY SR/WF			CHECKED BY
DRAWING NO.			1 OF 1 SHEETS
CAMPBELL & ASSOCIATES, INC. Surveying • Engineering			9606-03 BOUNDARY
1923 Bailey Rd. Suite A Cuyahoga Falls, Ohio 44221 (330)945-4117			

SEE ALTA SURVEY DRAWING
 C&A JOB No. 9606-03

NOTE:
NO LEGAL
WITH THIS
PLAT