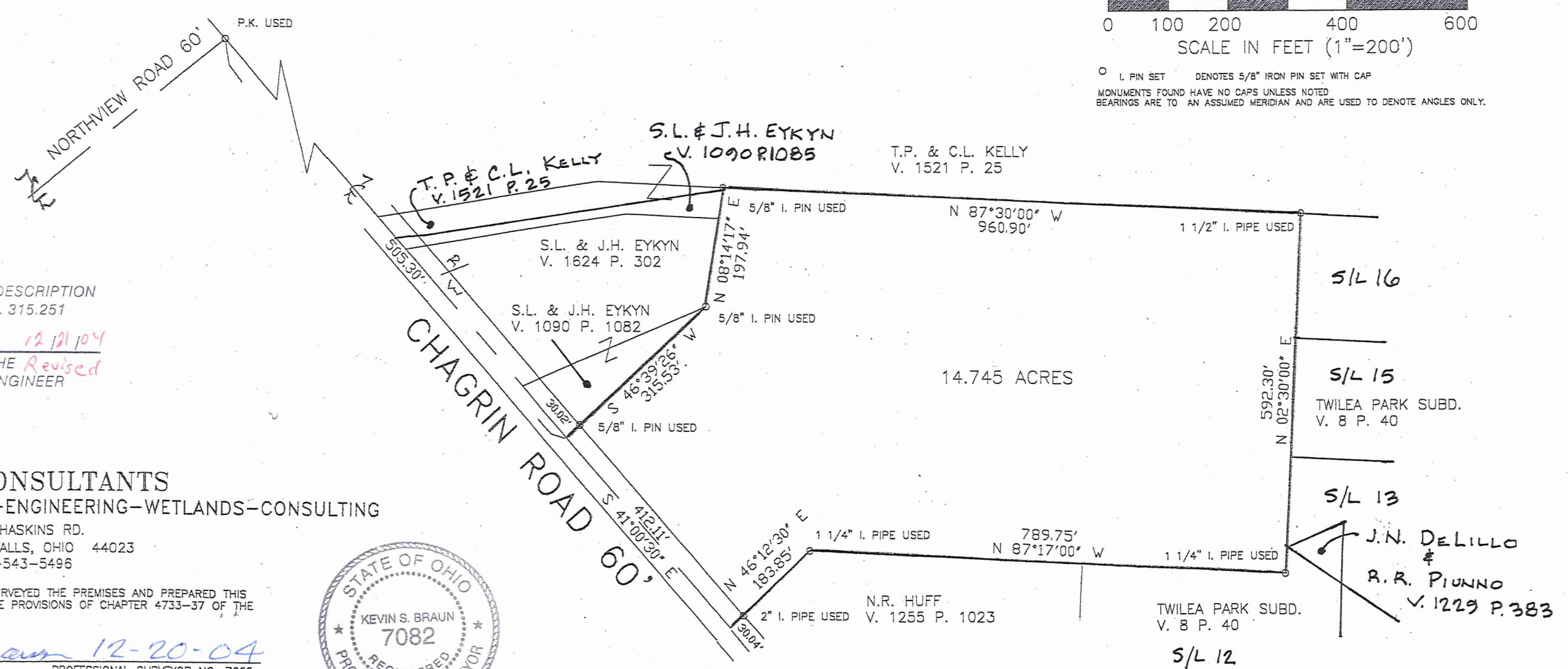
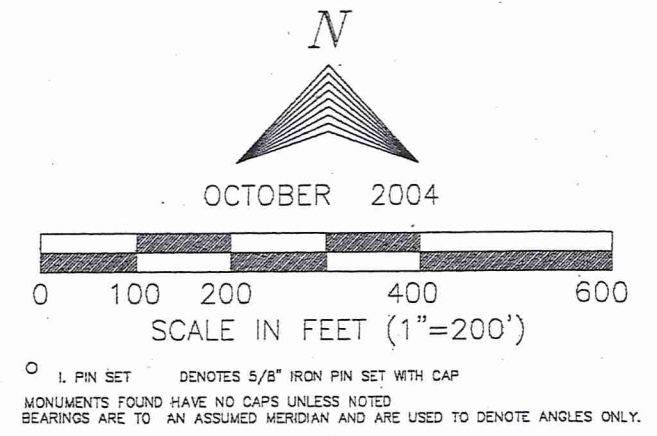


LOT SPLIT FOR:
LARUE RESIDENCE

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS NO. 9 & 10, TRACT NO. 2, COUNTY OF GEAUGA AND STATE OF OHIO AND CONTAINING 14.745 ACRES

DEED OF REFERENCE: M. LARUE V. 1479, P. 625 & V. 1491, P. 418



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 12/21/04
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

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 12-20-04
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



BA100093

08-214000 Larue
Vol 1750 P62790 Pick up date
12-21-04

LEGAL DESCRIPTION OF 14.745 ACRE PARCEL ON NORTHEAST SIDE OF CHAGRIN ROAD FOR LARUE RESIDENCE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots 9 & 10, Tract No. 2 and further bounded and described as follows:

Beginning in centerline of Chagrin Road, at the most southerly corner of land described in deed to S.L. & J.H. Eykyn recorded in Volume 1090, Page 1082 of Geauga County Records, distant South 41° 00' 30" East 505.30 feet, as measured along said centerline from its intersection with the centerline of Northview Road and a P.K nail used;

Thence North 46° 39' 26" East, along the southeasterly line of said S.L. & J.H. Eykyn land, passing through a 5/8" iron pin used 30.02 feet therefrom, 315.53 feet to a 5/8" iron pin used;

Thence North 8° 14' 17" East, along the East lines of lands described in deeds to S.L. & J.H. Eykyn and T.P. & C.L. Kelly as recorded in Volume 1624, Page 302, Volume 1090, Page 1085 and Volume 1521, Page 25, respectively, all of Geauga County Records, 197.94 feet to a 5/8" iron pin used in a southerly line of said T.P. & C.L. Kelly land;

Thence South 87° 30' 00" East, along a southerly line of said T.P. & C.L. Kelly land, 960.90 feet to a northwesterly corner of Twilea Park Subdivision recorded in Volume 8, Page 40 of Geauga County records and a 1 1/2" iron pipe used;

Thence South 2° 30' 00" West, along a westerly line of said Twilea Park Subdivision, 592.30 feet to a 1 1/4" iron pipe used;

Thence North 87° 17' 00" West, along a northerly line of said Twilea Park Subdivision and a northerly line of land described in deed to N.R. Huff, recorded in Volume 1255, Page 1023 of Geauga County Records, 789.75 feet to a 1 1/4" iron pipe used;

Thence South 46° 12' 30" West, along a northwesterly line of said N.R. Huff land, 183.85 feet to the centerline of said Chagrin Road, passing through a 2" iron pipe used 30.04 feet therefrom;

Thence North 41° 00' 30" West, along the centerline of said Chagrin Road, 412.11 feet to the place of beginning and containing 14.745 acres of land, according to the survey of October 2004 by Kevin S. Braun Professional Surveyor No. 7082.

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

Deed of Reference: M. Larue V. 1479 P. 625 & V. 1491 P. 418

Kevin S. Braun 12-20-04



SURVEY PLAT & LEGAL DESCRIPTION
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PAK 12/21/04

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