

LOT SPLIT FOR: ROBERT J. & SALLY L. LARUE

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE LOT NO. 9 TRACT NO. TWO, COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 2.775 ACRES OF LAND.

DEEDS OF REFERENCE: R.J. LARUE VOL. 260 P. 373
S. LARUE VOL. 591 P. 169

P. SEEGOTT VOL. 609 P. 457

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

R.J. 12, 12, 96
GEAUGA COUNTY ENGINEER

RECEIVED
ENGINEERS
GEAUGA COUNTY

N
SEPTEMBER, 1996
96096

P.L. SEEGOTT
VOL. 839 P. 702

N. 81° 19' E. 373.65 to E
VOL. 788 PG. 118
0.424 AC

S. L. LARUE
VOL. 591 P. 169
2.775 AC to E
0.482 AC NET.

2.53
PR. 11/2 DEED

0.407 AC
S. 66° 32' 00" W.
CALC. OBS.

300.00
N. 41° 00' 30" W.
CALC. OBS. (112.51)

300.02
89.57 DEED

1" Iron Pipe Used

5/8" Pin Used
0.11 N. 0.18 W.

5.87° 30' E.

1166.9' Deed.

1 1/2" Iron Pipe Used

S/L 16

1.7478 AC

592.3 DEED

S/L 15
1.7209 AC

PARK SUBDIVISION NO. 1
PG. 40

5.2° 50' W.

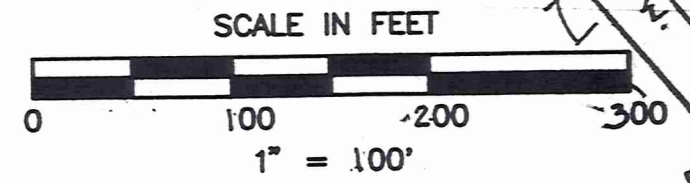
TWILEA VOL. 8

S/L 13
1.7431 AC

R. J. LARUE
17.9 AC DEED
VOL. 260 P. 373.

R. DROSSEL
VOL. 576 P. 1123

S/L 12
1.5154 AC

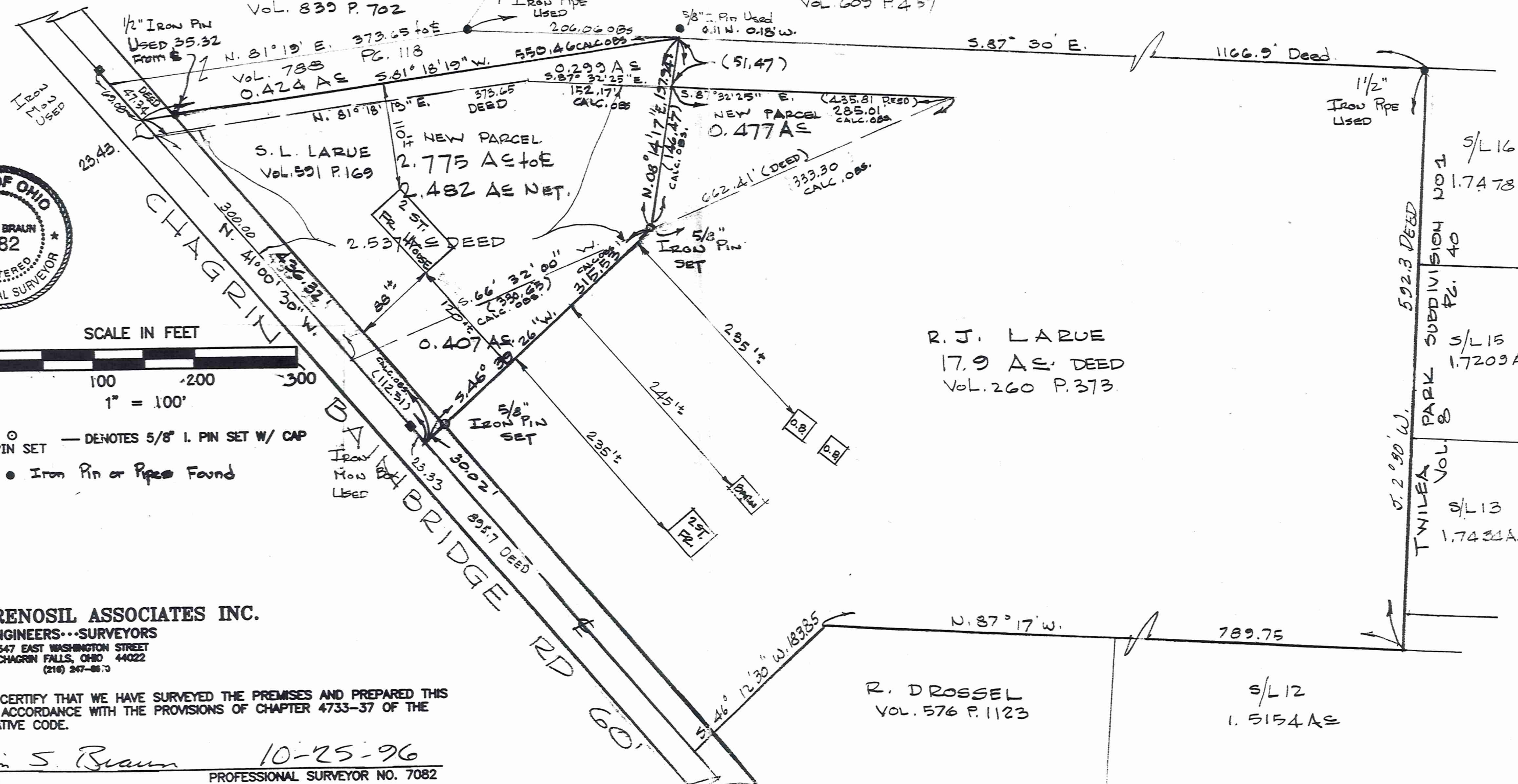


○ I PIN SET — DENOTES 5/8" I. PIN SET W/ CAP
● Iron Pin or Pipe Found

PREPARED BY:
BRAUN-PRENOSIL ASSOCIATES INC.
ENGINEERS...SURVEYORS
547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8673

WE DO HEREBY CERTIFY THAT WE 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 10-25-96
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



Picked up
12/12/1996
#02-420339**Braun - Prenosil Associates, Inc.**

547 East Washington Street Chagrin Falls, Ohio 44022 Tel. (216) 247-8670

Fax (216) 247-8687

D. A. Braun, P.E., P.S.
J. Prenosil, P.S., Retired
K. S. Braun, P.S.
K. A. Braun, P.S.E. B. Dudley, P.S.
M. A. Smoley, P.E.
R. A. Nuske, P.S.

October 15, 1996

LEGAL DESCRIPTION OF 0.299 ACRE PARCEL FROM ROBERT J. LARUE TO SALLY L. LARUE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 9, Tract Two and bounded and described as follows:

Beginning in the centerline of Chagrin-Bainbridge Road at the Southwesterly corner of land as described in deed to P. L. Seegott recorded in Volume 788, Page 118 of Geauga County Records;

Thence North $81^{\circ} 18' 19''$ East, along the Southerly line of said P. L. Seegott land, passing through a $1/2''$ iron pin found at 35.32 feet, a total distance of 550.46 feet to the most Easterly corner thereof, as witnessed by a $5/8''$ iron pin found 0.11 feet north and 0.18 feet west of said corner;

Thence South $08^{\circ} 14' 17''$ West, a distance of 51.47 feet to a Northerly line of land as described in deed to Sally L. LaRue recorded in Volume 591, Page 169 of Geauga County Records;

Thence North $87^{\circ} 32' 25''$ West, along said Northerly line of S. L. LaRue land, a distance of 152.17 feet to an angle point in said Northerly line;

Thence South $81^{\circ} 18' 19''$ West, along a Northerly line of said S. L. LaRue land, a distance of 373.65 feet to the centerline of said Chagrin-Bainbridge Road;

Thence North $41^{\circ} 00' 30''$ West, along the centerline of said Chagrin-Bainbridge Road, a distance of 23.43 feet to the Place of Beginning and containing 0.299 acres of land according to the survey of September 1996 by Braun-Prenosil Associates, Inc., Kevin S. Braun PS No. 7082 be the same more or less but subject to all legal highways.

The above legal description was based upon the survey as noted and the following deeds of record: R.J. LaRue Volume, 260 Page 373. S.L. LaRue Volume 591, Page 169.

Bearings are to an assumed meridian and are to be used to determine angles only.

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

Engineers ... Surveyors

R.J. 12, 12, 96
GEAUGA COUNTY ENGINEER



RECEIVED
OCT 10 1996
GEAUGA COUNTY
ENGINEERS