

# SURVEY OF LAND TO ROBERT O. MORAVEC AND HARRIET A. NOVY

IN LOT 4 TRACT I, OF BAINBRIDGE TOWNSHIP GEauga COUNTY, OHIO  
AS RECORDED IN VOLUME 927 PAGE 1117 IN THE OFFICE OF THE  
COUNTY RECORDER.

## LAND DESCRIPTION

THAT PORTION OF LOT 4, TRACT I IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, STATE OF OHIO, A PORTION OF LANDS TO HARRIET A. NOVY, AND ROBERT O. MORAVEC, AS RECORDED IN VOLUME 927 PAGE 1117 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED, BEGINNING AT A POINT TO MARK THE SOUTHWEST CORNER OF LOT 4, WITH THE NORTHWEST CORNER OF LANDS TO JOSEPH AND MARIAN HORVATH AS RECORDED ON VOLUME 423 VOLUME 1026, IN THE CENTERLINE OF SNYDER ROAD (60 FEET WIDE), SAID POINT, BEING LOCATED FROM AN IRON PIPE FOUND TO MARK THE CENTERLINE INTERSECTION OF STAFFORD ROAD WITH SAID SNYDER ROAD N 00°47'01" W, A DISTANCE OF 1074.80 FEET.

THENCE THROUGH THE LANDS OF SAID HARRIET NOVY AND ROBERT MORAVEC, THE FOLLOWING (9) COURSES AND DISTANCES:

N 00°47'01" W, A DISTANCE OF 197.75 FEET TO A 1/2" IRON PIN FOUND 8" DOWN TO MARK AN ANGLE POINT IN THE CENTERLINE OF OF SNYDER ROAD.

THENCE N 02°50'55" W, A DISTANCE OF 1266.46 FEET, TO MARK A POINT IN SAID CENTERLINE OF SNYDER ROAD ALONG WITH THE SOUTHWEST CORNER OF LANDS TO CHARLES AND MARY WARFIELD, AS RECORDED IN VOLUME 769 PAGE 114.

THENCE N 88°17'16" E, (THRU A 1" IRON PIPE FOUND AT 30.00' FEET) A TOTAL DISTANCE OF 473.23 FEET TO A 1" IRON PIPE FOUND, TO MARK THE SOUTHEAST CORNER TO SAID CHARLES AND MARY WARFIELD.

THENCE N 02°50'55" W, A DISTANCE OF 230.18 FEET TO A 1" IRON PIPE FOUND TO MARK THE NORTH-EAST CORNER TO SAID CHARLES AND MARY WARFIELD.

THENCE S 88°16'00" W (THRU A 1" IRON PIPE FOUND AT 443.48' FEET) A TOTAL DISTANCE OF 473.23 FEET TO MARK THE NORTHWEST CORNER TO SAID CHARLES AND MARY WARFIELD, WITH THE CENTERLINE OF SNYDER ROAD.

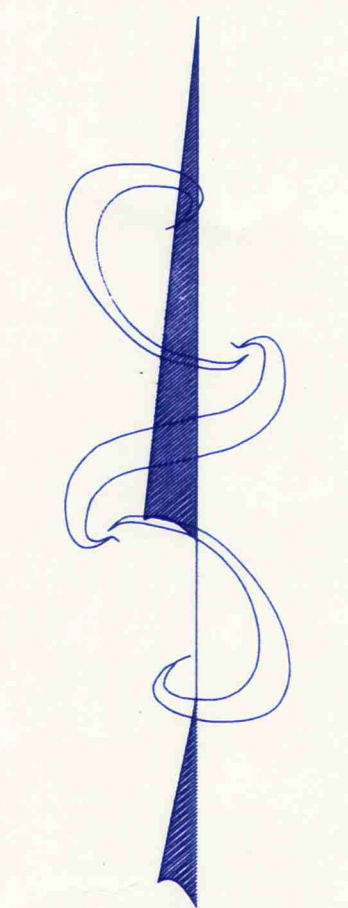
THENCE N 02°50'55" W, ALONG THE CENTERLINE (AND THRU A 3/4" IRON PIPE FOUND 8" DOWN AT 65.03' FEET) A TOTAL DISTANCE OF 425.72 FEET TO MARK A POINT AT THE NORTHWEST CORNER OF LOT 4, TRACT I WITH THE SOUTH WEST CORNER OF LANDS NOW OR FORMERLY TO DON SCOTT ROGERS AS RECORDED IN VOLUME 732 PAGE 1204.

THENCE N 88°45'05" E, (THRU A 1/2" IRON PIN FOUND AT 30.00' FEET AND AT 2420.37' FEET) ALONG THE NORTH LINE OF LOT 4, A TOTAL DISTANCE OF 2938.40 FEET TO A CAPPED 1" IRON PIPE SET TO MARK THE NORTHEAST CORNER OF LOT 4, TRACT I ALONG WITH THE DIVISION LINE OF BAINBRIDGE AND AUBURN TOWNSHIPS, WITH THE SOUTHEAST CORNER OF LANDS TO MICHAEL GEORGE AND DONNA ROGERS LUCAS, AS RECORDED IN VOLUME 718 PAGE 866.

THENCE ALONG THE EAST LINE OF LOT 4, TRACT I AND THE EAST LINE OF BAINBRIDGE TOWNSHIP, S 00°13'14" W, (THRU A 1/2" IRON PIN FOUND AT 26.40' FEET) A TOTAL DISTANCE OF 232.59 FEET TO MARK A POINT IN A 40' MAPLE TREE AT THE SOUTHEAST CORNER OF LOT 4, TRACT I SAID CORNER BEING FURTHER DESCRIBED BY A 1/2" IRON PIN S 00°13'14" W, 23.43' FEET, AND A CAPPED 1" IRON PIPE S 88°59'22" W, 10.00' FEET FROM SAID MAPLE TREE.

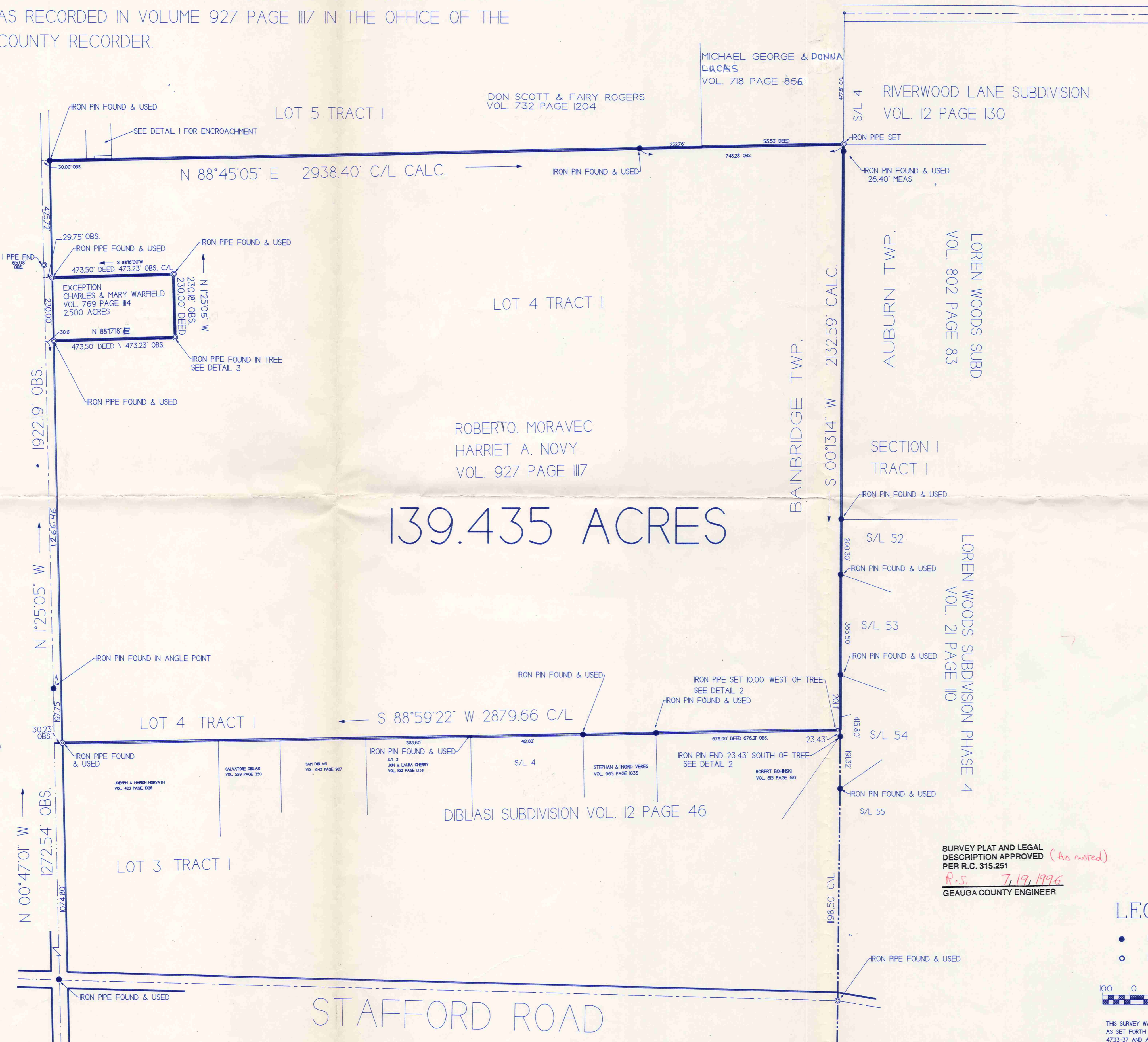
THENCE ALONG THE SOUTH LINE OF LOT 4, TRACT I

THENCE S 88°59'22" W, (THRU A 1" IRON PIPE FOUND AT 2849.43' FEET) A TOTAL DISTANCE OF 2879.66 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 139.435 ACRES AS SURVEYED AND DESCRIBED IN MAY 1996 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING SERVICE ORDER NO. 26007, BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SNYDER ROAD, SAID LAND ALSO BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

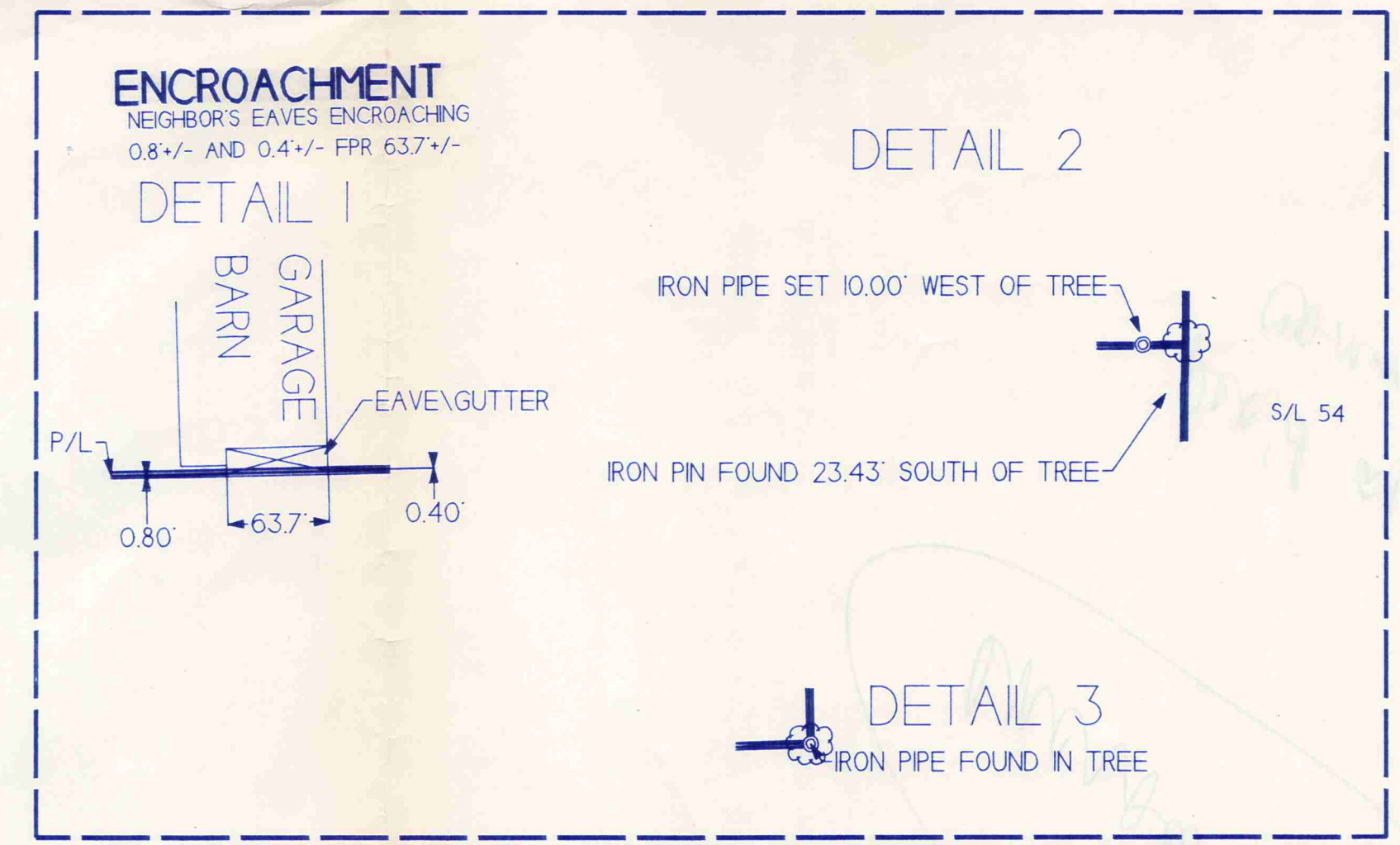


SNYDER ROAD 60' ROW

RIVERWOOD LANE 60' ROW



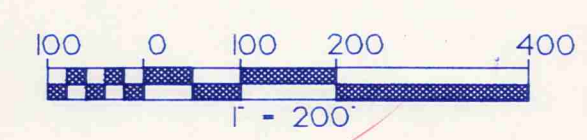
### 139.435 ACRES



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED  
PER R.C. 315.251  
*R.S. 7.19.1996*  
GEAUGA COUNTY ENGINEER

### LEGEND

- IRON PIN SET/FOUND
- IRON PIPE SET/FOUND



THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE OHIO ADMINISTRATIVE CODE 4733-37 AND ALTA SUBURBAN ACCURACY.

DESCRIPTION	REVISIONS		WESTERN RESERVE BUILDING 70 NORTH ST. CLAR STREET SUIT 300 PANESVILLE, OHIO 44077 PHONE: (216) 357-5941 FAX: (216) 357-886 1-800-488-3968			
DRAWN BY TES		SCALE 1"=200'	DATE 6/6/96	PRINTED	DRAWING NO. 26007	SHEET NO. N

BA100107

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

MORAVEC picked up 7/22/96

R.S. 7.19.1996  
GEAUGA COUNTY ENGINEER

# LAND DESCRIPTION

THAT PORTION OF LOT 4, TRACT I IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, STATE OF OHIO. A PORTION OF LANDS TO HARRIET A. NOVY, AND ROBERT O. MORAVEC, AS RECORDED IN VOLUME 927 PAGE 117 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE SOUTHWEST CORNER OF LOT 4, WITH THE NORTHWEST CORNER OF LANDS TO JOESPH AND MARIAN HORVATH AS RECORDED ON VOLUME 423 VOLUME 1026, IN THE CENTERLINE OF SNYDER ROAD (60 FEET WIDE). SAID POINT, BEING LOCATED FROM AN IRON PIPE FOUND TO MARK THE CENTERLINE INTERSECTION OF STAFFORD ROAD WITH SAID SNYDER ROAD N 00°47'01" W, A DISTANCE OF 1074.80 FEET.

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N 00°47'01" W, A DISTANCE OF 197.75 FEET TO A 1/2" IRON PIN FOUND 8" DOWN TO MARK AN ANGLE POINT IN THE CENTERLINE OF OF SNYDER ROAD.

THENCE: N 01°25'05" W, A DISTANCE OF 1266.46 FEET, TO MARK A POINT IN SAID CENTERLINE OF SNYDER ROAD ALONG WITH THE SOUTHWEST CORNER OF LANDS TO CHARLES AND MARY WARFIELD, AS RECORDED IN VOLUME 769 PAGE 114.

THENCE: N 88°17'18" E, (THRU A 1" IRON PIPE FOUND AT 30.00' FEET) A TOTAL DISTANCE OF 473.23' FEET TO A 1" IRON PIPE FOUND, TO MARK THE SOUTHEAST CORNER TO SAID CHARLES AND MARY WARFIELD.

THENCE: N 01°25'05" W, A DISTANCE OF 230.18' FEET TO A 1" IRON PIPE FOUND TO MARK THE NORTH-EAST CORNER TO SAID CHARLES AND MARY WARFIELD.

THENCE: S 88°16'00" W (THRU A 1" IRON PIPE FOUND AT 443.48' FEET) A TOTAL DISTANCE OF 473.23' FEET TO MARK THE NORTHWEST CORNER TO SAID CHARLES AND MARY WARFIELD, WITH THE CENTERLINE OF SNYDER ROAD.

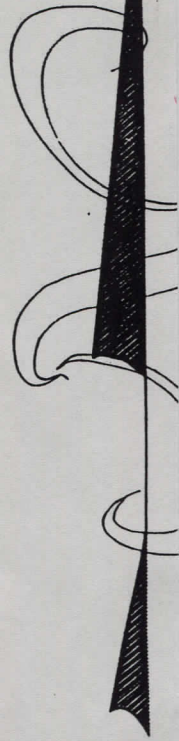
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THENCE: ALONG THE EAST LINE OF LOT 4, TRACT I AND THE EAST LINE OF BAINBRIDGE TOWNSHIP, S 00°13'14" W, (THRU A 1/2" IRON PIN FOUND AT 26.40' FEET) A TOTAL DISTANCE OF 2132.59' FEET TO MARK A POINT IN A 40" MAPLE TREE AT THE SOUTHEAST CORNER OF LOT 4, TRACT I SAID CORNER BEING FURTHER DESCRIBED BY A 1/2" IRON PIN S 00°13'14" W, 23.43' FEET, AND A CAPPED 1" IRON PIPE S 88°59'22" W, 10.00' FEET FROM SAID MAPLE TREE.

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BEARINGS ASSUME C/L OF SNYDER

**ENCROACHMENT**  
NEIGHBOR'S EAVES ENCROACHING

DETAIL 2