

Basis of Bearings

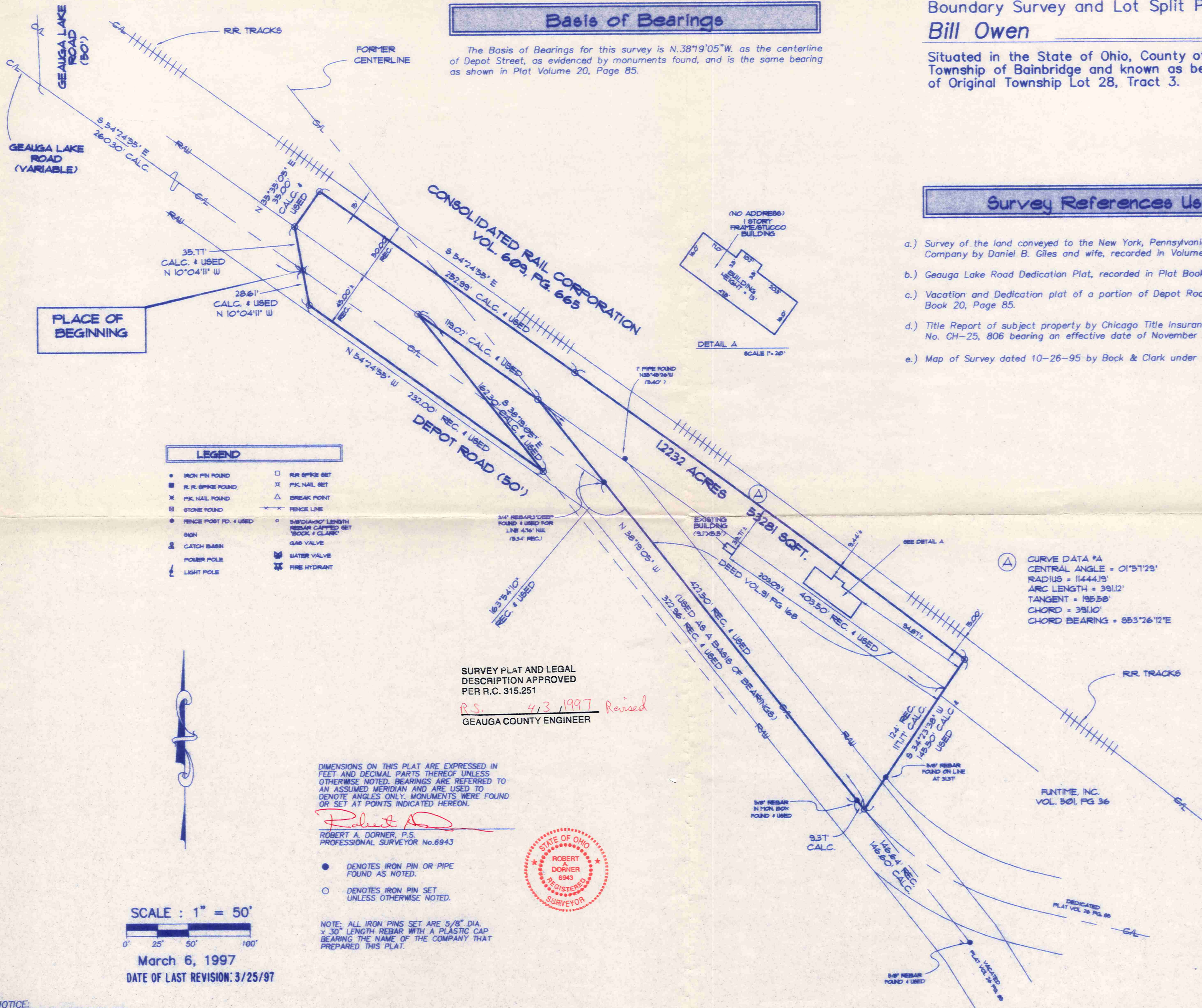
The Basis of Bearings for this survey is N.38°19'05"W. as the centerline of Depot Street, as evidenced by monuments found, and is the same bearing as shown in Plat Volume 20, Page 85.

Boundary Survey and Lot Split Prepared for: Bill Owen

Situated in the State of Ohio, County of Geauga, Township of Bainbridge and known as being part of Original Township Lot 28, Tract 3.

Survey References Used

- a.) Survey of the land conveyed to the New York, Pennsylvania and Ohio Railroad Company by Daniel B. Giles and wife, recorded in Volume 91, Page 168.
- b.) Geauga Lake Road Dedication Plat, recorded in Plat Book 10, Page 35.
- c.) Vacation and Dedication plat of a portion of Depot Road recorded in Plat Book 20, Page 85.
- d.) Title Report of subject property by Chicago Title Insurance Company, Order No. CH-25, 806 bearing an effective date of November 22, 1995 at 7:29a.m.
- e.) Map of Survey dated 10-26-95 by Bock & Clark under Project No. 95422.



LEGEND	
● IRON PIN FOUND	□ R.R. SPIKE SET
■ R. R. SPIKE FOUND	× P.K. NAIL SET
⊗ P.K. NAIL FOUND	△ BREAK POINT
⊠ STONE FOUND	— FENCE LINE
● FENCE POST FD. & USED	○ 3/4" DIA. x 30" LENGTH REBAR CAPPED SET 'BOCK & CLARK'
⊕ SIGN	○ GAS VALVE
⊕ CATCH BASIN	⊕ WATER VALVE
⊕ POWER POLE	⊕ FIRE HYDRANT
⊕ LIGHT POLE	

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

R.S. 4/3/1997 Revised
GEGAUGA COUNTY ENGINEER

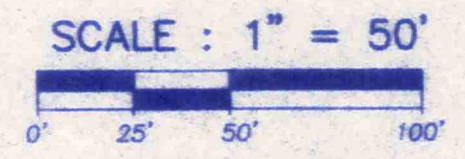
DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AT POINTS INDICATED HEREON.

Robert A. Dornier
ROBERT A. DORNER, P.S.
PROFESSIONAL SURVEYOR No. 6943



- DENOTES IRON PIN OR PIPE FOUND AS NOTED.
- DENOTES IRON PIN SET UNLESS OTHERWISE NOTED.

NOTE: ALL IRON PINS SET ARE 5/8" DIA. x 30" LENGTH REBAR WITH A PLASTIC CAP BEARING THE NAME OF THE COMPANY THAT PREPARED THIS PLAT.



March 6, 1997
DATE OF LAST REVISION: 3/25/97

NOTICE: THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



Bock & Clark
CONSULTING ENGINEERS & SURVEYORS
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Boundary Survey and Lot Split Prepared for:
Bill Owen
Project No. 97026

BA100115

BA100115

Bock & Clark



537 North Cleveland-Massillon Road, Akron, Ohio 44333

Local: (330) 666-7578
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OWEN
picked up 4-7-1997
02-900035

Client: Bill Owen Project No. 97026 1.2232 ACRE PARCEL

Situated in the State of Ohio, County of Geauga, Township of Bainbridge, being part of Original Township Lot 28, Tract 3, and more fully described as follows:

Commencing for Reference at the centerline intersection of Geauga Lake Road and Depot Road (50 feet wide);
Thence, South 54°-24'-55" East along the centerline of Depot Road a distance of 260.30 feet to a PK (masonry) nail set at the TRUE PLACE of BEGINNING of the parcel herein to be described;

Thence, North 10°-04'-11" West a distance of 35.77 feet to an iron pin set on the northerly right-of-way line of Depot Road;

Thence, North 35°-35'-05" East a distance of 35.00 feet to an iron pin set 15.00 feet southwesterly of the existing railroad tracks;

Thence, South 54°-24'-55" East, parallel to said railroad tracks, a distance of 252.99 feet to an iron pin set at a point of curvature;

Thence, southeasterly, continuing along said parallel line following the arc of a curve to the right having a central angle of 01°-57'-29", a radius of 11,444.19 feet, a tangent of 195.58 feet, a chord of 391.10 feet, a chord bearing South 53°-26'-12" East, a distance of 391.12 feet to an iron pin set;

Thence, South 34°-23'-38" West along a westerly line of a parcel of land, now or formerly in the name of Funtime, Inc. as recorded in Volume 501-36 and its northeasterly projection, passing over a 5/8 inch rebar found at 114.13 feet, a distance of 145.50 feet to a PK nail set on the centerline of Depot Road (a 5/8 inch rebar was found South 38°-19'-05" East at 137.23 feet on the Vacated centerline of Depot Road);

Thence, North 38°-19'-05" West along the centerline of Depot Road and its northwesterly projection, passing over a 5/8 inch rebar in a monument box found at 9.37 feet and a 3/4 inch rebar found at 332.33 feet, a distance of 422.50 feet to an iron pin set on the northerly right-of-way line of Depot Road;

Thence, North 54°-24'-55" West along said right-of-way line, a distance of 119.02 feet to an iron pin set;

Thence, South 38°-19'-05" East a distance of 162.30 feet to an iron pin set 5.00 feet northeasterly of the existing right-of-way line of Depot Road;

Thence, North 54°-24'-55" West along a line parallel to and 5.00 northeasterly of said existing right-of-way line, a distance of 232.00 feet to an iron pin set;

Thence, North 10°-04'-11" West a distance of 28.61 feet to the place of beginning, containing 1.2232 Acres of land, more or less, as surveyed in October of 1995 and March of 1997, by Robert A. Dorner, Registered Professional Surveyor Number S-6943, for and on behalf of Bock & Clark under Project Numbers 95422 and 97026, and is subject to all legal highways and easements of record.

Dimensions in this description are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. The Basis of Bearings for this description is North 38°-19'-05" West as the centerline of Depot Street, as evidenced by monuments found, and is the same bearing as shown in Plat Volume 20, Page 85.

Note: All iron pins referred to as being set in this description are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the name of the company that prepared this description.

Robert A. Dorner
Registered Professional Surveyor No. S-6943
for and on behalf of:
Bock & Clark



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

R.S. 4/3/1997 Revised
GEAUGA COUNTY ENGINEER