

MAP OF SURVEY for MARK G. TIEFEL

KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE
TOWNSHIP LOT NO. 12, TRACT 1.

TOWNSHIP OF BAINBRIDGE
COUNTY OF GEauga - STATE OF OHIO

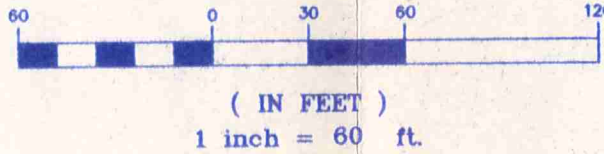
prepared by
McSTEEN & ASSOCIATES, INC.
26451 CURTISS WRIGHT PARKWAY
RICHMOND HEIGHTS, OH 44143

REV. 12-13-2000
12-5-2000

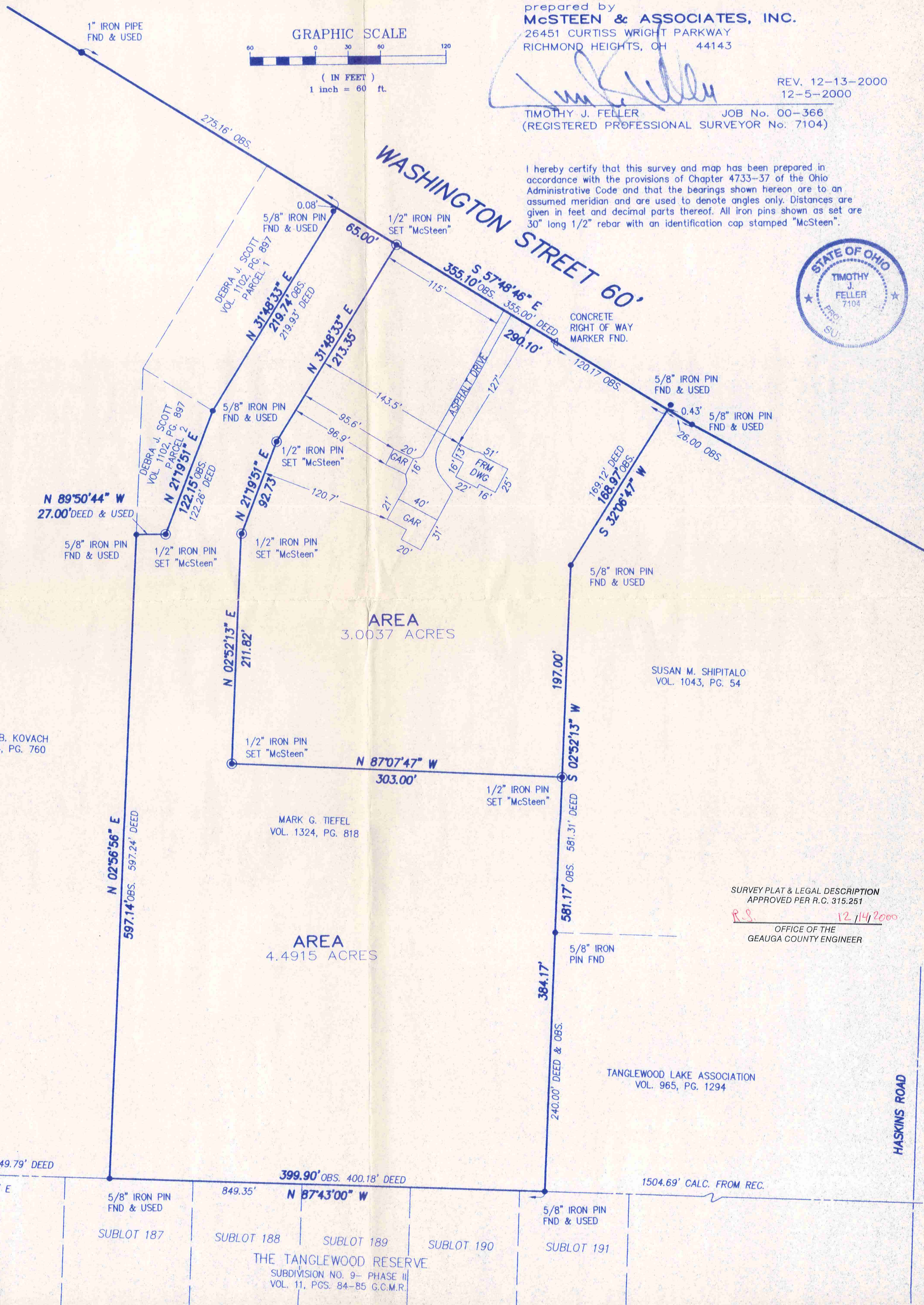
TIMOTHY J. FELLER JOB No. 00-366
(REGISTERED PROFESSIONAL SURVEYOR No. 7104)



GRAPHIC SCALE



I hereby certify that this survey and map has been prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code and that the bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen".



STEPHEN B. KOVACH
VOL. 1104, PG. 760

MARK G. TIEFEL
VOL. 1324, PG. 818

SUSAN M. SHIPITALO
VOL. 1043, PG. 54

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

R.S. 12/14/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LOT 20

LOT 12

LOT 11

SUBLOT 187

SUBLOT 188

SUBLOT 189

SUBLOT 190

SUBLOT 191

THE TANGLEWOOD RESERVE
SUBDIVISION NO. 9- PHASE II
VOL. 11, PGS. 84-85 G.C.M.R.

TANGLEWOOD LAKE ASSOCIATION
VOL. 965, PG. 1294

HASKINS ROAD

BA100158

BA100158

Tiefel
Picked up 12-14-2000
02-420667

McSteen & Associates, Inc.

SURVEYORS AND ENGINEERS

Terrence W. Feller, P.E.
Timothy J. Feller, P.S.

26451 CURTISS WRIGHT PARKWAY
RICHMOND HEIGHTS, OHIO 44143
PHONE 216-797-9800
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LOTS
SUBDIVISIONS
TOPOGRAPHY
CONSTRUCTION

3 Acre Lot
Washington Street
Bainbridge Township
Mark G. Tiefel
December 5, 2000

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 12, Tract 1, and being more fully bounded and described as follows:

Beginning at a stone found at the Southwesterly corner of said Original Lot 12, thence South 87°43'00" East along the Southerly line of said Original Lot 12, a distance of 849.35 feet to a 5/8 iron pin found at the Southwest corner of land conveyed to Tanglewood Lake Association in deed dated December 17, 1993 and recorded in Volume 965, Page 1294 of Geauga County Deed Records; thence North 02°52'13" East along the said Westerly line of Tanglewood Lake Association and the Westerly line of land conveyed to Susan M. Shipitalo by deed dated March 5, 1996 and recorded in Volume 1043, Page 54 of Geauga County Deed Records, a distance of 384.17 feet to a 1/2" iron pin set "McSteen" and the Principal Place of Beginning of the parcel of land herein described;

Course No. 1 : thence North 87°07'47" West, a distance of 303.00 feet to a 1/2" iron pin set "McSteen";

Course No. 2 : thence North 02°52'13" East, a distance of 211.82 feet to a 1/2" iron pin set "McSteen";

Course No. 3 : thence North 21°19'51" East, a distance of 92.73 feet to a 1/2" iron pin set "McSteen";

Course No. 4 : thence North 31°48'33" East, a distance of 213.35 feet to a 1/2" iron pin set "McSteen" in the Southwesterly line of Washington Street, 60 feet wide;

Course No. 5 : thence South 57°48'46" East a distance of 290.10 feet to the most Northerly corner of said land conveyed to Susan M. Shipitalo and a 5/8" iron pin found, North 32°06'47" East, 0.43 feet;

Course No. 6 : thence South 32°06'47" West along the Northwesterly line of said land conveyed to Susan M. Shipitalo, a distance of 168.97 feet to a 5/8" iron pin found at an angle point therein;

Course No. 7 : South 02°52'13" West, along the Westerly line of said land conveyed to Susan M. Shipitalo, a distance of 197.00 feet to the place of beginning and containing 3.0037 acres of land according to a survey prepared by Timothy J. Feller R.L.S. No. 7104 of McSteen & Associates, Inc. in December of 2000, be the same more or less but subject to all legal highways and easements. The basis of bearings for this description is the Southerly line of Original Lot 12 as described in the deed to Mark G. Tiefel recorded in Volume 1324, Page 818 of Geauga County Deed Records (South 87°43'00" East). The intent of this description is to split the parcel of land owned by Mark G. Tiefel recorded in Volume 1324, Page 818 of Geauga County Deed Records.

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

02-420667

R.S. 12/14/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100158

McSteen & Associates, Inc.

SURVEYORS AND ENGINEERS

LOTS
SUBDIVISIONS
TOPOGRAPHY
CONSTRUCTION

Terrence W. Feller, P.E.
Timothy J. Feller, P.S.

26451 CURTISS WRIGHT PARKWAY
RICHMOND HEIGHTS, OHIO 44143
PHONE 216-797-9800
FAX 216-797-0800

4.5 Acre Lot
Washington Street
Bainbridge Township
Mark G. Tiefel
December 5, 2000

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 12, Tract 1, and being more fully bounded and described as follows:

Beginning at a stone found at the Southwesterly corner of said Original Lot 12, thence South 87°43'00" East along the Southerly line of said Original Lot 12, a distance of 449.45 feet to a 5/8 iron pin found at the Southeast corner of land conveyed to Stephen B. Kovach in deed dated May 15, 1997 and recorded in Volume 1104, Page 760 of Geauga County Deed Records and the Principal Place of Beginning of the parcel of land herein described;

Course No. 1 : thence North 02°56'56" East along the said Easterly line of Stephen B. Kovach, a distance of 597.14 feet to a 5/8 iron pin found at the Southwest corner of a Second Parcel of land conveyed to Debra J. Scott by deed dated April 30, 1997 and recorded in Volume 1102, Page 897 of Geauga County Deed Records;

Course No. 2.: thence South 89°50'44" East along the Southerly line of said Second Parcel, a distance of 27.00 feet to a 1/2" iron pin set "McSteen" at the Southeast corner thereof;

Course No. 3 : thence North 21°19'51" East along the Southeasterly line of said Second Parcel, a distance of 122.15 feet to a 5/8" iron pin found at the most Southerly corner of the First Parcel of land conveyed to Debra J. Scott by deed dated April 30, 1997 and recorded in Volume 1102, Page 897 of Geauga County Deed Records;

Course No. 4 : thence North 31°48'33" East along the Southeasterly line of said First Parcel, a distance of 219.74 feet to the Southwesterly line of Washington Street, 60 feet wide, and a 5/8" iron pin found South 31°48'33" West, 0.08 feet;

Course No. 5 : thence South 57°48'46" East along the Southwesterly line of said Washington Street, a distance of 65.00 feet to a 1/2" iron pin set "McSteen";

Course No. 6 : thence South 31°48'33" West, a distance of 213.35 feet to a 1/2" iron pin set "McSteen";

Course No. 7 : thence South 21°19'51" West, a distance of 92.73 feet to a 1/2" iron pin set "McSteen";

Course No. 8 : thence South 02°52'13" West, a distance of 211.82 feet to a 1/2" iron pin set "McSteen";

Course No. 9 : thence South 87°07'47" East, a distance of 303.00 feet to a 1/2" iron pin set "McSteen" in the Westerly line of land conveyed to Susan M. Shipitalo by dated March 5, 1996 and recorded in Volume 1043, Page 54 of Geauga County Deed Records;

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Course No. 10 : thence South 02°52'13" West along the Westerly line of said land conveyed to Susan M. Shipitalo and the Westerly line of land conveyed to Tanglewood Lake Association by deed dated December 17, 1993 and recorded in Volume 965, Page 1294 of Geauga County Deed Records, a distance of 384.17 feet to a 5/8" iron pin found, in the Southerly line of said Original Lot 12

Course No. 11 : thence North 87°43'00 West along the said Southerly line of said Original Lot 12, a distance of 399.90 feet to the place of beginning and containing 4.4915 acres of land according to a survey prepared by Timothy J. Feller R.L.S. No. 7104 of McSteen & Associates, Inc. in December of 2000, be the same more or less but subject to all legal highways and easements. The basis of bearings for this description is the Southerly line of Original 12 as described in the deed to Mark G. Tiefel recorded in Volume 1324, Page 818 of Geauga County Deed Records (South 87°43'00" East). The intent of this description is to split the parcel of land owned by Mark G. Tiefel recorded in Volume 1324, Page 818 of Geauga County Deed Records.

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