

PLAT OF SURVEY AND LOT SPLIT For RICHARD L. ZEPP

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF LOT
NUMBER 44, TRACT NUMBER 1.

PREPARED FOR:
INGA SCHMIDT
17421 CHAGRIN RIVER RD
CHAGRIN FALLS, OHIO 44023

LEGEND

•	ips	5/8" x 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
□	i.Pipe	Iron Pipe
■	Mon.	Monument
+	Fe	Fence post
×	Mag	Mag Nail Set
•	Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.	U.	Used
D.R.	D.R.	Deed Record
O.R.	O.R.	Official Record
C.L. C/L	C.L. C/L	Centerline
e/p	e/p	Edge of Pavement
P	P	Plat record information
⊕	⊕	Power Pole



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 7-17-08
OFFICE OF THE
GEAUGA COUNTY ENGINEER

GRAPHIC SCALE



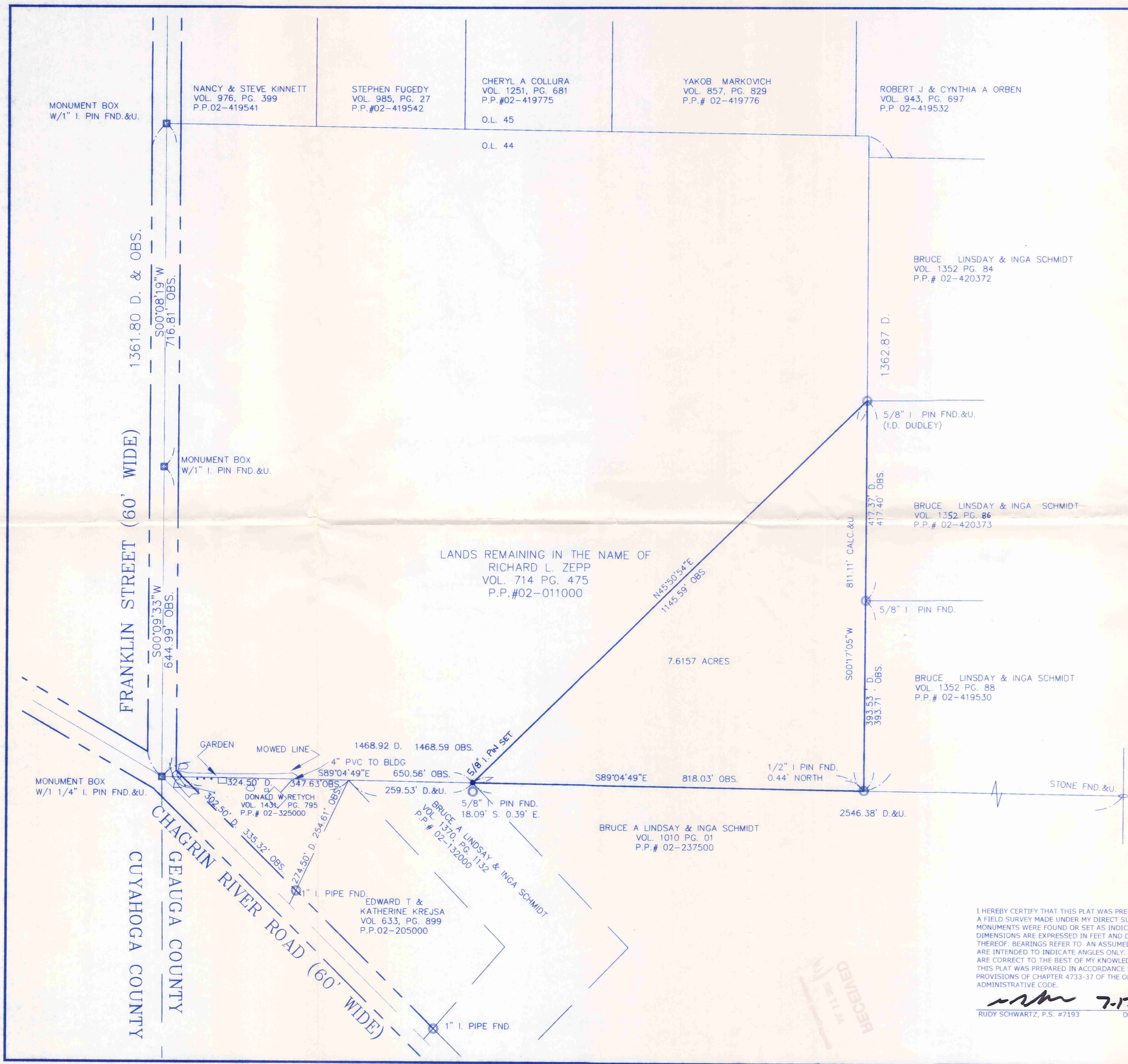
(IN FEET)
1 inch = 100 ft
JULY, 16 2008
Revised JULY, 17, 2008



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 Schwartz 7-17-08
RUDY SCHWARTZ, P.S. #7193 Date

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



BA100183
BA100183

ZEPP (08-080)
Pick up Date
7-18-08
02-421135
Vol 1852 PG 2545

LEGAL DESCRIPTION
OF A
7.6157 ACRE PARCEL
FOR
RICHARD L. ZEPP

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot No. 44, Tract 1, and further being known as part of a parcel of land conveyed to the Richard L. Zepp (PPN 02-011000) by deed recorded in Volume 714, Page 475 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Franklin Street, 60 feet wide, at the Northwesterly corner of Lot No. 44, also being the Westerly line of Geauga County, and also being the Southwesterly corner of land conveyed to Nancy and Steve Kinnett (PPN 02-419541) by deed recorded in Volume 976, Page 399 of Geauga County Deed Records;

Thence South 0° 08' 19" West, along said centerline of Franklin Street, also being said Westerly line of Geauga County, a distance of 716.81 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 0° 09' 33" West, continuing along said centerline of Franklin Street, also being said Westerly line of Geauga County, a distance of 644.99 feet to a monument box with a 1 1/4 inch iron pin found at its intersection with the centerline of Chagrin River Road, 60 feet wide, said monument also being the most Westerly corner of land conveyed to Donald W. Retych (PPN 02-325000) by deed recorded in Volume 1431, Page 795 of Geauga County Deed Records;

Thence South 89° 04' 49" East, along the Northerly line of land so conveyed to Donald W. Retych, and along the Northerly line of land conveyed to Inga Schmidt and Bruce A. Lindsay (PPN 02-132000) by deed recorded in Volume 1370, Page 1132 of Geauga County Deed Records, a distance of 650.56 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said point also being the Northwesterly corner of land conveyed to Inga Schmidt and Bruce A. Lindsay (PPN 02-237500) by deed recorded in Volume 1010, Page 1 of Geauga County Deed Records, (witness a 5/8 inch iron pin found 18.09 feet South and 0.39 feet East), and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 45° 50' 54" East a distance of 1145.59 feet to a 5/8 inch iron pin found (I.D. Dudley) at the Northwesterly corner of land conveyed to Inga Schmidt and Bruce Lindsay (PPN 02-420373) by deed recorded in Volume 1352, Page 86 of Geauga County Deed Records;

COURSE II Thence South 0° 17' 05" West, along the Westerly line of land so conveyed to Inga Schmidt and Bruce Lindsay (PPN 02-420373), and along the Westerly line of land conveyed to Inga Schmidt and Bruce Lindsay (PPN 02-419530) by deed recorded in Volume 1352, Page 88 of Geauga County Deed Records, a distance of 811.11 feet to a point at the Southwesterly corner thereof, said point also being on said Northerly line

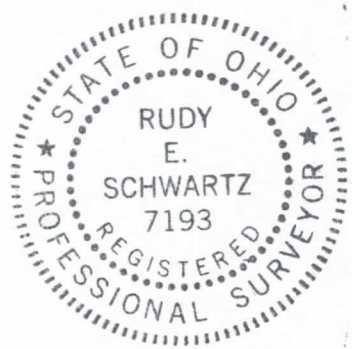
RECEIVED
AUG 19 2008

of land so conveyed to Inga Schmidt and Bruce A. Lindsay (PPN 02-237500) (witness a 1/2 inch iron pin found 0.44 feet North);

COURSE III

Thence North 89° 04' 49" West, along said Northerly line of land so conveyed to Inga Schmidt and Bruce A. Lindsay (PPN 02-237500), a distance of 818.03 feet to the Principal Place of Beginning and containing 7.6157 acres of land as surveyed, calculated and described on July 15, 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
PAK 7/12/08
OFFICE OF THE
GEAUGA COUNTY ENGINEER



RECEIVED

7.17.08

DATE

RUDY E. SCHWARTZ, P.S. 7193