

# PLAT OF SURVEY For HUGH ALBERT EDWARDS

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga  
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF  
ORIGINAL LOT NUMBER 4, TRACT 3, BAINBRIDGE TOWNSHIP.

SL 33  
EDGEWATER RESERVE SUB.  
VOL. 22, PG. 55-56

HARVY P. HOFFMAN JR.  
VOL. 1491 PG. 945

LANDS REMAINING IN THE NAME OF  
HUGH ALBERT & JANICE &  
HUGH ARTHUR EDWARDS  
VOL. 1799 PG. 3012  
PARCEL NO. 1  
(PPN 02-363800)

4.9782 ACRES C/L  
4.7716 ACRES R/W  
OUT OF PARCEL 1

HUGH ALBERT & JANICE &  
HUGH ARTHUR EDWARDS  
VOL. 1799 PG. 3012  
PARCEL NO. 3  
(PPN 02-363900)

0.2286 ACRES R/W  
0.2492 ACRES C/L  
OUT OF PARCEL 3

MARION L. HOWARD TRUSTEE  
VOL. 1327 PG. 1035  
(PPN 02-168110)

### LEGEND

- I.Ps Iron Pipe Set
- I.Pin Iron Pin
- I.Pipe Iron Pipe
- 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
- GV Gas Valve
- WV Water Valve
- LP Power/Light Pole

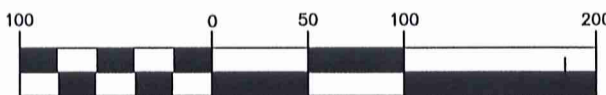
NORTH

SNYDER ROAD 60'

PARCEL NO. 2

CRACKLE ROAD 60'

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.  
AUGUST 7, 2007

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

*R.S.* *08/07/07*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

PREPARED FOR:  
HUGH EDWARDS  
LEDGEBROOK LAKE  
SOLON, OHIO 44139

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**

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

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 MERIDAN 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 SCHWARTZ, P.S. #7193 Date *8-7-07*

BAI-00179

Edwards (07-131)  
picked up 8-9-07

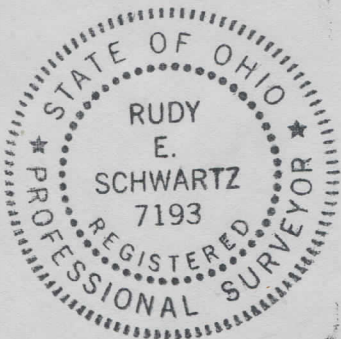
LEGAL DESCRIPTION  
OF A  
5.2274 ACRE PARCEL  
FOR  
HUGH ALBERT AND JANICE  
AND HUGH ARTHUR EDWARDS

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 4, Tract No. 3 and further being known as all of parcel No. 3 of lands conveyed to Hugh Albert and Janice and Hugh Arthur Edwards (PPN 02-363900) by deed recorded in Volume 1799, Page 3012 of Geauga County Deed Records, and a part of parcel No. 1 of lands conveyed to Hugh Albert and Janice and Hugh Arthur Edwards (PPN 02-363800) by deed recorded in Volume 1799, Page 3012 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Snyder Road, 60 feet wide, at a Northwesterly corner of land conveyed to Marion L. Howard Trustee (PPN 02-168110) by deed recorded in Volume 1327, Page 1035 of Geauga County Deed Records, said point lying North 06°39' 04" East, along said centerline of Snyder Road, a distance of 1295.79 feet from a 5/8" inch iron pin found at its intersection with the centerline of Crackel Road, 60 feet wide;

- COURSE I                    Thence North 6° 39' 04" East, along said centerline of Snyder Road, a distance of 330.00 feet to a point;
- COURSE II                Thence South 83° 04' 01" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 722.84 feet to a 5/8 inch iron pin set;
- COURSE III               Thence South 06° 39' 04" West a distance of 300.00 feet to a 5/8 inch iron pin set on a Northerly line of land so conveyed to Marion L. Howard Trustee;
- COURSE IV                Thence North 83° 04' 01" West, along said Northerly line of land so conveyed to Marion L. Howard Trustee, a distance of 360.95 feet to a 5/8 inch iron pin found at the Northeasterly corner of parcel No. 3 of lands so conveyed to Hugh Albert and Janice and Hugh Arthur Edwards;
- COURSE V                Thence South 6° 39' 04" West, along the Westerly line of land so conveyed to Marion L. Howard Trustee, a distance of 30.00 feet to a 5/8 inch iron pin set at a Northwesterly corner thereof;
- COURSE VI                Thence North 83° 04' 01" West, along a Northerly line of land so conveyed to Marion L. Howard Trustee, and passing through a 5/8 inch iron pin set at 331.89 feet, a total distance of 361.89 feet to the Place of Beginning and containing 5.2274 acres of land (5.0002 acres of land excluding the area within the right-of-way of Snyder Road, 0.2492 acres out of parcel No. 3 (PPN 02-363900) of lands so conveyed to Hugh Albert and Janice and Hugh Arthur Edwards, and 4.9782 acres out of parcel No. 1 (PPN 02-363800) of lands so conveyed to Hugh Albert and Janice and Hugh Arthur Edwards, as surveyed, calculated and described on August 7, 2007 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.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 08/08/07  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



8-8-07

DATE

RUDY E. SCHWARTZ, P.S. 7193