

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

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

LOT SPLIT FOR:

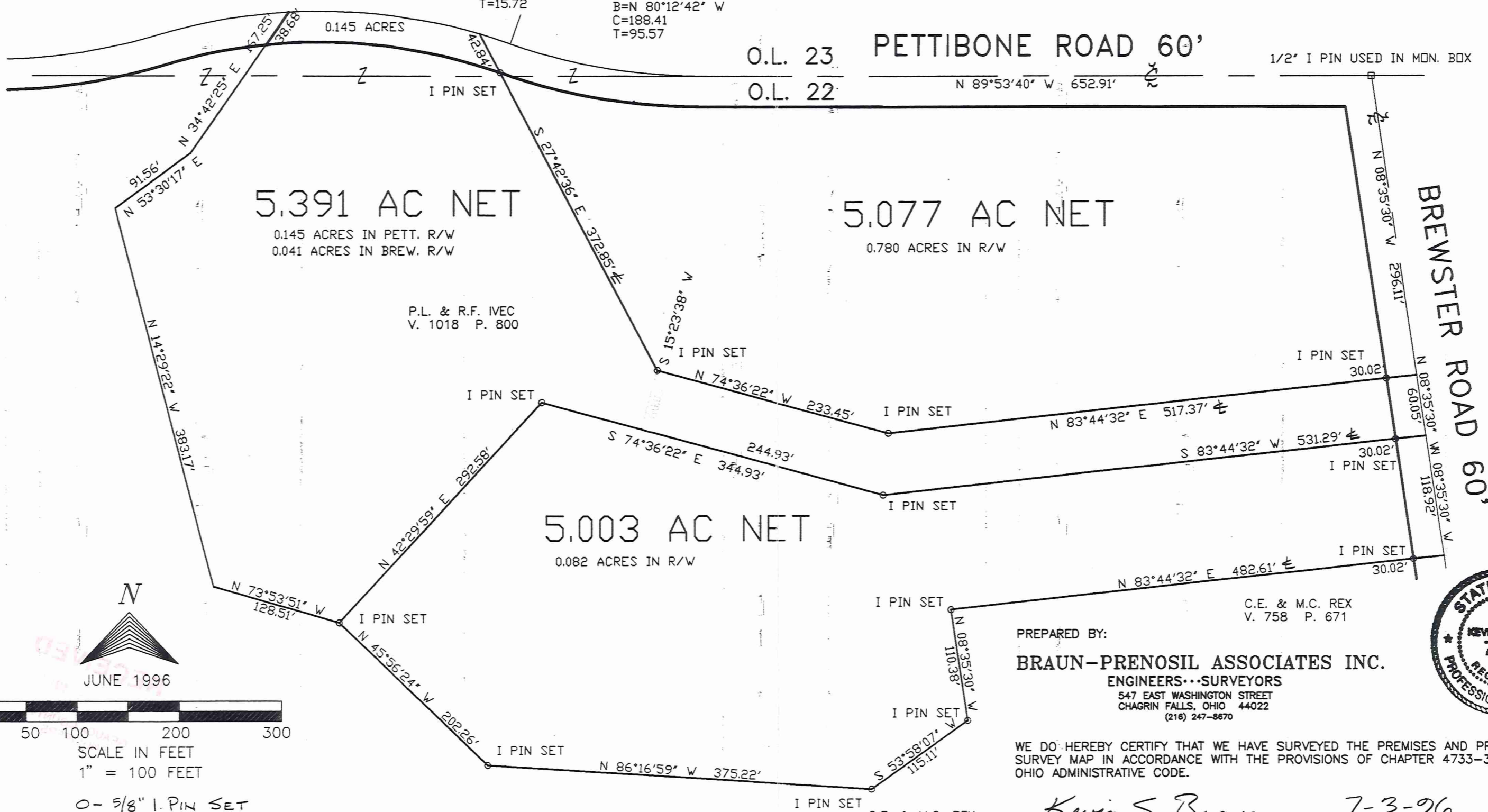
CHARLES REX

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



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

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

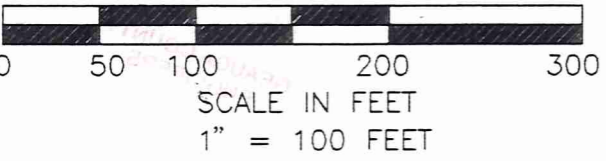
C.E. & M.C. REX  
V. 758 P. 671

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



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

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

BA100124

REX  
#02-420408  
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 5.857 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 1/2" iron pin monument found at its intersection with the centerline of Pettibone Road;

Thence South 8° 35' 30" East, along the centerline of said Brewster Road, a distance of 296.11 feet to a Northeasterly corner of land as described in deed to P.L. & R.F. Ivec, recorded in Vol. 1018, Page 800 of Geauga County Records;

Thence South 83° 44' 32" West, along a Northerly line of said P.L. & R.F. Ivec land, passing through a 5/8" iron pin set at 30.02 feet, a total distance of 517.37 feet to a 5/8" iron pin set;

Thence North 74° 36' 22" West, along a Northerly line of said P.L. & R.F. Ivec land, a distance of 233.45 feet, to a 5/8" iron pin set;

Thence North 27° 42' 36" West, along a Northeasterly line of said P.L. & R.F. Ivec land, passing through a 5/8" iron pin set at 330.01 feet, at a total distance of 372.85 feet to the curved centerline of said Pettibone Road;

Thence Easterly, along the curved centerline of said Pettibone Road deflecting to the right, having a radius of 558.79 feet, a chord of 31.43 feet which bears South 72° 08' 26" East, an arc distance of 31.44 feet to a point of reverse curvature;

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SHARPE RESEARCH TITLE AGENCY, INC.  
No. 965205 SRT B  
1E-211-96 B

Engineers ... Surveyors



**LEGAL DESCRIPTION OF 5.077 ACRE PARCEL FOR C.E. & M.C. REX**

Thence continuing Easterly along the curved centerline of said Pettibone Road deflecting to the left, having a radius of 560.09 feet, a chord of 188.41 feet which bears South 80° 12' 42" East, an arc distance of 189.31 feet to a point of tangency;

Thence South 89° 53' 40" East, along said Pettibone Road centerline, a distance of 652.91 feet to the Place of Beginning and containing 5.857 acres of land, including 0.780 acres within the right-of-way limits of Pettibone and Brewster Roads, 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 all legal highways.

Deed of Reference : C.E. & M.C. Rex, Volume 758, Page 671

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GEAUGA COUNTY ENGINEER

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(2)

96147.Rex

SHARPE RESEARCH TITLE AGENCY, INC.

No. 965205 SUB B Braun - Prenosil Associates, Inc.

GE-211-96 B