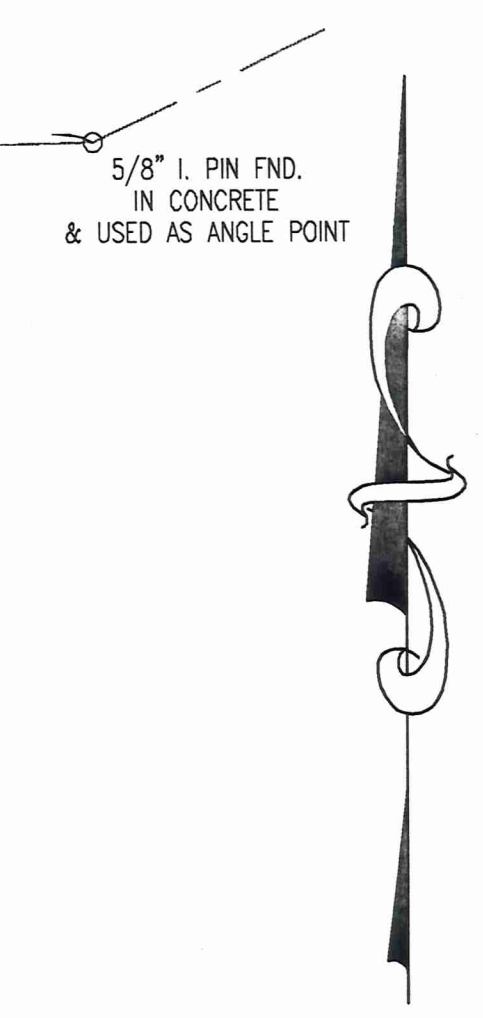
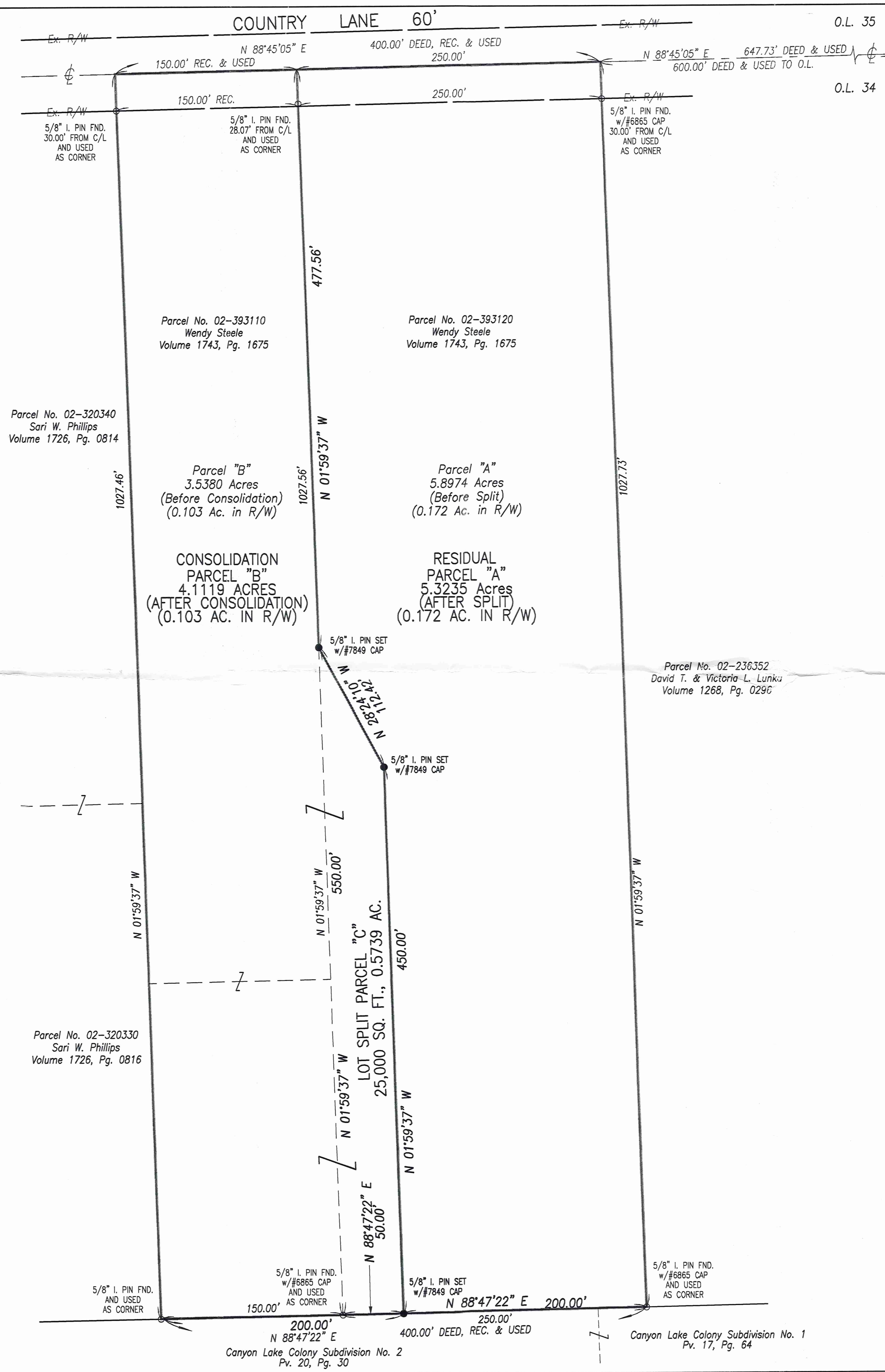


LOT SPLIT & CONSOLIDATION MAP FOR WENDY STEELE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Township Lot No. 34, Tract One, and being the land now or formerly conveyed to Wendy Steele as shown in Volume 1743, Page 1675 of Geauga County Deed Records



SURVEYOR'S CERTIFICATION

Monuments were found and set at all points as shown hereon. Dimensions shown on this plat are expressed in feet and decimal parts thereof. Bearings shown are based on the centerline of Country Lane. Bearings shown are based on an assumed meridian and are used to indicate angles only. All of which I certify to be correct to the best of my knowledge and belief.



Donald F. Sheehy
Donald F. Sheehy
Professional Surveyor No. 7849
Date: 09/25/2005

● - INDICATES 5/8" CAPPED IRON PIN SET

Prepared By:
CHAGRIN VALLEY ENGINEERING, LTD.
22999 FORBES ROAD, SUITE B PHN: (440) 439-1999
CLEVELAND, OHIO 44146 FAX: (440) 439-1969
September 26, 2005
Revised: October 05, 2005

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 10/11/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100144
BA100144

Steele
pick up date
10-18-05
02-393110
Vol 1783 Pg 3494

LEGAL DESCRIPTION
4.1119 ACRES CONSOLIDATION PARCEL #B
FOR WENDY STEELE
COUNTRY LANE ROAD
BAINBRIGE TOWNSHIP
GEAUGA COUNTY, OHIO

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK *10/17/05*
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being a part of Original Bainbridge Township, Lot #34, Tract #1 and known as being a 0.5739 acres Lot Split Parcel #C from part of a 5.8974 acres Parcel #A as conveyed to Wendy Steele by deed recorded in Volume 1743, Page 1675 (PP #02-393120) of Geauga County Deed Records together with a 3.5380 acres Parcel #B as conveyed to Wendy Steele by deed recorded in Volume 1743, Page 1675 (PP #02-393110) of Geauga County Deed Records collectively forming a 4.1119 acres Consolidated Parcel #B and further bounded and described as follows;

Beginning at the Northwesterly corner of land as conveyed to David T. & Victoria L. Lunka by deed recorded in Volume 1268, Page 0296 (PP #02-236352) of Geauga County Deed Records on the centerline of Country Lane (60 feet wide), said point being South 88°45'05" West, distant 647.73 feet from a 5/8" iron pin found in concrete marking an angle point in said centerline thereof;

Thence South 88°45'05" West, along said centerline of Country Lane, a distance of 250.00 feet to the Northwesterly corner of said 5.8974 acres Parcel #A, Steele's land (PP #02-393120) Volume 1743, Page 1675 of Geauga County Deed Records, said point also being the Northwesterly corner of a 5.3235 acres Residual Parcel #A and the Principle Place of Beginning of the Premises herein intended to be described;

Course I Thence South 01°59'37" East, along the Westerly line of said Residual Parcel #A, passing thru a 5/8" iron pin found at 28.07 feet, a distance of 477.56 feet to a 5/8" iron pin set - w/yellow cap "Donald F. Sheehy, P.S. #7849" at the Northerly corner of said Lot Split Parcel #C;

Course II Thence South 28°24'10" East, continuing along said Westerly line of Residual Parcel #A, a distance of 112.42 feet to a 5/8" iron pin set - w/yellow cap "Donald F. Sheehy, P.S. #7849" at angle point therein;

Course III Thence South 01°59'37" East, parallel with and at a perpendicular distance of 199.98 feet West of the Westerly line of said Lunka's land (PP #02-236352), continuing along said Westerly line of Residual Parcel #A, a distance of 450.00 feet to a 5/8" iron pin set - w/yellow cap "Donald F. Sheehy, P.S. #7849" at the Southwesterly corner thereof on the Northerly line of Canyon Lake Colony Subdivision #2 as recorded in Volume 20, Page 30 of Geauga County Map Records;

Course IV Thence South 88°47'22" West, along said Northerly line of Canyon Lake Colony Subdivision #2, passing thru a 5/8" iron pin found w/cap #6865 at a distance of 50.00 feet at the Southwesterly corner of said Lot Split Parcel #C, a distance of 200.00 feet to a 5/8" iron pin found at the Southeasterly corner of land as conveyed to Sari W. Phillips by deed recorded in Volume 1726, Page 0816 (PP #02-320330);

Course V Thence North 01°59'37" West, along the Westerly line of said Phillips land (PP #02-320330) and the Westerly line of a second parcel of land as conveyed to said Phillips by deed recorded in Volume 1726, Page 0814 (PP #02-320340), passing thru a 5/8" iron pin found at a distance of 997.46 feet, a distance of 1027.46 feet to the Northeasterly corner thereof on said centerline of Country Lane;

Course VI Thence North 88°45'05" East, along said centerline of Country Lane, a distance of 150.00 feet to the Principle Place of Beginning and containing 4.1119 acres of land of which 0.103 acres lie within the right-of-way of said Country Lane as surveyed by Donald F. Sheehy, Registered Surveyor #7849 and as calculated and described from Geauga County Records by James A. Wendorf, Registered Surveyor #6556 of Chagrin Valley Engineering, Ltd., in September, 2005, be the same more or less but subject to all legal highways;

The above described parcel is subject to Easements of record;

Basis of bearing for this legal description is North 88°45'05" East as the centerline of Country Lane (60 feet wide) as shown on the deed for Parcel #B as conveyed to Wendy Steele and recorded in Volume 1743, Page 1675 (PP #02-393110) of Geauga County Deed Records

File #05210
September 29, 2005 (jaw)
Revised: October 05, 2005 (jaw)

LEGAL DESCRIPTION
0.5739 ACRES LOT SPLIT PARCEL #C
FOR WENDY STEELE
COUNTRY LANE ROAD
BAINBRIGE TOWNSHIP
GEAUGA COUNTY, OHIO

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being a part of Original Bainbridge Township, Lot #34, Tract #1 and known as being a 0.5739 acres (25,000 sq.ft.) Lot Split Parcel #C from part of a 5.8974 acres Parcel #A as conveyed to Wendy Steele by deed recorded in Volume 1743, Page 1675 (PP #02-393120) of Geauga County Deed Records and further bounded and described as follows;

Beginning at the Northwesterly corner of said Parcel #A, Steele's land (PP #02-393120) on the centerline of Country Lane (60feet wide), said point being South 88°45'05" West, distant 897.73 feet from a 5/8" iron pin found in concrete marking an angle point in said centerline thereof;

Thence South 01°59'37" East, along the Westerly line of said Parcel #A, Steele's land (PP #02-393120), passing thru a 5/8" iron pin found at 28.07 feet, a distance of 477.56 feet to a 5/8" iron pin set - w/yellow cap "Donald F. Sheehy, P.S. #7849" at the Northerly corner of said Lot Split Parcel #C and the Principle Place of Beginning of the Premises herein intended to be described;

Course I Thence South 28°24'10" East, a distance of 112.42 feet to a 5/8" iron pin set - w/yellow cap "Donald F. Sheehy, P.S. #7849" at angle point therein;

Course II Thence South 01°59'37" East, parallel with and at a perpendicular distance of 50.00 feet East of said Westerly line of Parcel #A, Steele's land (PP #02-393120), a distance of 450.00 feet to a 5/8" iron pin set - w/yellow cap "Donald F. Sheehy, P.S. #7849" on the Northerly line of Canyon Lake Colony Subdivision #2 as recorded in Volume 20, Page 30 of Geauga County Map Records;

Course III Thence South 88°47'22" West, along said Northerly line of Canyon Lake Colony Subdivision #2, a distance of 50.00 feet to a 5/8" iron pin found w/cap #6865 at the Southwesterly corner of said Parcel #A, Steele's land (PP #02-393120), said corner also being the Southeasterly corner of Parcel #B as conveyed to said Wendy Steele by deed recorded in Volume 1743, Page 1675 (PP #02-393110) of Geauga County Deed Records;

Course IV Thence North 01°59'37" West, along the Easterly line of said Parcel #B, Steele's land (PP #02-393110), a distance of 550.00 feet to the to the Principle Place of Beginning and containing 0.5739 acres (25,000 sq.ft.) of land as surveyed by Donald F. Sheehy, Registered Surveyor #7849 and as calculated and described from Geauga County Records by James A. Wendorf, Registered Surveyor #6556 of Chagrin Valley Engineering, Ltd., in September, 2005, be the same more or less but subject to all legal highways;

The above described parcel is subject to Easements of record;

Basis of bearing for this legal description is North 88°45'05" East as the centerline of Country Lane (60 feet wide) as shown on the deed for Parcel #A as conveyed to Wendy Steele and recorded in Volume 1743, Page 1675 (PP #02-393120) of Geauga County Deed Records

File #05210
September 29, 2005 (jaw)
Revised: October 05, 2005 (jaw)

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

PAK 10/17/05
OFFICE OF THE REV
GEAUGA COUNTY ENGINEER

