

(A) Δ: 0° 16' 07" R: 11429.16' A: 53.60' C: 53.60' N82° 22' 43" W  
 (B) Δ: 0° 20' 47" R: 12277.67' A: 74.24' C: 74.24' N82° 18' 04" W

**PLAT OF SURVEY  
FOR  
BRETT WEBER**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lots Nos. 8 and 9 and further being known as a parcel of land conveyed to Brett Weber by deed recorded in Volume 1444, Page 1023 of Geauga County Deed Records.

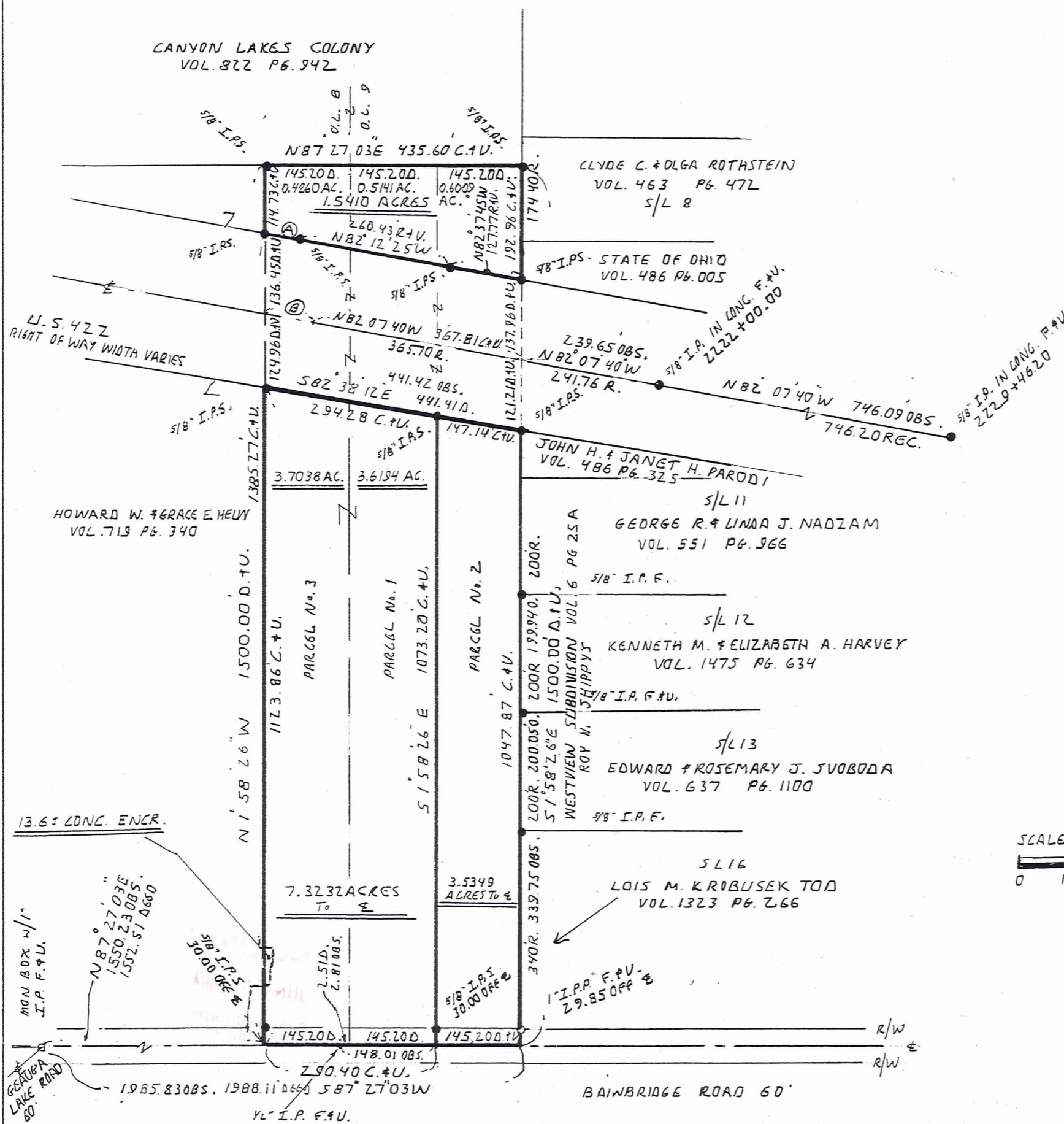
\* TRACT Z

**PREPARED FOR:**  
**BRETT WEBER**  
 8140 BAINBRIDGE ROAD  
 CHAGRIN FALLS, OHIO 44022

**PREPARED BY:**  
**SCHWARTZ LAND SURVEYING, INC.**  
 12121 KINSMAN ROAD  
 NEWBURY, OHIO 44065  
 (440)564-8174  
 FAX: (440)564-8285

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

R.S. 617104  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER



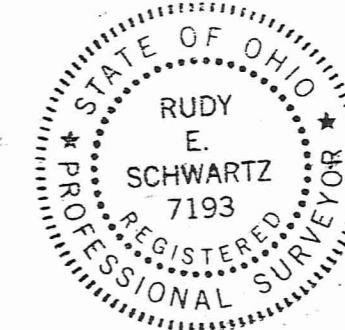
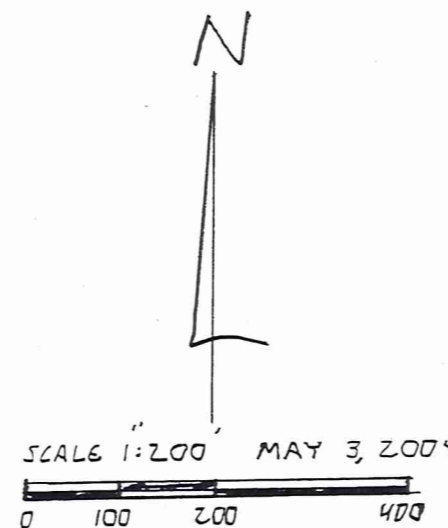
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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.

*Rudy E. Schwartz* 5.3.04

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

**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



REVISED PER G.C.E. 6-7-04

BA100162

BA100162

Weber  
Picked up 6-9-04  
02-391500  
Vol 1735-PG 3183

LEGAL DESCRIPTION  
OF A  
1.5410 ACRE PARCEL  
FOR  
BRETT WEBER

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lots Nos. 8 and 9, Tract 2 and further being known as part of Parcel Nos. 1, 2 and 3 of lands conveyed to Brett Weber by deed recorded in Volume 1444, Page 1023 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at the Southeasterly corner of land conveyed to Howard W. and Grace E. Heun by deed recorded in Volume 719, Page 340 of Geauga County Deed Records, said point lying North 87° 27' 03" East along said centerline of Bainbridge Road a distance of 1550.23 feet from a monument box with a 1 inch iron pin found at its intersection with Geauga Lake Road, 60 feet wide;

Thence North 1° 58' 26" West along the Easterly line of land so conveyed to Howard W. and Grace E. Heun, passing through a 5/8 inch iron pin set at 30.00 feet and passing through a 5/8 inch iron pin set at 1123.86 feet in the Southerly right-of-way line of U.S. 422, right-of-way width varies, a total distance of 1385.27 feet to a 5/8 inch iron pin set in the Northerly right-of-way line of U.S. 422, right-of-way width varies and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing North 1° 58' 26" West along said Easterly line of land so conveyed to Howard W. and Grace E. Heun a distance of 114.73 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof in the Southerly line of land conveyed to Canyon Lakes Colony by deed recorded in Volume 822, Page 942 of Geauga County Deed Records;

COURSE II Thence North 87° 27' 03" East along said Southerly line of land so conveyed to Canyon Lakes Colony a distance of 435.60 feet to a 5/8 inch iron pin set in the Westerly line of Roy N. Shippy's Westview Subdivision as shown by Plat recorded in Volume 6, Page 25A of Geauga County Plat Records;

COURSE III Thence South 1° 58' 26" East along said Westerly line of Roy N. Shippy's Westview Subdivision a distance of 192.96 feet to a 5/8 inch iron pin set in said Northerly right-of-way line of U.S. 422;

COURSE IV Thence North 82° 37' 45" West along said Northerly right-of-way line of U.S. 422 a distance of 127.77 feet to a 5/8 inch iron pin set at an angle point therein;

COURSE V Thence North 82° 12' 25" West along said Northerly right-of-way line of U.S. 422 a distance of 260.43 feet to a 5/8 inch iron pin set at a point of curvature;

LEGAL DESCRIPTION  
1.5410 Acre Parcel  
Brett Weber  
Page Two

COURSE VI

Thence Northwesterly along the arc of a curve deflecting to the left, also being said Northerly right-of-way line of U.S. 422, 53.60 feet, said curve having a radius of 11429.16 feet, delta of 0° 16' 07" and a chord which bears North 82° 22' 43" West 53.60 feet to the Principal Place of Beginning and containing 1.5410 acres of land (0.5141 acres out of Parcel No. 1, 0.6009 acres out of Parcel No. 2 \* and 0.4260 acres out of Parcel No. 3) as surveyed, calculated and described on May 3, 2004 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.

\*: Parcel # 1 is 02-391300  
Parcel # 2 is 02-391500  
Parcel # 3 is 02-391400

6-7-04



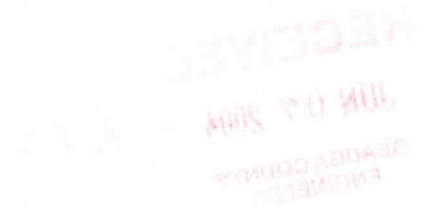
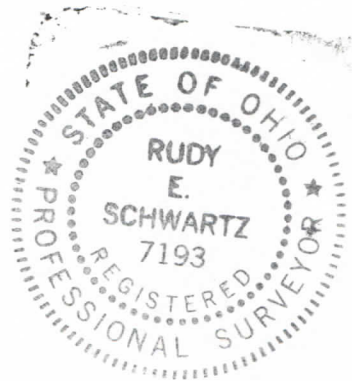
DATE

RUDY E. SCHWARTZ, P.S. 7193

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

R.S. 6/7/04

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



BA100162

02-420850

Vol 1735 pg 3180

LEGAL DESCRIPTION  
OF A  
3.5349 ACRE PARCEL  
FOR  
BRETT WEBER

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 9, Tract 2 and further being known as part of Parcel No. 2 of lands conveyed to Brett Weber by deed recorded in Volume 1444, Page 1023 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at the Southeasterly corner of land conveyed to Howard W. and Grace E. Heun by deed recorded in Volume 719, Page 340 of Geauga County Deed Records, said point lying North 87° 27' 03" East along said centerline of Bainbridge Road a distance of 1550.23 feet from a monument box with a 1 inch iron pin found at its intersection with Geauga Lake Road, 60 feet wide;

Thence North 87° 27' 03" East along said centerline of Bainbridge Road a distance of 290.40 feet to the Southeasterly corner of Parcel No. 1 of lands so conveyed to Brett Weber and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence North 1° 58' 26" West along the Easterly line of said Parcel No. 1 of lands so conveyed to Brett Weber passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 1073.20 feet to a 5/8 inch iron pin set in the Southerly right-of-way line of U.S. 422 (right-of-way width varies);
- COURSE II           Thence South 82° 38' 12" East along said Southerly right-of-way line of U.S. 422 a distance of 147.14 feet to a 5/8 inch iron pin set in the Westerly line of Roy N. Shippy's Westview Subdivision as shown by Plat recorded in Volume 6, Page 25A of Geauga County Plat Records;
- COURSE III           Thence South 1° 58' 26" East along said Easterly line of Roy N. Shippy's Westview Subdivision, passing through a 1 inch iron pipe found at 1018.02 feet, a total distance of 1047.87 feet to a point in said centerline of Bainbridge Road;
- COURSE IV           Thence South 87° 27' 03" West along said centerline of Bainbridge Road, a distance of 145.20 feet to the Principal Place of Beginning and containing 3.5349 acres of land as surveyed, calculated and described on May 3, 2004 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.

BA100162

LEGAL DESCRIPTION  
3.5349 Acre Parcel  
Brett Weber  
Page Two

6.7.04



DATE

RUDY E. SCHWARTZ, P.S. 7193



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

R.S. 6/7/04

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
JUN 17 2004  
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION  
OF A  
7.3232 ACRE PARCEL  
FOR  
BRETT WEBER

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lots Nos. 8 and 9, Tract 2 and further being known as part of Parcel Nos. 1 and 3 of lands conveyed to Brett Weber by deed recorded in Volume 1444, Page 1023 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at the Southeasterly corner of land conveyed to Howard W. and Grace E. Heun by deed recorded in Volume 719, Page 340 of Geauga County Deed Records, said point lying North 87° 27' 03" East along said centerline of Bainbridge Road a distance of 1550.23 feet from a monument box with a 1 inch iron pin found at its intersection with Geauga Lake Road, 60 feet wide;

COURSE I Thence North 1° 58' 26" West along the Easterly line of land so conveyed to Howard W. and Grace E. Heun passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 1123.86 feet to a 5/8 inch iron pin set in the Southerly right-of-way line of U.S. 422 (right-of-way width varies);

COURSE II Thence South 82° 38' 12" East along said Southerly right-of-way line of U.S. 422 a distance of 294.28 feet to a 5/8 inch iron pin set in the Westerly line of Parcel No. 2 of lands so conveyed to Brett Weber;

COURSE III Thence South 1° 58' 26" East along said Westerly line of Parcel No. 2 of lands so conveyed to Brett Weber, passing through a 5/8 inch iron pin set at 1043.20 feet, a total distance of 1073.20 feet to a point in said centerline of Bainbridge Road;

COURSE IV Thence South 87° 27' 03" West along said centerline of Bainbridge Road, passing through a 1/2 inch iron pin found at 148.01 feet, a total distance of 290.40 feet to the Place of Beginning and containing 7.3232 acres of land (3.7038 acres out of parcel No. 3 and 3.6194 acres out of parcel No. 1) as surveyed, calculated and described on May 3, 2004 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.

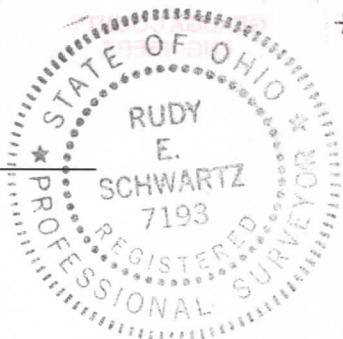
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 6/7/04

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

6-7-04

DATE



\*: Parcel # 1 is 02-391300  
Parcel # 3 is 02-391400

RUDY E. SCHWARTZ, P.S. 7193