

All iron pins noted as being set are 5/8" Dia. x 30" Long Steel Rebar bearing plastic cap O'HARA 7995. This Survey is a Boundary Survey prepared in accordance with Chapter 4733-37 of the Administrative Code.

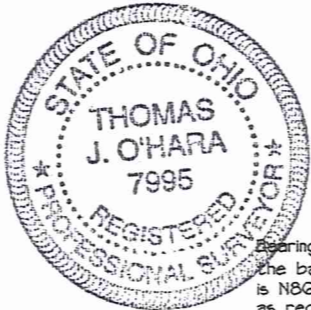
Project No: O426-2  
 Date of Survey: 12-06-04  
 Revised: July 4, 2008  
 Revised: Sept 25, 2008

References:  
 Plat Volume 9 Page 49-A  
 Plat Volume 9 Page 49-B  
 Deeds of Record  
 Field observations made December 2004

**Split Survey**  
 of land now or formerly owned by  
**Ronald F. Dee and Renee M. Dee**  
 Volume 1672 Page 681  
 Pn: 02-240820  
 being part of Original Bainbridge Township Lot No. 21. Tract 1  
 Township of Bainbridge  
 County of Geauga  
 State of Ohio

1.500 Acres.  
 remainder

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*PAK 9/28/09*  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

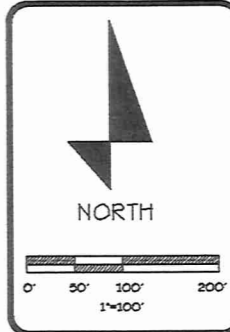


*PAK*  
 Thomas J. O'Hara P.S. 5-7995  
 Registered Professional Surveyor  
 within the State of Ohio  
 1/2/08

Bearings are referenced to an assumed meridian.  
 the basis of bearings for this Survey is  
 N86°26'40"E along the centerline of Tanglewood Trail  
 as recorded in Plat Volume 9 Page 49-A in Geauga County

LEGEND

(R)	Record / Deed Distance	---	Break Line
(M)	Measured Distance	P.O.B.	Place of Beginning
(C)	Calculated Distance	---	Occupation Line
---	Utility Line	●	Survey Monument Found
---	Fence Line	○	5/8" Dia. x 30" Steel Rebar Set
R/W	Right of Way	⊙	Drill Hole Found
C/L	Centerline	⊙	Drill Hole Set
▨	Concrete	⊞	Stone Monument Found
▨	Asphalt	Vol.	Volume
▨	Brick	Pg.	Page
▨	Gravel	OR	Official Record



O'Hara Land Surveying, L.L.C.  
 P.O. Box 902, Chardon, Ohio 44024  
 Voice: 440-286-8417 Fax: 440-286-8873 E-Mail: oharasurveys@roadrunner.com Page 1 of 1

BA100186

Dee 08-115  
Pick up date  
9-28-08

O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

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oharasurveys@adelphia.net

**Property Split**  
**Ronald F. Dee and Renee M. Dee**  
**0.050 Acre New Parcel**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Original Bainbridge Township Lot Number 21, Tract 1 in said Township. Beginning at the centerline intersection of North Brook Trail and Tanglewood Trail (60'), said point witnessed by a 1" iron pin found, thence, South 74°20'20" West along the centerline of Tanglewood Trail a distance of 54.10 feet to a point, thence along the arc of a curve deflecting to the left, having a radius of 600.00 feet, a chord bearing South 60°49'14" West, a chord distance of 259.42 feet, an arc distance of 261.48 feet to a point, thence South 48°20'09" West along the centerline of Tanglewood Trail a distance of 188.10 feet to an angle point, thence leaving said centerline, North 22°36'25" West a distance of 31.74 feet to a point, said point witnessed by an iron pin set, said point being the southwest corner of land now or formerly owned by Tanglewood Lake Associates, ppn:02-420848, as recorded in Deed Volume 674 Page 205 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 86°26'40" West** along the northerly line of Tanglewood Trail, a distance of **120.19** feet to a new property corner established, said point witnessed by an iron pin set.

Thence **North 00°47'59" West** along a new property line created a distance of **181.43** feet to a point, said point being on a southerly line of land now or formerly owned by Dorothy C. McClennan and Morton McClennan, ppn:02-240500, as recorded in Deed Volume 905 Page 53 in (GCRD), said point witnessed by an iron pin set.

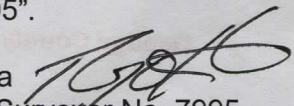
Thence **North 86°26'40" East** along a southerly line of land now or formerly owned by McClennan, aforementioned, a distance of **120.19** feet to a point, said point being on the westerly line of land now or formerly owned by Tanglewood Lake Assoc., aforementioned, said point witnessed by a 5/8" iron pin found.

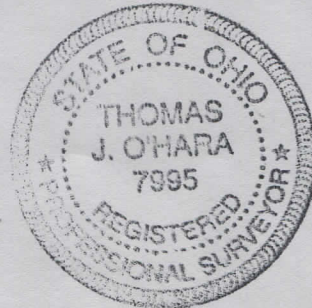
Thence **South 00°47'59" East** along a westerly line of land now or formerly owned by Tanglewood Lake Associates, aforementioned, a distance of **181.43** feet to a point, said point being on the northerly right of way of Tanglewood Trail, Said point being the Place of Beginning, and containing **0.500 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0426) dated December 06, 2004, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 86°26'40" East, along the centerline of Tanglewood Trail.

The intent of this description is to describe a new parcel of land created from land now or formerly owned by Ronald F. and Renee M. Dee as recorded in Deed Volume 1672 Page 681 in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

Thomas J. O'Hara   
Ohio Registered Surveyor No. 7995  
Dated: 9/28/08



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 9/26/08  
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BA100186

(08-115)

O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

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**Property Split**  
**Ronald F. Dee and Renee M. Dee**  
**1.500 Acre Remainder Parcel**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Original Bainbridge Township Lot Number 21, Tract 1 in said Township. Beginning at the centerline intersection of North Brook Trail and Tanglewood Trail (60'), said point witnessed by a 1" iron pin found, thence, South 74°20'20" West along the centerline of Tanglewood Trail a distance of 54.10 feet to a point, thence along the arc of a curve deflecting to the left, having a radius of 600.00 feet, a chord bearing South 60°49'14" West, a chord distance of 259.42 feet, an arc distance of 261.48 feet to a point, thence South 48°20'09" West along the centerline of Tanglewood Trail a distance of 188.10 feet to an angle point, thence leaving said centerline, North 22°36'25" West a distance of 31.74 feet to a point, said point witnessed by an iron pin set, said point being the southwest corner of land now or formerly owned by Tanglewood Lake Associates, ppn:02-420848, as recorded in Deed Volume 674 Page 205 in Geauga County Record of Deeds (GCRD), Thence South 86°26'40" West along the northerly line of Tanglewood Trail, a distance of 120.19 feet to a new property corner established, said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 86°26'40" West** along the northerly line of Tanglewood Trail, a distance of **77.50** feet to a point

Thence along the northerly right of way of Tanglewood Trail, along the arc of a curve deflecting to the left, having a radius of 316.48 feet an arc length of 137.89 feet, a delta of 24°57'52", a chord bearing South 73°57'44" West a distance of 136.81 feet to a point, said point witnessed by an iron pin set.

Thence leaving said right of way, following an easterly line of land now or formerly owned by Dorothy C. McClennan and Morton McClennan, ppn:02-240500, as recorded in Deed Volume 905 Page 53 in Geauga County Record of Deeds (GCRD), **North 28°32'25" West** a distance of **32.62** feet to a point, said point witnessed by an iron pin set.

Thence **South 86°30'07" West** along a northerly line of land now or formerly owned by McClennan, aforementioned, a distance of **157.87** feet to a point, said point being an interior corner of land now or formerly owned by McClennan, said point witnessed by a 5/8" iron pin found.

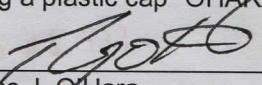
Thence **North 17°33'17" East** along an easterly line of land now or formerly owned by McClennan, aforementioned, a distance of **194.09** feet to a point, said point being an interior corner of land now or formerly owned by McClennan, said point witnesses by a 5/8" iron pin found.

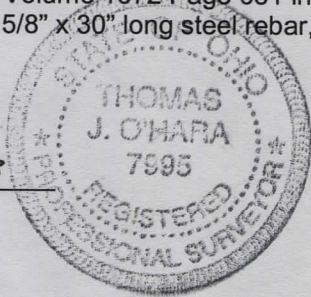
Thence **North 86°26'40" East** along a southerly line of land now or formerly owned by McClennan, aforementioned, a distance of **321.54** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 00°47'59" East** along a new property line created a distance of **181.43** feet to a point in the northerly line of Tanglewood Trail, said point witnessed by an iron pin set, Said point being the Place of Beginning, and containing **1.500 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0426) dated December 06, 2004, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 86°26'40" East, along the centerline of Tanglewood Trail.

The intent of this description is to describe the remainder parcel of land from land now or formerly owned by Ronald F. and Renee M. Dee as recorded in Deed Volume 1672 Page 681 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

  
Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995, Dated: 2/25/08



SURVEY PLAT & LEGAL DESCRIPTION  
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PAK 9 26 08

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GEAUGA COUNTY ENGINEER