

PLAT OF SURVEY AND LOT SPLIT FOR KATHLEEN T. GREGG

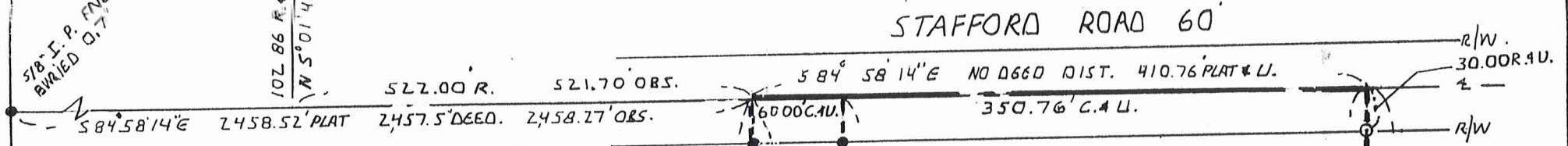
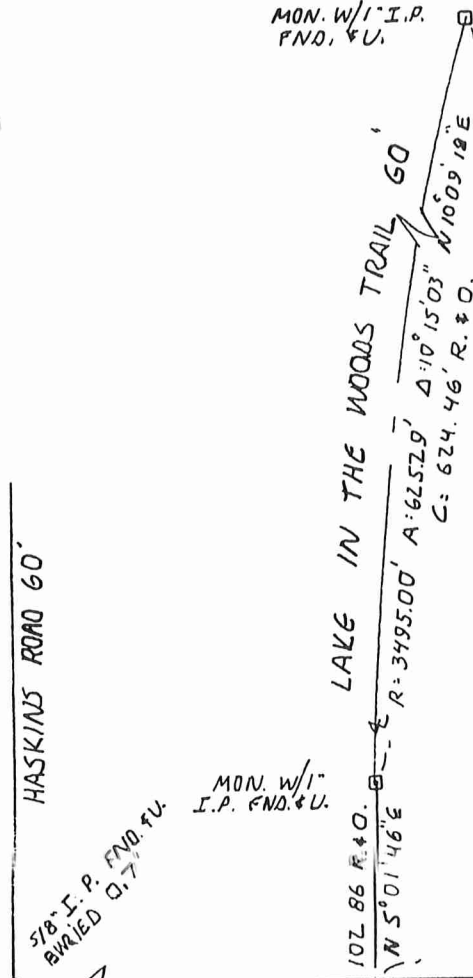
Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 8, Tract No. 1 and further being known as part of a parcel of land conveyed to Kathleen T. Gregg by deed recorded in Volume 1174, Page 990 of Geauga County Deed Records.

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

R.S. S 11522000

OFFICE OF THE GEAGA COUNTY ENGINEER

OFFICE OF THE GEAGA COUNTY ENGINEER SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251



R.W. & J.J. HASKINS VOL. 775 P. 841 PARCEL NO. 3

PREPARED BY: RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR 15750 AUBURN ROAD NEWBURY, OHIO 44085 (440)564-7528 FAX: (440)564-5675

PREPARED FOR: KATHLEEN T. GREGG 9215 STAFFORD ROAD CHAGRIN FALLS, OHIO 44022

MARGARET H. JAMSON LINDSE W. CHANNING JEFFREY S. CHANNING VOL. 833 P. 375

4.9592 ACRES To E

4.7177 ACRES To R/W

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 4744-37 OF THE OHIO ADMINISTRATIVE CODE.

Schwartz 7193 RUDY E. SCHWARTZ 09-03-2193 PROFESSIONAL SURVEYOR

LEGEND

- I.PIN IRON PIN
MON. MONUMENT
FND FOUND
D DEED
R/REC RECORD
M/MSD MEASURED
O/OBS OBSERVED
C/CALC. CALCULATED
U USED
D.R. DEED RECORD
O.R. OFFICIAL RECORD
C.L./C CENTERLINE
I.P.S. IRON PIN SET



SCALE 1:100 NOV. 5, 1998
0 50 100 200
REV. PER DWINGR 12-10-98

O.L. 8

O.L. 9

N 85° 25' 28" W 410.83 DGED 410.52 OBS.

CHAGRIN VALLEY ATHLETIC CLUB INC. VOL. 700 P. 558

BAI-00172

REVISED LEGAL DESCRIPTION
OF A
4.9592 ACRE PARCEL
FOR KATHLEEN T. GREGG
(HOUSE LOT)

Gregg
picked up
(was not picked up)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 8, Tract No. 1 and further being known as part of a parcel of land conveyed to Kathleen T. Gregg by deed recorded in Volume 1174, Page 990 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, 60 feet wide, at the Northeasterly corner of Parcel No. 3 of lands conveyed to R. W. and J. J. Haskins by deed recorded in Volume 775, Page 841 of Geauga County Deed Records, said point lying South 84° 58' 14" East along said centerline of Stafford Road, a distance of 2458.27 feet from a 5/8 inch iron pin found buried 0.7 feet at its intersection with the centerline of Haskins Road, 60 feet wide;

Thence South 84° 58' 14" East, along said centerline of Stafford Road, a distance of 60.00 feet, to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing South 84° 58' 14" East, along said centerline of Stafford Road, a distance of 350.76 feet to the Northwesterly corner of land conveyed to Margaret H. Janson, Candice W. Channing and Jeffrey S. Channing by deed recorded in Volume 833, Page 375 of Geauga County Deed Records;

COURSE II Thence South 04° 56' 26" West, along the Westerly line of land so conveyed to Margaret H. Janson, Candice W. Channing and Jeffrey S. Channing passing through a 1-1/2 inch iron pipe found at 30.00 feet, a total distance of 616.00 feet to a 5/8 inch iron pin set;

COURSE III Thence North 84° 58' 14" West, a distance of 350.61 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 04° 55' 38" East, along a line parallel with and lying 60.00 feet Easterly by rectangular measurements from the Easterly line of said Parcel No. 3 of lands so conveyed to R. W. and J. J. Haskins passing through a 5/8 inch iron pin set at 586.00 feet, a total distance of 616.00 feet to the Principal Place of Beginning and containing 4.9592 acres of land (4.7177 acres excluding the area within the right-of-way of Stafford Road) as surveyed, calculated and described on November 3, 1998 by Rudy E. Schwartz, P.S. No. 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.
S 115 12000
as noted
OFFICE OF THE
GEAUGA COUNTY ENGINEER

REVISED LEGAL DESCRIPTION
OF A
5.0416 ACRE PARCEL
FOR
KATHLEEN T. GREGG
(FLAG LOT)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 8, Tract No. 1 and further being known as part of a parcel of land conveyed to Kathleen T. Gregg by deed recorded in Volume 1174, Page 990 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, 60 feet wide, at the Northeasterly corner of Parcel No. 3 of lands conveyed to R. W. and J. J. Haskins by deed recorded in Volume 775, Page 841 of Geauga County Deed Records, said point lying South 84° 58' 14" East along said centerline of Stafford Road, a distance of 2458.27 feet from a 5/8 inch iron pin found buried 0.7 feet at its intersection with the centerline of Haskins Road, 60 feet wide;

- COURSE I Thence South 84° 58' 14" East, along said centerline of Stafford Road, a distance of 60.00 feet to a point;
- COURSE II Thence South 04° 55' 38" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 616.00 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 84° 58' 14" East, a distance of 350.61 feet to a 5/8 inch iron pin set in the Westerly line of land conveyed to Margaret H. Janson, Candice W. Channing and Jeffrey S. Channing by deed recorded in Volume 833, Page 375 of Geauga County Deed Records;
- COURSE IV Thence South 04° 56' 26" West, along said Westerly line of land so conveyed to Margaret H. Janson, Candice W. Channing and Jeffrey S. Channing a distance of 443.26 feet to a 1-1/2 inch iron pipe found at the Southwesterly corner thereof in the Northerly line of land conveyed to the Chagrin Valley Athletic Club, Inc. by deed recorded in Volume 700, Page 558 of Geauga County Deed Records;
- COURSE V Thence North 85° 25' 28" West, along said Northerly line of land so conveyed to the Chagrin Valley Athletic Club, Inc., a distance of 410.52 feet to a 1/2 inch iron pipe found at the Southeasterly corner of said Parcel No. 3 of land so conveyed to R. W. and J. J. Haskins;

