

See Page 2 of 5

See Page 5 of 5

422 COMPANY  
DEED VOL. 808, PG. 97  
DEED VOL. 1047, PG. 373  
DEED VOL. 1047, PG. 375

THE TREES  
CONDOMINIUM  
PLAT VOL. 13, PG. 76

JAMES R. & DONNA J. BRETT  
DEED VOL. 768, PG. 620

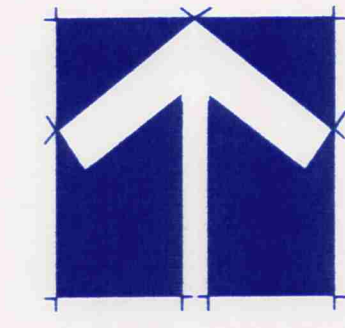
SURVEY AND  
CONSOLIDATION PLAT  
FOR  
WOODBERRY  
DEVELOPMENT CORP.  
Known as being Parts of Original Bainbridge Township  
Lot Nos. 27, 28, 29, and 38, Tract One  
Now in  
BAINBRIDGE TOWNSHIP  
GAUGA COUNTY, OHIO

**WILSON, LESSMAN & COX**  
Engineers - Surveyors - Planners

401 South Street Chardon, Ohio 44024 Phone: (440) 286-7204  
82 Dresser Hill Road Charloton, MA 01507 Fax: (440) 286-3535

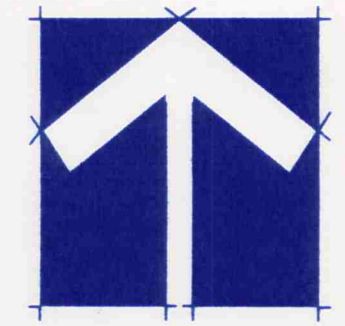
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE O.A.C. ADMINISTRATIVE CODE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO". DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON PIN MONUMENTS, AS INDICATED HEREON, SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GAUGA COUNTY ENGINEER.

STEVEN J. LESSMAN, O.A.S., PROFESSIONAL SURVEYOR NO. 7078  
DATE: 7-28-98



Scale: 1" = 100'

SURVEY PLAT & LEGAL DESCRIPTION (Purder Prop.)  
APPROVED PER R.C. 315.251  
R.S. 816178 (Revised)  
OFFICE OF THE  
GAUGA COUNTY ENGINEER



Scale: 1" = 100'

# SHEERBROOK ACRES SUBDIVISION VOLUME 9, PAGE 101

## TRACT THREE

## TRACT ONE

VILLAGE OF SOUTH RUSSELL  
BAINBRIDGE TOWNSHIP

RECREATION AREA

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY  
DEED VOL. 492, PG. 979

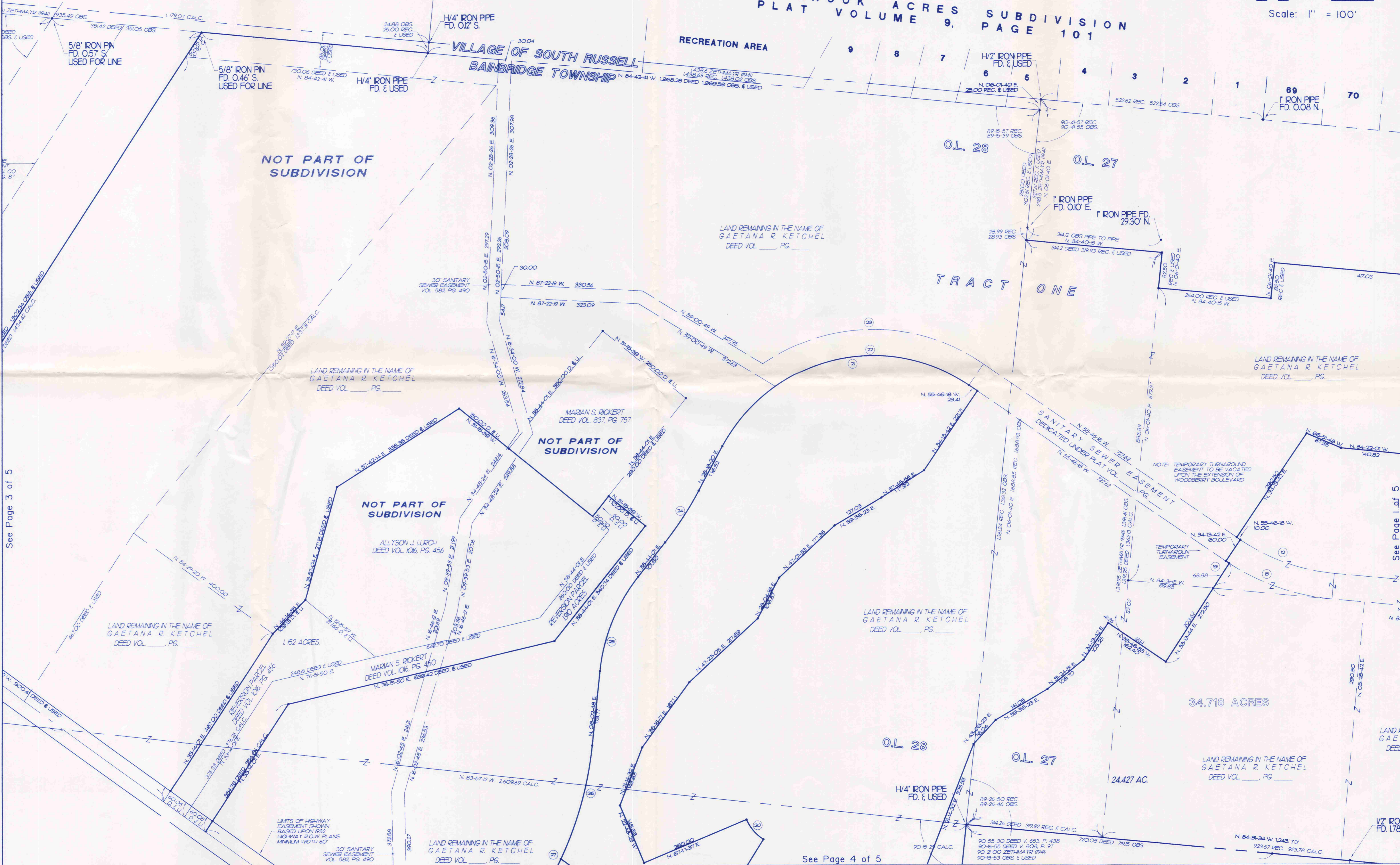
NOT PART OF SUBDIVISION

NOT PART OF SUBDIVISION

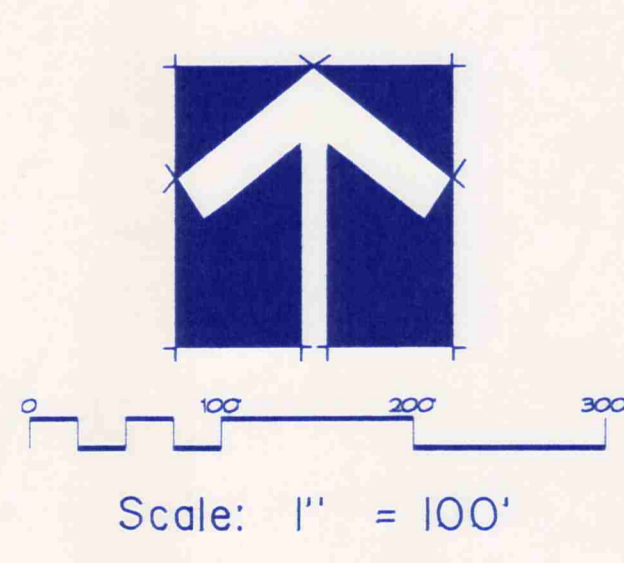
NOT PART OF SUBDIVISION

See Page 3 of 5

See Page 1 of 5



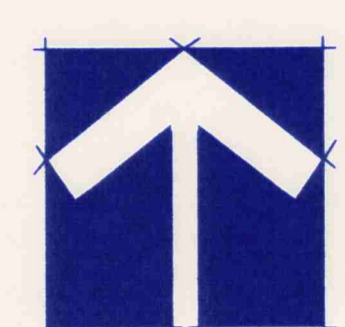
RECEIVED  
MAY 11 1988



See Page 5 of 5

See Page 1 of 5

See Page 4 of 5



Scale: 1" = 100'

SAVAGE ROAD 60'

WASHINGTON STREET  
(FORMERLY CHAGRIN FALLS - GREENVILLE ROAD)

NOT PART OF SUBDIVISION

NOT PART OF SUBDIVISION

1/2" IRON PIN  
FD. AT 32.66'  
USED FOR LINE

2" IRON PIPE  
FD. AT 25.86'

A. L. JANCA  
V. 788, P. 1232

1" IRON PIPE  
FD. AT 21.2'

O.L. 28

O.L. 29

O.L. 29

O.L. 30

O.L. 30

O.L. 31

H/4" IRON PIPE  
FD. AT 23.3'  
(BENT W.)

H/4" IRON PIPE  
FD. AT 20.27'

H/4" IRON PIPE  
FD. & USED

1" IRON PIPE  
FD. AT 29.88'  
(BENT W.)

D.A. & K.L. RODDE  
V. 995, P. 1131

1" IRON PIPE  
FD. & USED  
AT 30.00'

A.W. & F.L. WEBER  
V. 807, P. 527

1" IRON PIPE  
FD. & USED  
AT 30.00'

L.L. & D.J. LINDEN  
V. 733, P. 227

3/4" IRON PIPE  
FD. AT 29.90'

N.J. SCHULTZ, JR.  
V. 816, P. 58

3/4" IRON PIPE  
FD. & USED  
AT 30.00'

R. WISE  
V. 1035, P. 515

3/4" IRON PIN  
FD. AT 29.46'

H/2" IRON PIPE  
FD. AT 22.13'

H.W. SMITH, TRUSTEE  
V. 911, P. 459

IRON MONUMENT  
FD. & USED FOR LINE

D.H. IN STONE  
FD. AT 19.29'

W.J. & C.A. PELLA, TRUSTEES  
V. 880, P. 170

1" IRON PIPE  
FD. AT 16.65'

ALLYSON J. LURCH  
DEED VOL. 1016, PG. 456

MARIAN S. RICKERT  
DEED VOL. 1016, PG. 460

LAND REMAINING IN THE NAME OF  
GAETANA R. KETCHEL  
DEED VOL. \_\_\_\_\_, PG. \_\_\_\_\_

LAND REMAINING IN THE NAME OF  
GAETANA R. KETCHEL  
DEED VOL. \_\_\_\_\_, PG. \_\_\_\_\_

LAND REMAINING IN THE NAME OF  
GAETANA R. KETCHEL  
DEED VOL. \_\_\_\_\_, PG. \_\_\_\_\_

11,050 AC. GROSS  
10,48 AC. R.O.W.  
10,002 AC. NET

GAETANA R. KETCHEL  
DEED VOL. \_\_\_\_\_, PG. \_\_\_\_\_

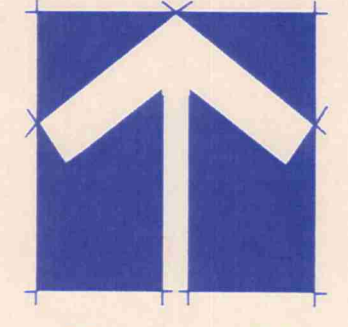
EASEMENT FOR  
HIGHWAY PURPOSES  
PARCEL NO. 4-X  
DEED VOL. 189, PG. 406

1/2" IRON PIN  
FD. & USED  
AT 35.06'

H/2" X H/2" IRON BAR  
FD. & USED AT 35.08'

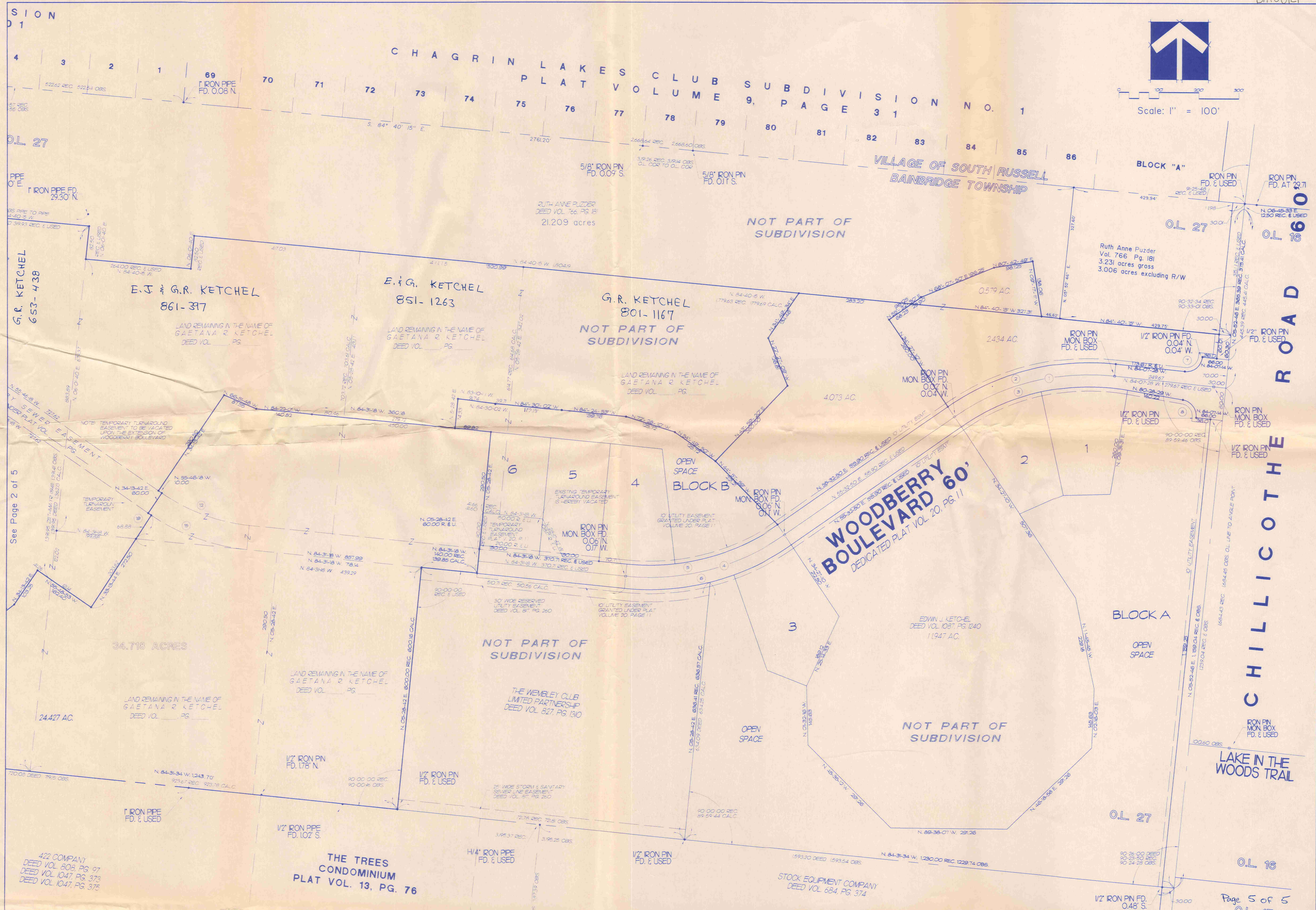
1/2" IRON PIN  
FD. AT 28.05'

1/2" IRON PIN  
FD. AT 40.84'  
USED FOR LINE



Scale: 1" = 100'

# CHAGRIN LAKES CLUB SUBDIVISION NO. 1 VOLUME 9, PAGE 31



O.L. 27

G.R. KETCHEL  
653-438

See Page 2 of 5

E.J. & G.R. KETCHEL  
861-317

E.J. & G.R. KETCHEL  
851-1263

G.R. KETCHEL  
801-1167

**WOODBERRY BOULEVARD 60'**  
DEDICATED PLAT VOL. 20, PG. 11

ROAD

CHILLICOTHE

LAKE IN THE WOODS TRAIL

BLOCK "A"

BLOCK A

OPEN SPACE  
BLOCK B

NOT PART OF SUBDIVISION

NOT PART OF SUBDIVISION

NOT PART OF SUBDIVISION

THE TREES CONDOMINIUM  
PLAT VOL. 13, PG. 76

STOCK EQUIPMENT COMPANY  
DEED VOL. 684, PG. 374

422 COMPANY  
DEED VOL. 803, PG. 97  
DEED VOL. 1047, PG. 373  
DEED VOL. 1047, PG. 375

BAL 00121  
BAL00121

PUZDER  
picked up 8-6-1998

**WILSON, LESSMAN & COX**  
Engineers - Surveyors - Planners

401 South Street  
Chardon, Ohio 44024  
Phone: (440) 286-7204

82 Dresser Hill Road  
Charlton, MA 01507  
Fax: (440) 286-3535

Email: WLC\_Co@Compuserve.com

Lawrence G. Wilson, P.S.  
*General Partner*  
Steven J. Lessman, P.S.  
*Managing Partner*  
Richard M. Cox, P.E.  
*General Partner*  
Michael W. Bender, P.E.  
*General Partner*

**LEGAL DESCRIPTION**  
**PUZDER PARCEL**  
**21.267 Acres**

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 27, Tract One, further bounded and described as follows: Beginning at an iron pin monument found on the centerline of Chillicothe Road (60 feet wide) at the northeasterly corner of Original Lot No. 27, said point also being the northeasterly corner of a parcel of land described in a Deed to Ruth Anne Puzder recorded in Volume 766, Pg. 181 of Geauga County Records; Thence S. 06 deg. - 45 min. - 33 sec. W., along said centerline of Chillicothe Road, a distance of 12.50 feet to an angle point therein; Thence S. 05 deg. - 52 min. - 46 sec. W., continuing along said centerline of Chillicothe Road, a distance of 315.11 feet to the southeasterly corner of said parcel of land described in Volume 766, Pg. 181 of the Geauga County Records; Thence along the southerly line of the above referenced Ruth Anne Puzder property, which is also the northerly line of lands conveyed as Parcel No. 7 to Gaetana R. Ketchel, as Parcel No. 4-A to Edwin J. Ketchel, as Parcel No. 3 to Edwin J. Ketchel and to Gaetana R. Ketchel by deeds recorded respectively in volume 801, page 1167, volume 851, page 1263, volume 861, page 397 and volume 653, page 438 of the Geauga County Deed Records, N. 84 deg. - 40 min. - 15 sec. W., passing through a 3/4 inch iron pin monument set at 30.00 feet. a total distance of 429.75 feet to a 3/4 inch iron pin monument set at the principal point of beginning of the parcel of land herein described;

Course No. 1 Thence N. 84 deg. - 40 min. - 15 sec. W., continuing along the southerly line of said parcel of land described in Deed Volume 766, Page 181 and the northerly line of said Ketchel lands, a distance of 2,178.12 feet to a 3/4 inch iron pin monument set at an angle point therein;

Course No. 2 Thence S. 06 deg. - 01 min. - 40 sec. W., continuing along said Puzder and Ketchel line, a distance of 82.50 feet to a 3/4 inch iron pin monument set an angle point therein;

Course No. 3 Thence N. 84 deg. - 40 min. - 15 sec. W., continuing along said Puzder and Ketchel line, a distance of 264.00 feet to a 3/4 inch iron pin monument set at an angle point therein;

Course No. 4 Thence N. 06 deg. - 01 min. - 40 sec. E., continuing along Puzder and Ketchel said line, a distance of 82.50 feet to a 3/4 inch iron pin monument set at an angle point therein;

Course No. 5 Thence N. 84 deg. - 40 min. - 15 sec. W., continuing along said Puzder and Ketchel line, a distance of 319.93 feet to a 3/4 inch iron pin monument set on the line between Original Lot

BAI 00121

Nos. 27 and 28 at the southwesterly corner of said parcel of land described in Deed Volume 766, Page 181 and an easterly line of said Deed Volume 653, page 438 of the said Geauga County Deed Records;

Course No. 6 Thence N. 06 deg. - 01 min. - 40 sec. E., along said line between Original Lot Nos. 27 and 28, a distance of 327.61 feet to a 1-1/2" iron pipe found at the northwesterly corner of Original Lot No. 27;

Course No. 7 Thence S. 84 deg. - 40 min. - 15 sec. E., along the northerly line of said Original Lot No. 27, also being along the southerly line of the Sheerbrook Acres Subdivision as shown by the plat recorded in Volume 9, Page 101 and along the southerly line of the Chagrin Lakes Club Subdivision No. 1 as shown by the plat recorded in Volume 9, Page 31, a distance of 2,761.20 feet to a 3/4 inch iron pin monument set;

Course No. 8 Thence S. 05 deg. - 52 min. - 46 sec. W., a distance of 327.60 feet to the principal point of beginning. Containing 21.267 acres of land. Be the same more or less, but subject to all legal highways and easements of record;

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078,. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

This survey is of part of land conveyed to \_\_\_\_\_  
By deed recorded in volume \_\_\_\_\_, page \_\_\_\_\_ of the Geauga County Deed Records.

July 8, 1998

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

R.S. 8/6/98 (Revised)  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER