

BA100129
BA100129

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

R.S. 6/27/1996
GEAUGA COUNTY ENGINEER

PLAT OF SURVEY FOR: D. S. RODGERS

BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP, LOT NO. 5, TRACT ONE, COUNTY OF GEAUGA AND STATE OF OHIO.

SCALE: 1"=200' MARCH, 1984



GEORGE J. & F. C. FLAHERTY

V. 732 PG. 317



SHYDER ROAD 60' W

BAINBRIDGE TWP.
AUBURN TWP.

89° 55' 30" Holland
89° 55' 57" Calc. Obs.

IRON PIPE USED 29.70 From E

S. 85° 47' 59" E. 2321.91'

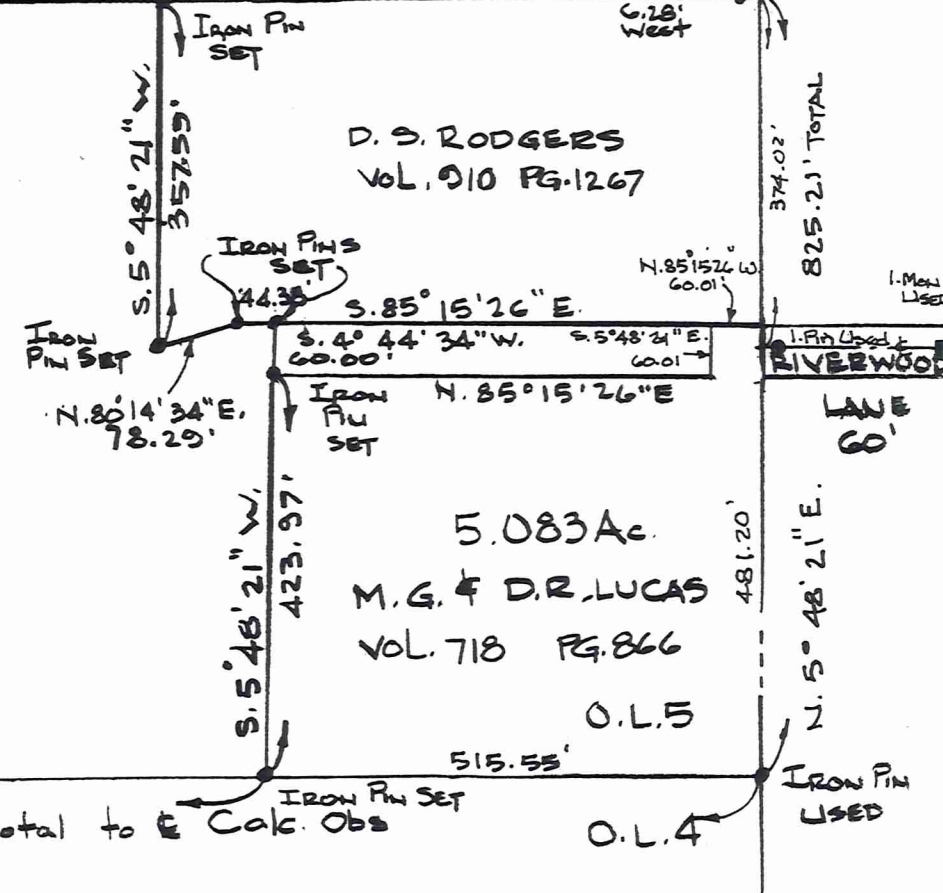
2951.75' to E W.E. HOLLAND
2958.46' Total to E Calc. Obs

IRON PIPE USED 6.28' West

DEED REFERENCE:
D. S. RODGERS
V. 775 PG. 1204

44.141 ACRES NET
0.560 ACRES IN R/W
44.701 ACRES TO E

D. S. RODGERS
VOL. 910 PG. 1267



IRON PIN FOUND 30.00'

O.L. 5

N. 85° 33' 57" W. 2390.77'

2936.32 total to E Calc. Obs

O.L. 4

I Pipe Used from Previous Survey

O.L. 4

R.O. MOROVEC & N.R. NOVY VOL. 927 PG. 1117

Damon A. Braun
DAMON A. BRAUN 6-26-96
REG. SURVEYOR # 4933



BRAUN-PRENOSIL ASSOCIATES INC.
ENGINEERS...SURVEYORS
547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8870

Revised 6/25/96

I. Pin Used @ P.I.

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.

May 23, 1996 - Revised June 10, 1996

LEGAL DESCRIPTION FOR D. S. RODGERS OF REMAINING 44.701 ACRE PARCEL

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 5, Tract One, and bounded and described as follows:

Beginning in the centerline of Snyder Road at the Southwesterly corner of Original Bainbridge Township Lot 5 and Northwesterly corner of land described in deed to R.O. Morovec and N.R. Novy recorded in Volume 927, Page 1117 of Geauga County Records;

Thence North $4^{\circ} 16' 04''$ East, along the centerline of said Snyder Road, a distance of 812.90 feet, to the Southwesterly corner of land as described in deed to G. J. & F. C. Flaherty, recorded in Volume 732, Page 317 of Geauga County Records;

Thence South $85^{\circ} 47' 59''$ East, along the said Southerly line of G. J. & F. C. Flaherty land, passing through an iron pipe found at 29.70 feet, a total distance of 2321.91 feet to an iron pin set in the Northwesterly corner of land as described in deed to D. S. Rodgers, recorded in Volume 910, Page 1267 of Geauga County Records;

Thence South $5^{\circ} 48' 21''$ West, along a Westerly line of said D. S. Rodgers land, a distance of 357.59 feet to an iron pin set at the Southwesterly corner of said Rogers land;

Thence North $80^{\circ} 14' 34''$ East, along a Southerly line of said D. S. Rodgers land, a distance of 78.29 feet to an iron pin set;

Thence South $85^{\circ} 15' 26''$ East, along a Southerly line of said D. S. Rodgers land, a distance of 44.38 feet to an iron pin set;

Thence South $4^{\circ} 44' 34''$ West, along a Westerly line of said D. S. Rodgers land and the Westerly line of land as described in deed to M. G. and D. R. Lucas, recorded in Volume 718, Page 866 of Geauga County Records, a distance of 60.00 feet to an iron pin set;



Engineers ... Surveyors



LEGAL DESCRIPTION FOR D.S. RODGERS OF REMAINING 44.701 ACRE
PARCEL

Thence South 5° 48' 21" West, along the Westerly line of said M. G. & D. R. Lucas land, a distance of 423.97 feet to an iron pin set at the Southwesterly corner of said Lucas' land, and the Northerly line of said R.O. Morovec & N.R. Novy land, being in the Southerly line of said Original Bainbridge Township Lot 5;

Thence North 85° 33' 57" West, along Northerly line of said R.O. Morovec & N.R. Novy land being the Southerly line of said Original Bainbridge Township Lot No. 5, passing through an iron pin found at 2390.77 feet, a total distance of 2420.77 to the Place of Beginning and containing 44.141 acres of land exclusive of 0.560 acres within the right-of-way limits of Snyder Road, according to the survey of March 1984 by Braun-Prenosil Associates, Inc., Damon A. Braun, P.S. No. 4933, be the same more or less but subject to all legal highways.

Deed Reference D.S. Rodgers Volume 775, Page 1204

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

R.S. 6, 27, 1996
GEAUGA COUNTY ENGINEER

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Braun - Prenosil Associates, Inc.