

PLAT OF SURVEY AND LOT SPLIT

For **ROLENE B. MURPHY**

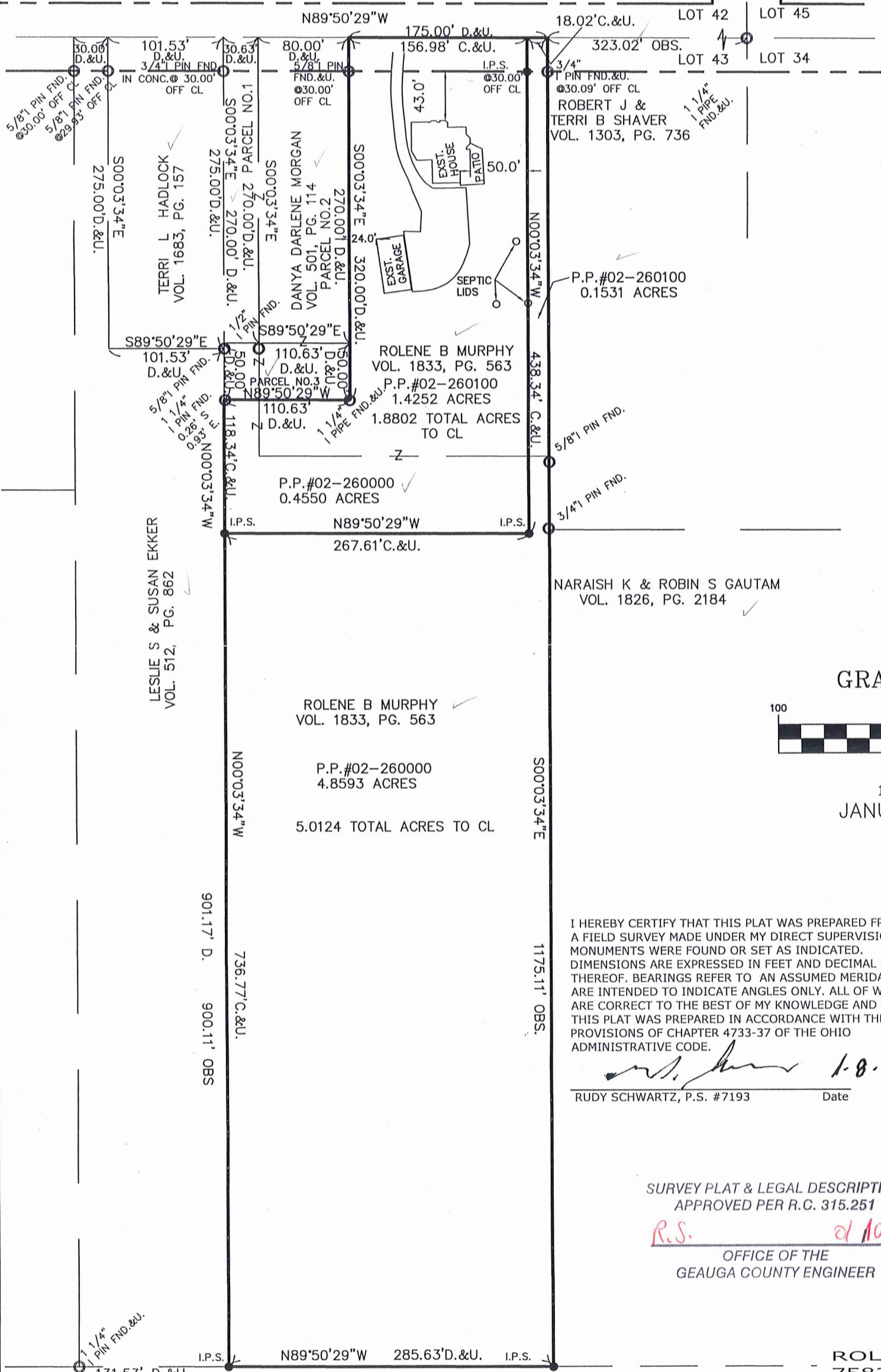
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NUMBER 43, TRACT NUMBER 1.

LEGEND

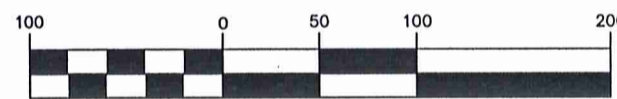
- 5/8" Iron Pin Set
- Iron Pin
- Iron Pipe
- Monument
- Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- GV Gas Valve
- WV Water Valve
- LP Power/Light Pole
- Power Transformer
- Clean Out
- Cable TV Pedestal

COUNTRY LANE 60'

CATSDEN ROAD 60'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.
JANUARY 4, 2007

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.

[Signature] 1-8-8
RUDY SCHWARTZ, P.S. #7193 Date



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

R.S. *2/10/08*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

PREPARED FOR:
ROLENE B. MURPHY
7583 COUNTRY LANE
CHAGRIN FALLS, OHIO 44023

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

OPEN SPACE
CANYON LAKES COLONY MASTER ASSOCIATION INC
VOL. 1172, PG 495
CANYON LAKES COLONY SUBDIVISION #7
VOL. 26, PG. 88-89

SL 162

SL 163

BAL-00176

Murphy (08-002)
picked up 01-10-08
02-260100
Vol. 1859- Pg. 1491

LEGAL DESCRIPTION
OF A
1.8802 ACRE PARCEL
FOR
ROLENE B. MURPHY

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Bainbridge Lot No. 43, Tract 1 and further being known as part of a parcel of land conveyed to the Rolene B. Murphy (PPN 02-260100) by deed recorded in Volume 1833, Page 563 of Geauga County Deed Records, and part of a parcel of land conveyed to Rolene B. Murphy (PPN 02-260000) by deed recorded in Volume 1833, Page 563 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Country Lane, 60 feet wide, at the Northwesterly corner of land conveyed to Robert J. and Terri B. Shaver by deed recorded in Volume 1303, Page 736 of Geauga County Deed Records, said point lying North 89° 50' 29" West, along said centerline of Country Lane, a distance of 323.02 feet from a 1 1/4 inch iron pipe found at its intersection with the centerline of Catsden Road, 60 feet wide, said pipe also being the Northeasterly corner of Original Lot No. 43;

Thence North 89° 50' 29" West, continuing along said centerline of Country Lane, a distance of 18.02 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 0° 03' 34" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 438.34 feet to a 5/8 inch iron pin set;

COURSE II Thence North 89° 50' 29" West a distance of 267.61 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to Leslie S. and Susan Ekker by deed recorded in Volume 512, Page 862 of Geauga County Deed Records;

COURSE III Thence North 0° 03' 34" West, along said Easterly line of land so conveyed to Leslie S. and Susan Ekker, a distance of 118.34 feet to a point at the Southwesterly corner of land conveyed to Danya Darlene Morgan by deed recorded in Volume 501, Page 114 of Geauga County Deed Records (witness a 1 1/4 inch iron pipe found 0.26 feet South and 0.93 feet East);

COURSE IV Thence South 89° 50' 29" East, along the Southerly line of land so conveyed to Danya Darlene Morgan, a distance of 110.63 feet to a 1 1/4 inch iron pipe found at the Southeasterly corner thereof;

COURSE V Thence North 0° 03' 34" West, along the Easterly line of land so conveyed to Danya Darlene Morgan, and passing through a 5/8 inch iron

RECEIVED
TAX & FEE
COUNTY

pin found at 290.00, a total distance of 320.00 feet to a point in the centerline of said Country Lane at the Northeasterly corner thereof;

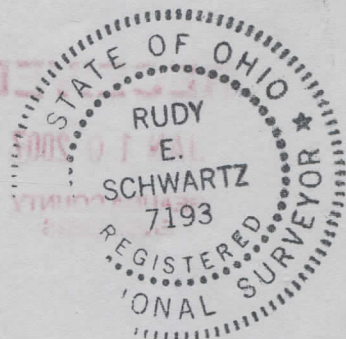
COURSE VI

Thence South 89° 50' 29" East, along said centerline of Country Lane, a distance of 156.98 feet to the Principal Place of Beginning and containing 1.8802 acres of land (1.7721 acres of land excluding the area within the right-of-way of Country Lane)(0.4550 acres out of PPN 02-260000 and 1.4252 acres of land out of PPN 02-260100) as surveyed, calculated and described on January 7, 2008 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. 01/10/08

OFFICE OF THE
GEAUGA COUNTY ENGINEER



1.9.08
DATE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
5.0124 ACRE PARCEL
FOR
ROLENE B. MURPHY

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Bainbridge Lot No. 43, Tract 1 and further being known as part of a parcel of land conveyed to the Rolene B. Murphy (PPN 02-260000) by deed recorded in Volume 1833, Page 563 of Geauga County Deed Records, and part of a parcel of land conveyed to Rolene B. Murphy (PPN 02-260100) by deed recorded in Volume 1833, Page 563 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Country Lane, 60 feet wide, at the Northwesterly corner of land conveyed to Robert J. and Terri B. Shaver by deed recorded in Volume 1303, Page 736 of Geauga County Deed Records, said point lying North 89° 50' 29" West, along said centerline of Country Lane, a distance of 323.02 feet from a 1 1/4 inch iron pipe found at its intersection with the centerline of Catsden Road, 60 feet wide, said pipe also being the Northeasterly corner of Original Lot No. 43, and also being the Southeasterly corner of Original Lot. No. 42;

COURSE I Thence South 0° 03' 34" East, along the Westerly line of land so conveyed to Robert J. and Terri B. Shaver and along the Westerly line of land conveyed to Naraish K. and Robin S. Gautam by deed recorded in Volume 1826, page 2184 of Geauga County Deed Records, and passing through a 3/4 inch iron pipe found at 30.09 feet, a total distance of 1175.11 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Canyon Lakes Colony Master Association Inc. by deed recorded in Volume 1172, Page 495 of Geauga County Deed Records, and shown in Canyon Lakes Colony Subdivision No. 7 as shown by plat recorded in Volume 26, Pages 88-89 of Geauga County Plat Records;

COURSE II Thence North 89° 50' 29" West, along said Northerly line of land so conveyed to Canyon Lakes Colony Master Association Inc., a distance of 285.63 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Leslie S. and Susan Ekker by deed recorded in Volume 512, Page 862 of Geauga County Deed Records;

COURSE III Thence North 0° 03' 34" West, along the Easterly line of land so conveyed to Leslie S. and Susan Ekker, a distance of 736.77 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 89° 50' 29" East a distance of 267.61 feet to a 5/8 inch iron pin set;

COURSE V Thence North 0° 03' 34" West, passing through a 5/8 inch iron pin set at 408.34, a total distance of 438.34 feet to a point in the centerline of said Country Lane;

COURSE VI Thence South 89° 50' 29" East, along said centerline of Country Lane, a distance of 18.02 feet to the Place of Beginning and containing 5.0124 acres of land (5.0000 acres of land excluding the area within the right-of-way of Country Lane)(0.1531 acres of land out of PPN 02-260100, and 4.8593 acres of land out of PPN 02-260000) as surveyed, calculated and described on January 7, 2008 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
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1-9-08

DATE

RUDY E. SCHWARTZ, P.S. 7193