

**ACCEPTANCE**

I, EDWARD D. SULLIVAN  
THE OWNER OF THE LANDS SHOWN HEREIN DOES HEREBY  
ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING  
OF THIS CONSOLIDATION OF LANDS AS HEREOF PLATTED.  
COUNTY OF GEauga } S.S. BEFORE ME A NOTARY PUBLIC  
STATE OF OHIO } IN AND FOR SAID COUNTY  
AND STATE PERSONALLY APPEARED THE ABOVE SIGNED  
OWNER WHO ACKNOWLEDGE THE MAKING AND SIGNING OF  
THE FORGOING INSTRUMENT TO BE THEIR FREE ACT AND  
DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY  
HAND AND OFFICIAL SEAL AT \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.  
NOTARY PUBLIC

**ACCEPTANCE**

I, TIMOTHY SULLIVAN  
THE OWNER OF THE LANDS SHOWN HEREIN DOES HEREBY  
ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING  
OF THIS CONSOLIDATION OF LANDS AS HEREOF PLATTED.  
COUNTY OF GEauga } S.S. BEFORE ME A NOTARY PUBLIC  
STATE OF OHIO } IN AND FOR SAID COUNTY  
AND STATE PERSONALLY APPEARED THE ABOVE SIGNED  
OWNER WHO ACKNOWLEDGE THE MAKING AND SIGNING OF  
THE FORGOING INSTRUMENT TO BE THEIR FREE ACT AND  
DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY  
HAND AND OFFICIAL SEAL AT \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.  
NOTARY PUBLIC

**LOT SPLIT**

DEED VOLUME 1805 PAGE 2105-2106 O.R.G.C.  
PREPARED FOR:  
**SOUTH FRANKLIN CIRCLE**  
OCTOBER, 2006

SITUATED IN THE TOWNSHIP OF  
BAINBRIDGE, COUNTY OF  
GEAUGA AND STATE OF OHIO  
AND KNOWN AS BEING PART OF  
ORIGINAL BAINBRIDGE  
TOWNSHIP LOTS 39 & 48, TRACT 1.

<b>PARCEL A</b> 20,595 SQ. FT. OR 0.4728 ACRES IN R/W 240,801 SQ. FT. OR 5.5280 ACRES OUT OF R/W	<b>PARCEL B</b> 9,300 SQ. FT. OR 0.2135 ACRES IN R/W 242,296 SQ. FT. OR 5.5623 ACRES OUT OF R/W
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<b>PARCEL A</b> 227,397 SQ. FT. OR 5.2203 ACRES IN O.L. 39 33,999 SQ. FT. OR 0.7805 ACRES IN O.L. 48	<b>PARCEL B</b> 20,730 SQ. FT. OR 0.4759 ACRES IN O.L. 39 230,866 SQ. FT. OR 5.2999 ACRES IN O.L. 48
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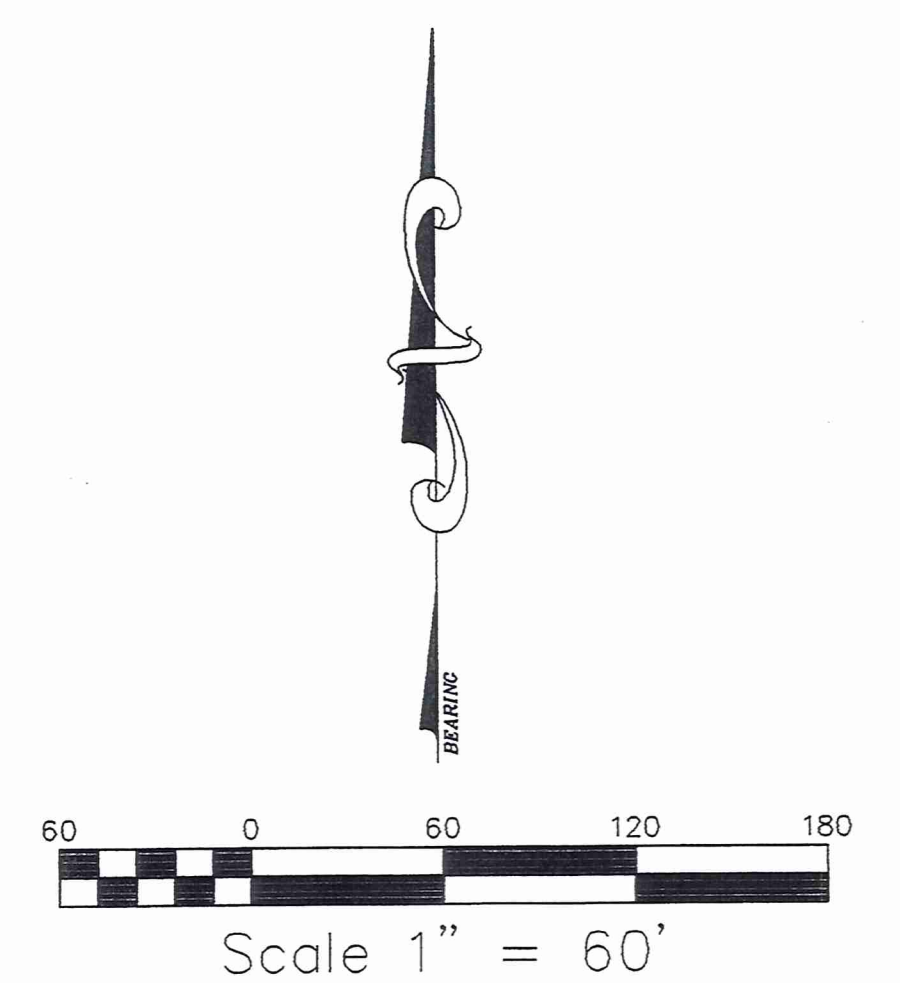
<b>PARCEL A TOTAL</b> 261,396 SQ. FT. OR 6.0008 ACRES	<b>PARCEL B TOTAL</b> 251,596 SQ. FT. OR 5.7758 ACRES
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I HEREBY STATE THIS TO BE A TRUE AND  
ACCURATE SURVEY TO THE BEST OF MY  
KNOWLEDGE, INFORMATION AND BELIEF.  
THIS SURVEY WAS PREPARED IN ACCORDANCE  
WITH THE PROVISIONS OF CHAPTER 4733-37  
OF THE OHIO ADMINISTRATIVE CODE.

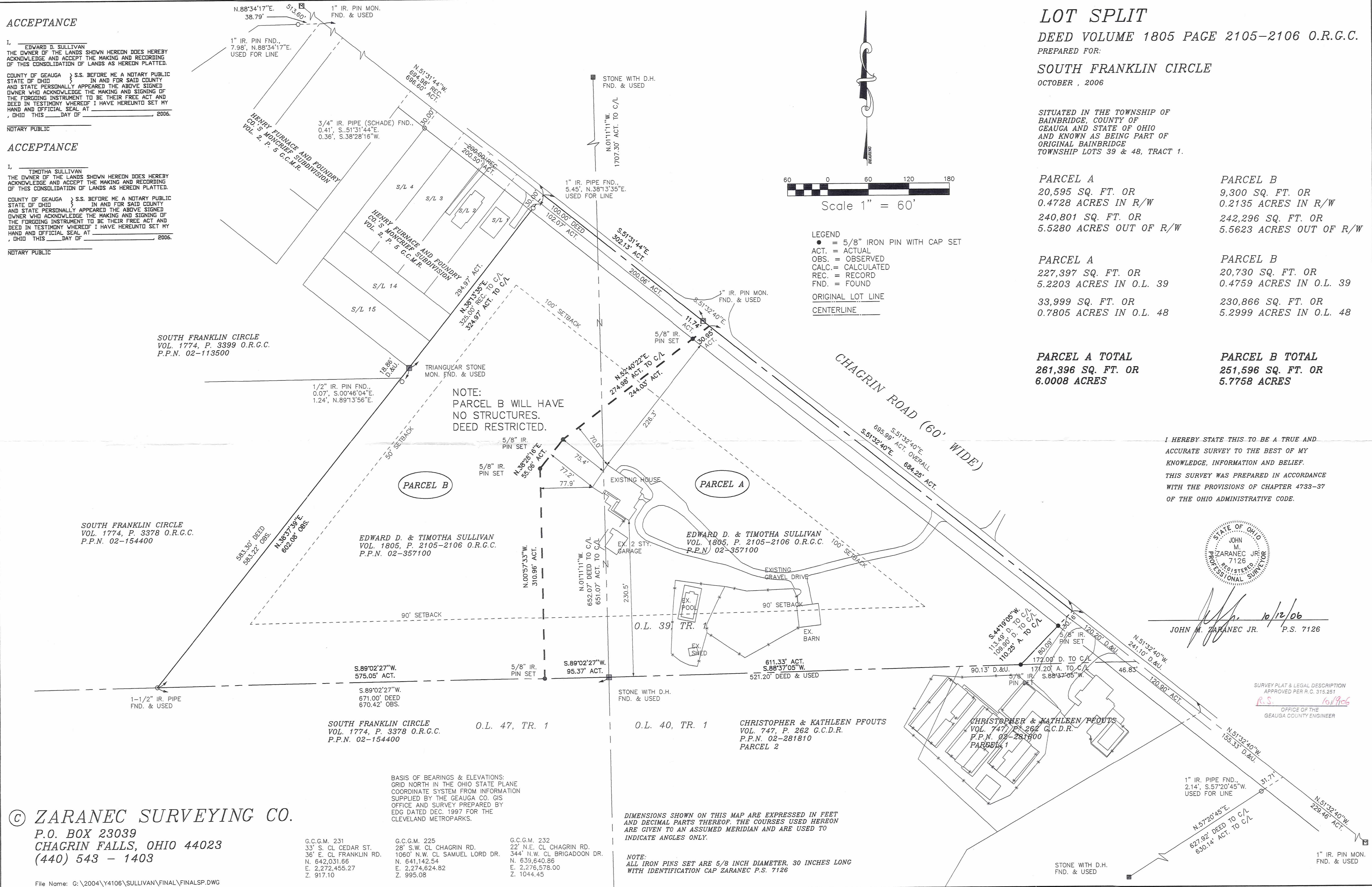


*[Signature]* 10/12/06  
JOHN M. ZARANEC JR. P.S. 7126

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 10/19/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



**LEGEND**  
● = 5/8" IRON PIN WITH CAP SET  
ACT. = ACTUAL  
OBS. = OBSERVED  
CALC. = CALCULATED  
REC. = RECORD  
FND. = FOUND  
ORIGINAL LOT LINE  
CENTERLINE



NOTE:  
PARCEL B WILL HAVE  
NO STRUCTURES.  
DEED RESTRICTED.

DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET  
AND DECIMAL PARTS THEREOF. THE COURSES USED HEREBON  
ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO  
INDICATE ANGLES ONLY.

NOTE:  
ALL IRON PINS SET ARE 5/8 INCH DIAMETER, 30 INCHES LONG  
WITH IDENTIFICATION CAP ZARANEC P.S. 7126

BASIS OF BEARINGS & ELEVATIONS:  
GRID NORTH IN THE OHIO STATE PLANE  
COORDINATE SYSTEM FROM INFORMATION  
SUPPLIED BY THE GEauga CO. GIS  
OFFICE AND SURVEY PREPARED BY  
EDG DATED DEC. 1997 FOR THE  
CLEVELAND METROPARKS.

G.C.G.M. 231 33' S. CL CEDAR ST. 36' E. CL FRANKLIN RD. N. 642,031.66 E. 2,272,455.27 Z. 917.10	G.C.G.M. 225 28' S.W. CL CHAGRIN RD. 1060' N.W. CL SAMUEL LORD DR. N. 641,142.54 E. 2,272,455.27 Z. 995.08	G.C.G.M. 232 22' N.E. CL CHAGRIN RD. 344' N.W. CL BRIGADOON DR. N. 639,840.86 E. 2,276,576.00 Z. 1044.45
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© ZARANEC SURVEYING CO.  
P.O. BOX 23039  
CHAGRIN FALLS, OHIO 44023  
(440) 543 - 1403

BAI 00148  
BA100148

Sullivan  
picked up 10/20/06  
02-357100  
Vol 1809 PG 2183



**ZARANEC SURVEYING CO.**  
*Professional Land Surveyors*

**Parcel A**  
**Sullivan Lot Split**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots 39 and 48 Tract 1 and bounded and described as follows:

Beginning at a stone monument with a drill hole found at the southwest corner of said Original Lot 39 also being the southeast corner of said Original Lot 48;

Thence South 89 degrees 02 minutes 27 seconds West along the southerly line of said Original Lot 48, also being the northerly line of a parcel of land conveyed to South Franklin Circle by Deed Volume 1774, Page 3378 Official Records Geauga County, 95.37 feet to a 5/8 inch iron pin with cap set therein;

Thence North 00 degrees 57 minutes 33 seconds West, 310.96 feet to a 5/8 inch iron pin with cap set;

Thence North 38 degrees 28 minutes 16 seconds East, 55.06 feet to a 5/8 inch iron pin with cap set;

Thence North 52 degrees 40 minutes 22 seconds East, 244.03 feet passing over a 5/8 inch iron pin with cap set in the southerly line of Chagrin Road, 60.00 feet wide, a total distance of 274.98 feet to the centerline of said Chagrin Road;

Thence South 51 degrees 32 minutes 40 seconds East along the centerline of said Chagrin Road, 684.25 feet to its intersection with the westerly line of a parcel of land conveyed to Christopher and Kathleen Pfouts by Volume 747, Page 262 Geauga County Deed Records;

Thence South 44 degrees 19 minutes 05 seconds West along the westerly line of said parcel of land conveyed to Christopher and Kathleen Pfouts, 30.16 feet passing over a 5/8 inch iron pin with cap set at its intersection with the southerly line of said Chagrin Road, a total distance of 110.25 feet to a 5/8 inch iron pin set at its intersection with the southerly line of said Original Lot 39 and also being a northerly line of said parcel of land conveyed to Christopher and Kathleen Pfouts;

Thence South 88 degrees 37 minutes 05 seconds West along the southerly line of said Original Lot 39, 611.33 feet to the place of beginning and containing 261,396 square feet or 6.0008 acres of land according to a survey by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated October 12, 2006.

Bearings are based on Grid North in the Ohio State Plane Coordinate System from information supplied by Geauga County GIS Monuments 225, 231 and 232 and also a survey prepared by EDG dated December, 1997 for Cleveland Metroparks.

P.P.N. 02-357100 Vol. 1805, P.2105-2106 O.R.G.C.



10/12/06

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 10/19/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**(440) 543-1403**  
Fax: (440) 543-8798  
P.O. Box 23039  
Chagrin Falls, Ohio 44023

**John M. Zaranec, Jr.**  
**President**



# ZARANEC SURVEYING CO.

Professional Land Surveyors

### Parcel B Sullivan Lot Split

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots 39 and 48 Tract 1 and bounded and described as follows:

Beginning at a stone monument with a drill hole found at the southwest corner of said Original Lot 39 also being the southeast corner of said Original Lot 48;

Thence South 89 degrees 02 minutes 27 seconds West along the southerly line of said Original Lot 48, also being a northerly line of a parcel of land conveyed to South Franklin Circle by Deed Volume 1774, Page 3378 Official Records Geauga County, 95.37 feet to a 5/8 inch iron pin with cap set therein at the principal place of beginning of the parcel herein described;

Thence South 89 degrees 02 minutes 27 seconds West continuing along the southerly line of said Original Lot 48, 575.05 feet to a 1 1/2 inch iron pipe found at its intersection with an easterly line of said parcel of land conveyed to South Franklin Circle;

Thence North 38 degrees 37 minutes 39 seconds East along the easterly line of said parcel of land conveyed to South Franklin Circle and the easterly line of a parcel of land conveyed to South Franklin Circle by Deed Volume 1774, Page 3399 Official Records Geauga County, 602.08 feet to a triangular stone monument found at its intersection with the southerly line of Sublot 15 in the Henry Furnace and Foundry Co.'s Moncrief Subdivision recorded by Plat Volume 2, Page 5 Geauga County Map Records;

Thence North 38 degrees 13 minutes 35 seconds East along the easterly line of Sublots 15, 14 and 1 in said Henry Furnace and Foundry Co.'s Moncrief Subdivision, 294.97 feet passing over its intersection with the southerly line of Chagrin Road, 60.00 feet wide, from which point a 1 inch iron pipe found bears North 38 degrees 13 minutes 35 seconds East, 5.45 feet, a total distance of 324.97 feet to its intersection with the centerline of said Chagrin Road;

Thence South 51 degrees 31 minutes 44 seconds East along the centerline of said Chagrin Road, 302.13 feet to a 1 inch iron pin monument found at an angle point therein;

Thence South 51 degrees 32 minutes 40 seconds East continuing along the centerline of said Chagrin Road, 11.74 feet to a point therein;

Thence South 52 degrees 40 minutes 22 seconds West, 30.95 feet passing over a 5/8 inch iron pin with cap set in the southerly line of said Chagrin Road, a total distance of 274.98 feet to a 5/8 inch iron pin with cap set;

Thence South 38 degrees 28 minutes 16 seconds West, 55.06 feet to a 5/8 inch iron pin with cap set;

Thence South 00 degrees 57 minutes 33 seconds East, 310.96 feet to the principal place of beginning and containing 251,596 square feet or 5.7758 acres of land according to a survey by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated October 12, 2006.

Bearings are based on Grid North in the Ohio State Plane Coordinate System from information supplied by Geauga County GIS Monuments 225, 231 and 232 and also a survey prepared by EDG dated December, 1997 for Cleveland Metroparks.

P.P.N. 02-357100 Vol. 1805, P. 2105-2106 O.R.G.C.

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

*R.S.* 10/19/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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Chagrin Falls, Ohio 44023



*[Handwritten Signature]*  
10/12/06

John M. Zaranec, Jr.  
President