

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (as noted) PER R.C. 315.251

R.S. 7/23/1996
GEAUGA COUNTY ENGINEER

LOT SPLIT FOR:

CHARLES REX

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS NO. 22 AND 23, COUNTY OF GEAUGA AND STATE OF OHIO AND CONTAINING 10.901 ACRES OF LAND. *Tract 3*

DEED OF REFERENCE: C.E. & M.C. REX, V. 758, PG. 671

A=189.26	A=31.44	A=189.31
R=558.79	R=558.79	R=560.09
D=19°24'23"	D=03°13'25"	D=19°21'56"
B=S 83°27'20" E	B=S 72°08'26" E	B=N 80°12'42" W
C=188.36	C=31.43	C=188.41
T=95.55	T=15.72	T=95.57

O.L. 23
O.L. 22
PETTIBONE ROAD 60'

1/2" I PIN USED IN MON. BOX

5.391 AC NET
0.145 ACRES IN PETT. R/W
0.041 ACRES IN BREW. R/W

5.077 AC NET
0.780 ACRES IN R/W

5.003 AC NET
0.082 ACRES IN R/W

BREWSTER ROAD 60'

P.L. & R.F. IVEC
V. 1018 P. 800

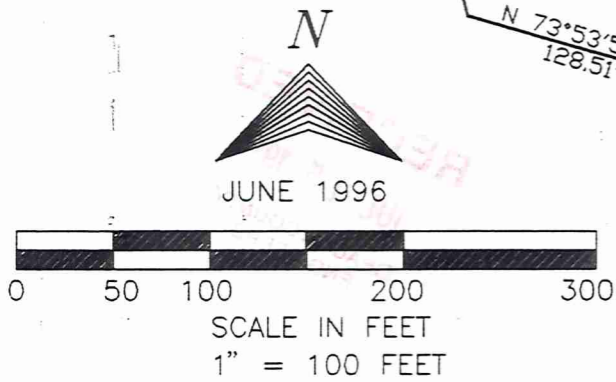
C.E. & M.C. REX
V. 758 P. 671

PREPARED BY:
BRAUN-PRENOSIL ASSOCIATES INC.
ENGINEERS...SURVEYORS
547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8670



WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Kevin S Braun
KEVIN S. BRAUN
7-3-96
PROFESSIONAL SURVEYOR NO. 7082



0-5/8" I PIN SET
SHARPE RESEARCH TITLE AGENCY, INC.
No. 965205 SET B
GE-211-96 B

BA100123

BA100123

REX
Picked up 7-23-96

Braun - Prenosil Associates, Inc.

547 East Washington Street Chagrin Falls, Ohio 44022 Tel. (216) 247-8670
Fax (216) 247-8687

D. A. Braun, P.E., P.S.
J. Prenosil, P.S., Retired
K. S. Braun, P.S.
K. A. Braun, P.S.

E. B. Dudley, P.S.
M. A. Smoley, P.E.
R. A. Nuske, P.S.

July 3, 1996

LEGAL DESCRIPTION OF 5.085 ACRE PARCEL FOR C.E. & M.C. REX

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots 22 and 23, and bounded and described as follows: Tract 3

Beginning in the centerline of Brewster Road, at a Southeasterly corner of land as described in deed to P.L. & R.F. Ivec, recorded in Vol. 1018, Page 800 of Geauga County Records, distant South 8° 35' 30" East, 356.16 feet as measured along the centerline of said Brewster Road, from a 1/2" iron pin monument found at its intersection with the centerline of Pettibone Road;

Thence continuing South 8° 35' 30" East, along the centerline of said Brewster Road, a distance of 118.92;

Thence South 83° 44' 32" West, passing through a 5/8" iron pin set at 30.02 feet, a total distance of 482.61 feet to a 5/8" iron pin set;

Thence South 8° 35' 30" East, a distance of 110.38 feet, to a 5/8" iron pin set;

Thence South 53° 58' 07" West, a distance of 115.11 feet, to a 5/8" iron pin set;

Thence North 86° 16' 59" West, a distance of 375.22 feet, to a 5/8" iron pin set;

Thence North 45° 56' 24" West, a distance of 202.26 feet, to a 5/8" iron pin set at the most Southerly corner of said P.L. & R.F. Ivec land;

Thence North 42° 29' 59" East, along a Southeasterly line of said P.L. & R.F. Ivec land, a distance of 292.58 feet to a 5/8" iron pin set;



SHARPE RESEARCH TITLE AGENCY, INC.
No. 965208 SRT A
GE-211-96A

Engineers ... Surveyors



LEGAL DESCRIPTION OF 5.044 ACRE PARCEL FOR C.E. & M.C. REX

Thence South 74° 36' 22" East, along a Southerly line of said P.L. & R.F. Ivec land, a distance of 344.93 feet to a 5/8" iron pin set;

Thence North 83° 44' 32" East, along a Southerly line of said P.L. & R.F. Ivec land, passing through a 5/8" iron pin set at 501.27 feet, a total distance of 531.29 feet to the Place of Beginning and containing 5.085 acres of land, including 0.082 acres within the right-of-way limits of Brewster Road, according to the survey of January 1995 by Braun-Prenosil Associates, Inc., Kevin S. Braun, P.S. No. 7082, be the same more or less but subject to al legal highways.

DEED OF REFERENCE: C.E. & M.C. REX V.758 P.671

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R.S. 7/23/1996
GEAUGA COUNTY ENGINEER

96147.Rex1

(2)

SHARPE RESEARCH TITLE AGENCY, INC.

No. 965205 SR1A
67E-211-96 A

Braun - Prenosil Associates, Inc.