

MARK A. & PATRICIA A. BENJAMIN
VOL. 822 P. 1292

BA100159

BAI 00159

S 86° 23' 47" E

PLAT OF SURVEY AND LOT SPLIT FOR EDWARD CHARLES VAUGHAN

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot No. 26, Tract No. 3 and further being known as a parcel of land conveyed to Edward Charles Vaughan by deed recorded in Volume 1256, Page 302 of Geauga County Deed Records.

PREPARED FOR:
EDWARD CHARLES VAUGHAN
7444 PETTIBONE ROAD
CHAGRIN FALLS, OHIO 44022

PREPARED BY:
RUDY SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528
FAX: (440)564-5675

MARK T. & DONNA J. ANGELOTTI
VOL. 1039 P. 139

MICHAEL M. BONFILS
ANNE MACNAB-BONFILS
VOL. 920 P. 1110

I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This Plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

3-4-03

RUDY E. SCHWARTZ, P.S. NO. 7193

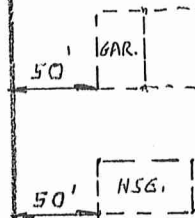
JOSEPHINE ANN & THOMAS
SAM FANARA
VOL. 1490 P. 6782

1325.05' D. #USED
N 72° 57' 02" E

OLD SHEDS

02-379530

02-420851



WELL

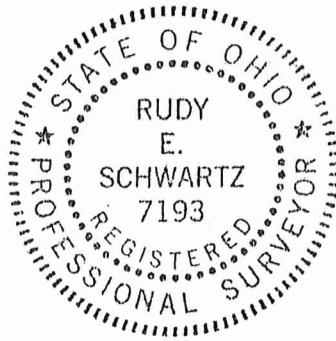
GRAVEL DRIVE

SCALE 1"=100' MARCH 4, 2003



LEGEND

| | |
|---------|--------------|
| I. P. | Iron Pin |
| I.P.P. | Iron Pipe |
| Mon. | Monument |
| Fnd. | Found |
| D. | Deed |
| P. | Plat |
| R/Rec. | Record |
| M/Msd. | Measured |
| O/Obs. | Observed |
| C/Calc. | Calculated |
| U. | Used |
| Encr. | Encroachment |
| C.L. | Centerline |
| R.W. | Right-Of-Way |



78" I.P.P.S. 30.01' OFF &
1" I.P.P. FND.
7.00' SOUTH
6.87' WEST

2" I.P.P. FND.
#USED 30.01' OFF &

151.69 C.1.U. 151.68 C.1.U. 184.20 D.1.U. 159.00 D.4.U. 315.98 D.4.U.
N 86° 22' 29" W 487.57' D.4.U. N 86° 43' 29" W 474.98 D.1.U.

PETTIBONE ROAD 60'

GEAUGA LAKE ROAD 60'

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

R.S. 5/12/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100159

BA100159

LEGAL DESCRIPTION
OF A
5.0399 ACRE PARCEL
FOR
EDWARD CHARLES VAUGHAN

Picked up *Vaughan*
5-15-03
02-379530
VOL 1736 PG 2513

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot No. 26, Tract No. 3 and further being known as a parcel of land conveyed to Edward Charles Vaughan by deed recorded in Volume 1256, Page 302 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Pettibone Road, 60 feet wide, at the Southwesterly corner of land conveyed to Michael M. Bonfils and Anne MacNab Bonfils by deed recorded in Volume 920, Page 1110 of Geauga County Deed Records;

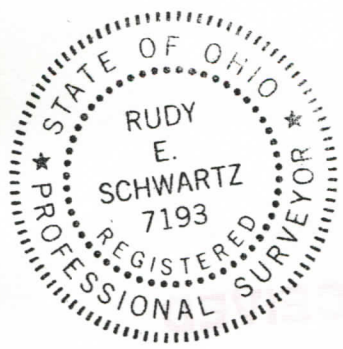
Thence North 86° 22' 29" West along said centerline of Pettibone Road a distance of 151.68 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 86° 22' 29" West continuing along said centerline of Pettibone Road a distance of 151.69 feet to the Southeasterly corner of land conveyed to Josephine Ann & Thomas Sam Fanara by deed recorded in Volume 1490, Page 282 of Geauga County Deed Records;

COURSE II Thence North 2° 57' 02" East along the Easterly line of land so conveyed to Josephine Ann & Thomas Sam Fanara passing through a 1 inch iron pipe found at 30.81 feet a total distance of 1325.05 feet to a 5/8 inch iron pin set in the Southerly line of land conveyed to Mark A. and Patricia A. Benjamin by deed recorded in Volume 822, Page 1292 of Geauga County Deed Records;

COURSE III Thence South 86° 23' 47" East along said Southerly line of land so conveyed to Mark A. and Patricia A. Benjamin a distance of 179.69 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 4° 09' 41" West passing through a 5/8 inch iron pin set at 1295.08 feet a total distance of 1325.08 feet to the Principal Place of Beginning and containing 5.0399 acres of land as surveyed, calculated and described on March 4, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.



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

R.S. 5/12/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

3-5-03
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

James Chosupel
5.040 AC

LEGAL DESCRIPTION
OF A
5.0400 ACRE PARCEL
FOR
EDWARD CHARLES VAUGHAN

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot No. 26, Tract No. 3 and further being known as a parcel of land conveyed to Edward Charles Vaughan by deed recorded in Volume 1256, Page 302 of Geauga County Deed Records, further bounded and described as follows;

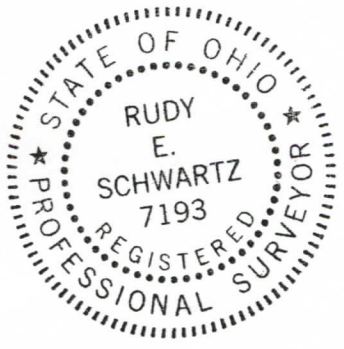
Beginning at a point in the centerline of Pettibone Road, 60 feet wide, at the Southwesterly corner of land conveyed to Michael M. Bonfils and Anne MacNab Bonfils by deed recorded in Volume 920, Page 1110 of Geauga County Deed Records;

COURSE I Thence North 86° 22' 29" West along said centerline of Pettibone Road a distance of 151.68 feet to a point;

COURSE II Thence North 4° 09' 41" East passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 1325.08 feet to a 5/8 inch iron pin set in the Southerly line of land conveyed to Mark A. and Patricia A. Benjamin by deed recorded in Volume 822, Page 1292 of Geauga County Deed Records;

COURSE III Thence South 86° 23' 47" East along said Southerly line of land so conveyed to Mark A. and Patricia A. Benjamin a distance of 179.69 feet to a 1 inch iron pipe found at the Northwesterly corner of land conveyed to Mark T. and Donna J. Angelotti by deed recorded in Volume 1039, Page 139 of Geauga County Deed Records;

COURSE IV Thence South 5° 22' 19" West along the Westerly line of land so conveyed to Mark T. and Donna J. Angelotti and along the Westerly line of land so conveyed to Michael M. Bonfils and Anne MacNab Bonfils passing through a 5/8 inch iron pin set at 1295.70 feet (witness a 1 inch iron pipe found 7.00 feet South and 6.87 feet West) a total distance of 1325.71 feet to the Place of Beginning and containing 5.0400 acres of land as surveyed, calculated and described on March 4, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.



3.5.03
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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

R.S. 5/12/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

found Closure
5.044