



Land Remaining in the Name of:
Eugene M. and Ethel L. McCoy
Volume 1150, Page 932

This survey is LIMITED IN SCOPE to surveying part of the land conveyed to Eugene M. and Ethel L. McCoy by deed recorded in Volume 1150, Page 932 of the Geauga County Deed Records, and is based ONLY on the documents shown on this plat. Kerry A. Braun has not been provided a Title Report and assumes NO liability for the existence of any other documents that may affect the surveyed premises that would be disclosed by a Title Examination. THIS SURVEY SPECIFICALLY DOES NOT LOCATE ANY UNDERGROUND STRUCTURE AND NO LIABILITY IS ASSUMED FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE.

I certify to EUGENE M. AND ETHEL L. MCCOY that I have prepared this Plat and that it is based on a Survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio.

The bearings shown on this Plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Distances are expressed in U.S. Survey Feet and decimal parts thereof.

The above certification is intended only to those parties named herein, and is valid only when accompanied by an ORIGINAL SIGNATURE below.

Kerry A. Braun assumes no liability for the use of unauthorized copies of the Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the Survey.

Kerry A. Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451



Date: 9/1/2001

PLAT OF SURVEY

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Lot No. 22 in Tract No. 2 within said Township, and being part of lands as conveyed to Eugene M. and Ethel L. McCoy by deed recorded in Volume 1150, Page 932.



SCALE: 1" = 50'

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
CRB 9/14/01
OFFICE OF THE
GEAUGA COUNTY ENGINEER

KERRY A. BRAUN
PROFESSIONAL LAND SURVEYOR

19045 Munn Road
330-562-5019
Chagrin Falls, Ohio 44023

BA100099

McCoy
Pickup
9-5-01
02-420680

Situated in the Township of Bainbridge County of Geauga and the State of Ohio, and known as part of the Lot No. 22 in Tract No. 2 within said Township and further described as follows:

Beginning at a 5/8 inch iron pin found and used in the northerly margin of Scotland Drive, as shown by plat recorded in volume 6, page 155 of the Geauga County Plat Records, at the southwesterly corner of land conveyed to Ronald E. and Carol A. Hupp by deed recorded in volume 669, page 1221 of the Geauga County Deed Records, said southwesterly corner also being the southwesterly corner of Sublot No. 13 of the Scotland Subdivision, as shown by plat recorded in volume 6, page 17 of the aforesaid plat records;

Course No. 1: Thence N. 01 deg. 45' 20" W. along the westerly line of said Hupp, which is also the westerly line of said Sublot No. 13, a distance of 309.94 feet to the northwesterly corner of said Hupp, said calculated corner being 0.18 feet North and 0.45 feet west of a 5/8 inch iron pin found;

Course No. 2: Thence S. 88 deg. 14' 40" W. 60.00 feet to a 5/8 inch iron pin set in the easterly line of land conveyed to Imre and Terez Mechler by deed recorded in volume 840, page 828 of the Geauga County Deed Records, said easterly line also being the easterly line of Sublot No. 15 of the said Scotland Subdivision;

Course No. 3: Thence S. 01 deg. 45' 20" E. along said easterly line of Mechler 309.94 feet to the southeasterly corner of said Mechler and in the said northerly margin of Scotland Drive, said corner also being the southeasterly corner of said Sublot No. 15, and being 0.16 feet East and 0.98 feet South of a one inch iron pipe found;

Course No. 4: Thence N. 88 deg. 14' 40" E. along said northerly margin 60.00 feet to the place of beginning, containing 0.427 acres as surveyed in August, 2001 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

This survey and description is of part of land conveyed to Eugene M. and Ethel L. McCoy as recorded in Volume 1150, Page 932 of the Geauga County Deed Records.

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

CRB 9/4/01

OFFICE OF THE
GEAUGA COUNTY ENGINEER

