

LOT SPLIT FOR ROBERT J & CYNTHIA A ORBEN

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA
AND STATE OF OHIO AND BEING PART OF TOWNSHIP
LOT NO. 45, TRACT 1, AND BEING THE LAND NOW OR FORMERLY CONVEYED TO
ROBERT J & CYNTHIA A ORBEN
AS SHOWN ON DEED VOL. 1787 PAGE 0447 OF THE GEAGA COUNTY DEED RECORDS.
Parcel: 02-420964

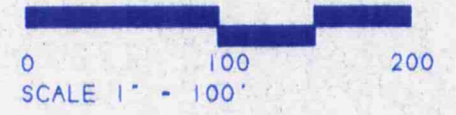
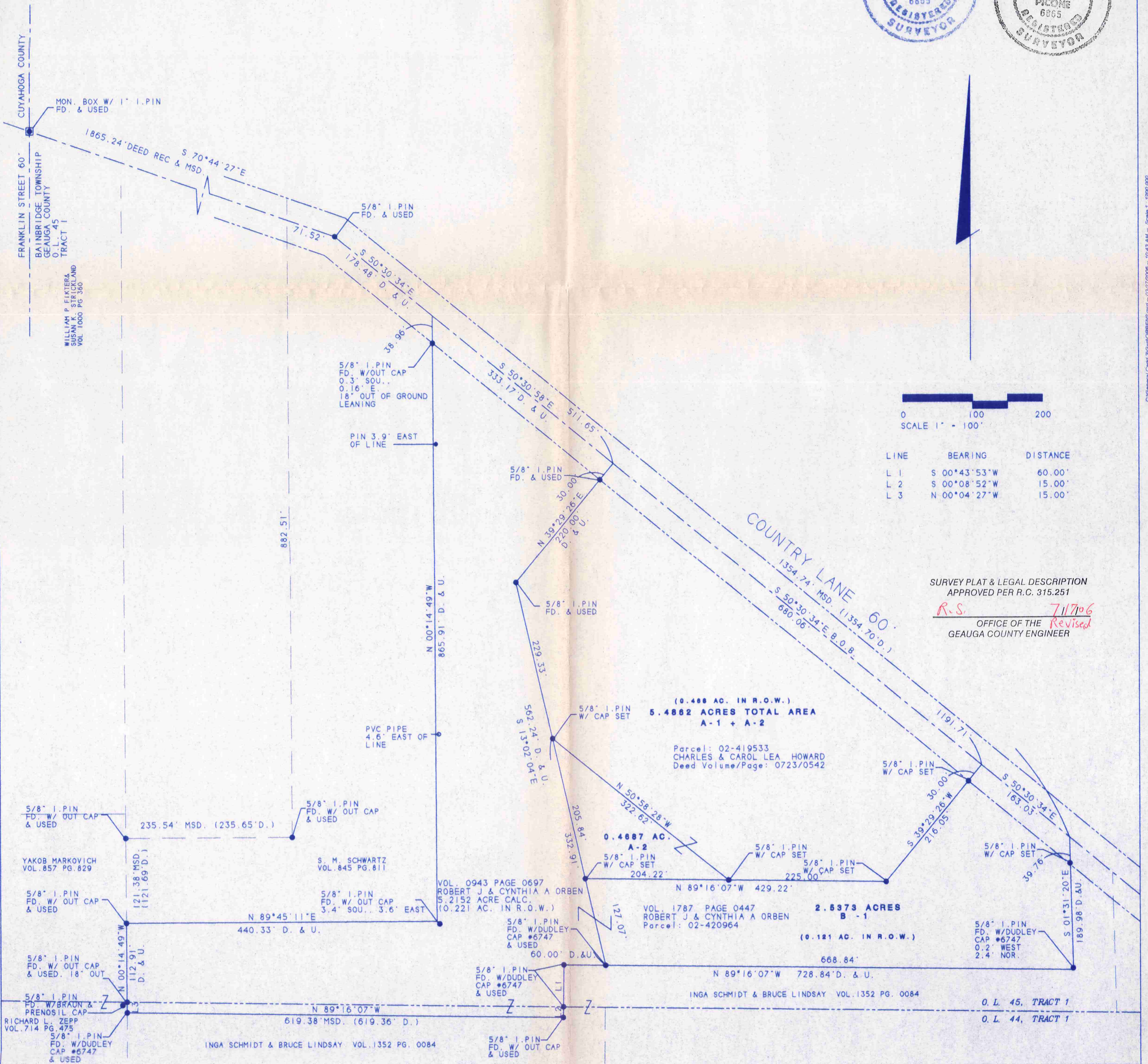
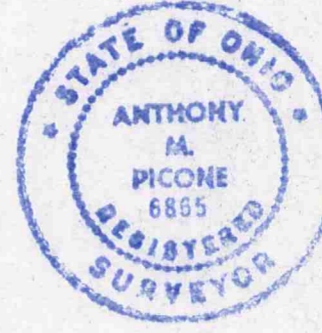
MARCH 27, 2006

SURVEYORS CERTIFICATE:
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES IN
ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE
CODE AND HAVE PREPARED THE ATTACHED PLAT
THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND
DECIMAL PARTS THEREOF, ALL OF WHICH IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF, BEARINGS AS SHOWN ARE
BASED UPON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE
ANGLES ONLY.
THE BASIS OF BEARINGS FOR THE ATTACHED LOT SPLIT IS:
N 50°30'34"W FROM THE 5/8" I.PIN ALONG THE CENTERLINE LINE
OF COUNTRY LANE

- 5/8" I.PIN SET - STEEL RE-BAR SET W/CAP #6865
 - I.PIN FD. - IRON OR STEEL PIN OR ROD FOUND WITH CAP AS NOTED
 - PIPE FD. - IRON OR STEEL PIPE FOUND
 - D. - DEED - DEED RECORD DIMENSION
 - C. - CALC - CALCULATED DIMENSION
 - U. - USED - DIMENSION USED
 - REC. - RECORDED DIMENSION
 - MSD. - MEASURED DIMENSION
 - W/ OUT CAP - WITH OUT CAP
 - NOR. - NORTH
 - SOU. - SOUTH
-
- PLAT - RECORDED PLAT MAP
 - C.S.R. - COUNTY SURVEY RECORD
 - B.O.B. - BASIS OF BEARINGS
 - P.O.B. - POINT OF BEGINNING
 - R.O.W. - RIGHT OF WAY

Anthony M. Picone March 27, 2006
MARCH 27, 2006

ANTHONY M. PICONE R.S. NO. 6865
REGISTERED SURVEYOR DATE
WESTERN RESERVE CONSULTANTS
33445 BAINBRIDGE ROAD
SOLOM, OHIO, 44139



LINE	BEARING	DISTANCE
L 1	S 00°43'53\"W	60.00'
L 2	S 00°08'52\"W	15.00'
L 3	N 00°04'27\"W	15.00'

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 7/17/06
OFFICE OF THE *Revised*
GEAGA COUNTY ENGINEER

Description of "A-2"
Country Lane
Bainbridge Township, Geauga County, Ohio
March 27, 2006,

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and being part of Original Township Lot No. 45, Tract 1 and being part of the lands now conveyed to Robert J. & Cynthia A Orben as shown on deed volume 1787 page 0447 of the Geauga County Deed Records;

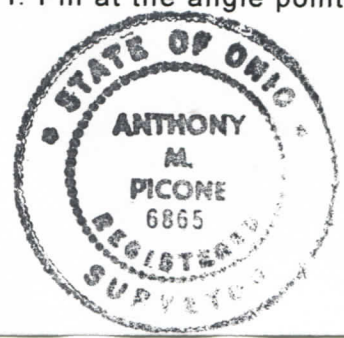
Beginning at a monument box with a 1" I. Pin found at the centerline intersection of Country Lane (60 feet wide) with Franklin Street (60 feet wide) at the northwesterly corner of land conveyed to William P Fikter & Susan K. Strickland as recorded on vol. 1000 page 360 of said County Deed Record and the westerly line of aforesaid Original Lot No. 45 and being the westerly boundary of Geauga County with the easterly boundary of Cuyahoga County, Thence along the said centerline of Country Lane S 70°44'27" E, 1865.24 feet to a 5/8" I. Pin found at an angle thereof, Thence continuing along the said centerline of Country Lane S 50°30'34" E, 511.65 feet to a point; Thence continuing along the said centerline of Country Lane S 50°30'34" E, 680.06 feet to a point; Thence along the westerly line of said Robert J. & Cynthia A Orben land S 39°29'26" W, and passing over a 5/8" I. Pin w/ cap set 30.00 feet therefrom a total distance of 216.05 feet to a 5/8" I. Pin w/ cap set; Thence continuing along a northerly line of said Robert J. & Cynthia A Orben land N 89°16'07" W, 225.00 feet to a 5/8" I. Pin w/ cap set and being the principal place of beginning;

1. Thence N 89°16'07" W, 204.22 feet to a 5/8" I. Pin w/ cap set on the easterly line of the lands now conveyed to Robert J. & Cynthia A Orben as shown on deed volume 0943 page 0697 of the Geauga County Deed Records;
2. Thence along the westerly line of said Robert J. & Cynthia A Orben land as shown on deed volume 1787 page 0447 of the Geauga County Deed Records and easterly line of said Robert J. & Cynthia A Orben land as shown on deed volume 0943 page 0697 of the Geauga County Deed Records N 13°02'04" W, 205.84 feet to a 5/8" I. Pin w/ cap set;
3. Thence along the northerly line of said Robert J. & Cynthia A Orben land as shown on deed volume 1787 page 0447 of the Geauga County Deed Records S 50°58'28" E, 322.62 feet to ~~the~~ the principal place of beginning and containing 0.4687 Acres of land and subject to all legal highways and easements of record as surveyed in September 2001, and revised in March of 2006 by Anthony M. Picone, R.S. 6865.

Basis of bearing is N 50°30'34" W, from the 5/8" I. Pin at the angle point along the centerline of Country Lane

Western Reserve Consultants
33445 Bainbridge Road, Solon, Ohio 44139

Anthony M. Picone 3/27/06



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 7/7/06
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

BAI 00113

Description of "B-1"
Country Lane
Bainbridge Township, Geauga County, Ohio
March 27, 2006

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and being part of Original Township Lot No. 45, Tract 1 and being part of the lands now conveyed to Robert J. & Cynthia A Orben as shown on deed volume 1787 page 0447 of the Geauga County Deed Records;

Beginning at a monument box with a 1" I. Pin found at the centerline intersection of Country Lane (60 feet wide) with Franklin Street (60 feet wide) at the northwesterly corner of land conveyed to William P Fikter & Susan K. Strickland as recorded on vol. 1000 page 360 of said County Deed Record and the westerly line of aforesaid Original Lot No. 45 and being the westerly boundary of Geauga County with the easterly boundary of Cuyahoga County, Thence along the said centerline of Country Lane S 70°44'27" E, 1865.24 feet to a 5/8" I. Pin at an angle thereof, Thence continuing along the said centerline of Country Lane S 50°30'34" E, 1191.71 feet to a point and being the principal place of beginning;

1. Thence continuing along the said centerline of Country Lane S 50°30'34" E, 163.03 feet to a point;
2. Thence along the easterly line of said Robert J. & Cynthia A Orben land as shown on deed volume 1787 page 0447 of the Geauga County Deed Records and along a westerly line of lands now or formerly conveyed to Inga Schmidt & Bruce Lindsay as recorded on vol. 1352 page 84 of said County Deed Record, S 01°31'20"E and passing over a 5/8" I. Pin w/ cap set 39.76 feet therefrom, a total distance of 189.98 feet with a 5/8" I. Pin w/ Dudley cap found 0.20' west & 2.40' north therefrom to an angle therein;
3. Thence continuing along the south line of said Orben land and a northerly line of Schmidt & Lindsay land, N 89°16'07" W, 668.84 feet to a 5/8" I. Pin w/ Dudley cap found at a southeast corner of land conveyed to Robert J. Orben & Cynthia Orben as recorded on vol. 943 page 697 of said County Deed Record;
4. Thence along the westerly line of said Robert J. & Cynthia A Orben land as shown on deed volume 1787 page 0447 of the Geauga County Deed Records and easterly line of said Robert J. Orben & Cynthia Orben land as recorded on vol. 943 page 697 of said County Deed Record, N 13°02'04" W, 127.07 feet to a 5/8" I. Pin w/ cap set;
5. Thence S 89°16'07" E, 429.22 feet to a 5/8" I. Pin w/ cap set;
6. Thence N 39°29'26" E, and passing over a 5/8" I. Pin w/ cap set ~~feet set~~ 186.05 feet therefrom a total distance of 216.05 feet to the principal place of beginning and containing 2.5373 Acres of land (0.121 acres within the right of way of Country Lane) and subject to all legal highways and easements of record as surveyed in September 2001, and revised in March of 2006 by Anthony M. Picone, R.S. 6865.

Basis of bearing is N 50°30'34" W, from the 5/8" I. Pin at the angle point along the centerline of Country Lane

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