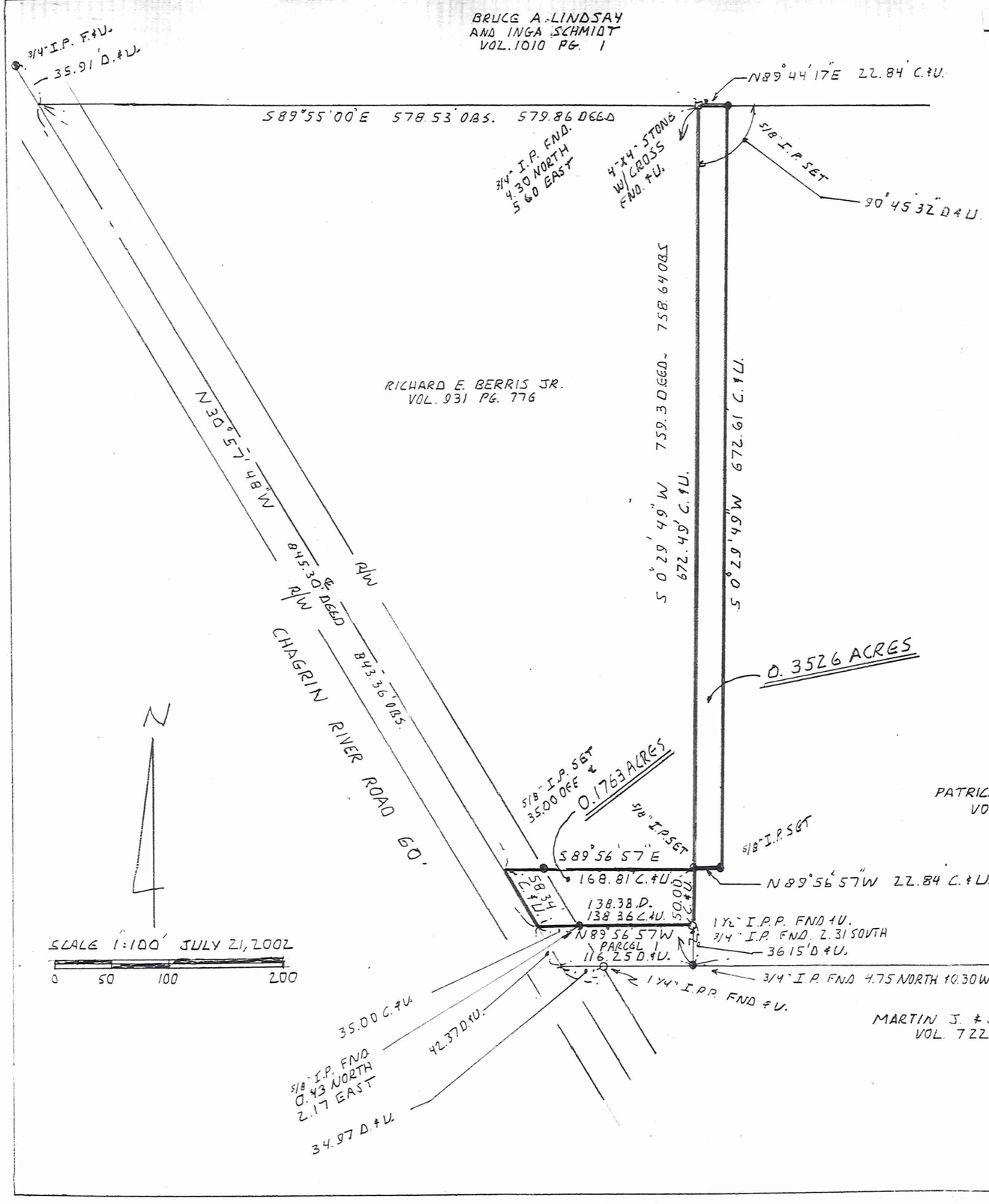
BA100100

PLAT OF SURVEY AND LOT SPLIT BA100100
FOR
PATRICIA MERSOL TRUSTEE
AND
RICHARD E. BERRIS, JR.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lots Nos. 1 and 2, Tract No. 2 and further being known as part of Parcel II of lands conveyed to Patricia Mersol Trustee by deed recorded in Volume 1142, Page 923 of Geauga County Deed Records and part of a parcel of land conveyed to Richard E. Berris, Jr. by deed recorded in Volume 931, Page 776 of Geauga County Deed Records.



LEGEND

I. P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

STATE OF OHIO
RUDY E. SCHWARTZ 7193
REGISTERED PROFESSIONAL SURVEYOR

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

R.S. 7/23/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER

PREPARED FOR:
PATRICIA MERSOL TRUSTEE
17509 CHAGRIN RIVER ROAD
CHAGRIN FALLS, OHIO 44023

PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL LAND SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528
FAX:(440)564-5675

I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This Plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

7-21-02

RUDY E. SCHWARTZ, P.S. NO. 7193

BA100100

Mersol
picked up 7-24-02

LEGAL DESCRIPTION
OF A
0.1763 ACRE PARCEL
FOR
PATRICIA MERSOL TRUSTEE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot No. 1, Tract No. 2 and further being known as part of a parcel of land conveyed to Richard E. Berris, Jr. by deed recorded in Volume 931, Page 776 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Chagrin River Road, 60 feet wide, at the Northwesterly corner of Parcel I of lands conveyed to Patricia Mersol Trustee by deed recorded in Volume 1142, Page 923 of Geauga County Deed Records;

COURSE I — Thence North 30° 57' 48" West along said centerline of Chagrin River Road a distance of 58.34 feet to a point;

COURSE II — Thence South 89° 56' 57" East passing through a 5/8 inch iron pin set at 35.00 feet, a total distance of 168.81 feet to a 5/8 inch iron pin set in the Westerly line of Parcel II of lands so conveyed to Patricia Mersol Trustee;

COURSE III — Thence South 0° 29' 49" West along said Westerly line of lands so conveyed to Patricia Mersol Trustee a distance of 50.00 feet to a 1-1/2 inch iron pipe found at the Northeasterly corner of said Parcel I of lands so conveyed to Patricia Mersol Trustee (witness a 3/4 inch iron pin found 2.31 feet South);

COURSE IV — Thence North 89° 56' 57" West along the Northerly line of said Parcel I of lands so conveyed to Patricia Mersol Trustee passing through the Easterly right-of-way line of Chagrin River Road at 103.36 feet (witness a 5/8 inch iron pin found 0.43 feet North and 2.17 feet East) a total distance of 138.36 feet to the Place of Beginning and containing 0.1763 acres of land as surveyed, calculated and described on July 21, 2002 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

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

R.S. 7/23/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100100

LEGAL DESCRIPTION
OF A
0.3526 ACRE PARCEL
FOR
PATRICIA MERSOL TRUSTEE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot No. 2, Tract No. 2 and further being known as part of Parcel II of lands conveyed to Patricia Mersol Trustee by deed recorded in Volume 1142, Page 923 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Chagrin River Road, 60 feet wide, at the Northwesterly corner of Parcel I of lands conveyed to Patricia Mersol Trustee by deed recorded in Volume 1142, Page 923 of Geauga County Deed Records also being the Southwesterly corner of land conveyed to Richard E. Berris, Jr. by deed recorded in Volume 931, Page 776 of Geauga County Deed Records;

Thence North 30° 57' 48" West along said centerline of Chagrin River Road a distance of 58.34 feet to a point;

Thence South 89° 56' 57" East passing through a 5/8 inch iron pin set at 35.00 feet, a total distance of 168.81 feet to a 5/8 inch iron pin set in the Westerly line of said Parcel II of lands so conveyed to Patricia Mersol Trustee, also being the Easterly line of land so conveyed to Richard E. Berris, Jr. and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I — Thence North 0° 29' 49" East along said Easterly line of land so conveyed to Richard E. Berris, Jr. a distance of 672.49 feet to a 4 inch by 4 inch stone with cross found at the Northeasterly corner thereof in the Southerly line of land conveyed to Bruce A. Lindsay and Inga Schmidt by deed recorded in Volume 1010, Page 1 of Geauga County Deed Records;

COURSE II — Thence North 89° 44' 17" East along said Southerly line of land so conveyed Bruce A. Lindsay and Inga Schmidt a distance of 22.84 feet to a 5/8 inch iron pin set;

COURSE III — Thence South 0° 29' 49" West a distance of 672.61 feet to a 5/8 inch iron pin set;

COURSE IV — Thence North 89° 56' 57" West a distance of 22.84 feet to the Principal Place of Beginning and containing 0.3526 acres of land as surveyed, calculated and described on July 21, 2002 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

SURVEY PLAT & LEGAL DESCRIPTION
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R. S. 7/23/02

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