

NORTH
 GRAPHIC SCALE
 50 0 25 50
 1 INCH = 50 FT.

© INDICATES 5/8" IRON PIN (NEFF & ASSOC.-7065) FOUND UNLESS OTHERWISE NOTED

LOOKOUT DRIVE 60'
 (DEDICATED PLAT VOL. 37 PG. 96 G.C.P.R.)

Bainbridge River Development Co.
 Parcel #02-015400
 Vol. 373 Pg. 201 G.C.D.R.

R=805.74'r.d.u.
 L=576.83'r.d.u.
 T=301.40'r.d.u.
 C=564.59'r.d.u.
 S80°46'46"W
 D=41°01'05"r.d.u.

Bainbridge River Development Co.
 Parcel #02-015500
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R=805.74'r.d.u.
 L=268.73'r.d.u.
 T=135.63'r.d.u.
 C=267.49'r.d.u.
 S80°46'46"W
 D=19°06'34"r.d.u.

R=835.74'r.d.u.
 L=121.33'r.d.u.
 T=60.77'r.d.u.
 C=121.22'r.d.u.
 N65°21'06"E
 D=08°19'04"r.d.u.

PARCEL #02-015500
 74,719 sq.ft.
 1.7153 acres

PARCEL #02-015400
 3,119 sq.ft.
 0.0716 acres

FLINTLOCK RIDGE 60'
 (DEDICATED PLAT VOL. 36 PG. 95 G.C.P.R.)

PLAT VOL. 40 PGS. 96-100 G.C.P.R.

EDWARDS LANDING SUBDIVISION

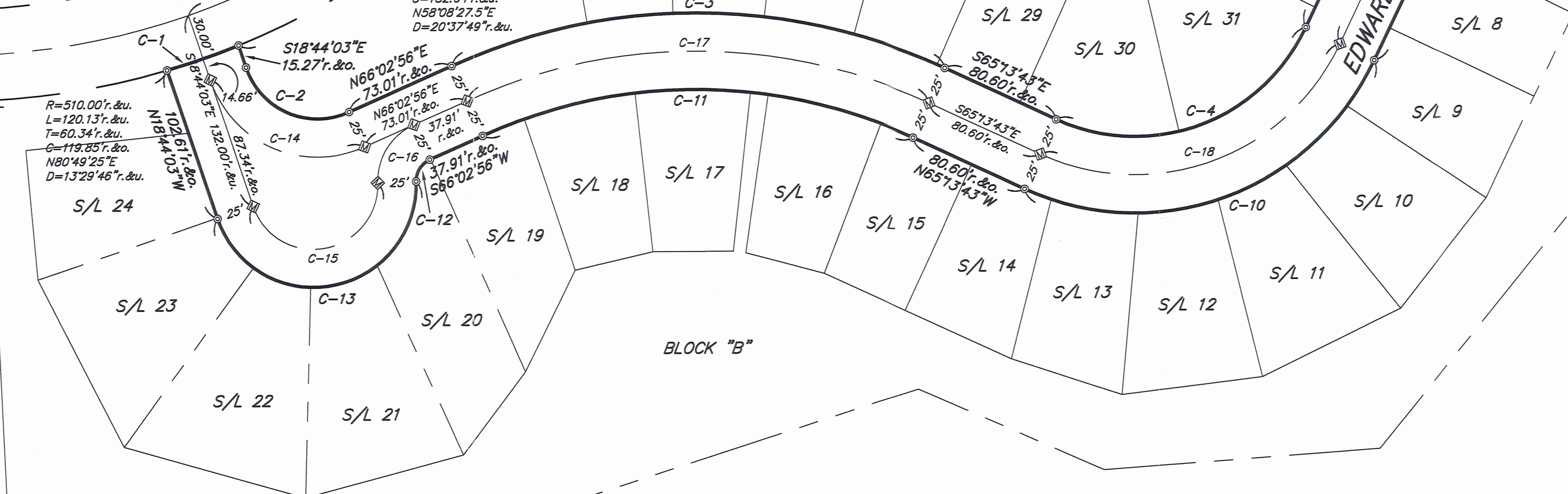
EDWARDS LANDING DRIVE
 77,838 sq.ft.
 1.7869 acres

R=480.00'r.d.u.
 L=196.37'r.d.u.
 T=99.58'r.d.u.
 C=195.00'r.d.u.
 N59°32'45"E
 D=23°26'24"r.d.u.

R=510.00'r.d.u.
 L=183.63'r.d.u.
 T=92.82'r.d.u.
 C=182.64'r.d.u.
 N58°08'27.5"E
 D=20°37'49"r.d.u.

CURVE TABLE						
CURVE	RADIUS r.d.u.	LENGTH r.d.u.	TANGENT r.d.u.	CHORD r.d.u.	BEARING r.d.u.	DELTA r.d.u.
C-1	510.00'	50.02'	25.03'	50.00'	N71°15'57"E	05°37'10"
C-2	50.00'	83.09'	54.77'	73.86'	S66°20'33.5"E	95°13'01"
C-3	395.00'	335.90'	178.86'	325.87'	S89°35'23.5"E	48°43'21"
C-4	125.00'	194.35'	123.02'	175.36'	N70°13'43"E	89°05'08"
C-5	145.00'	162.45'	90.94'	154.09'	N57°46'53"E	64°11'28"
C-6	50.00'	94.82'	69.65'	81.23'	N35°33'03"E	108°39'08"
C-7	835.74'	50.01'	25.01'	50.00'	N71°13'29"E	03°25'42"
C-8	100.00'	189.63'	139.30'	162.47'	S35°33'03"W	108°39'08"
C-9	95.00'	106.43'	59.58'	100.95'	S57°46'53"W	64°11'28"
C-10	175.00'	272.10'	172.23'	245.50'	S70°13'43"W	89°05'08"
C-11	345.00'	293.38'	156.22'	284.62'	N89°35'23.5"W	48°43'21"
C-12	15.00'	17.74'	10.07'	16.73'	S32°09'44.5"W	67°46'23"
C-13	67.00'	190.60'	448.04'	132.53'	S79°46'15"W	162°59'24"
C-14	75.00'	124.64'	82.16'	110.78'	S66°20'33.5"E	95°13'01"
C-15	42.00'	119.48'	280.86'	83.08'	N79°46'15"E	162°59'24"
C-16	40.00'	47.31'	26.87'	44.60'	N32°09'44.5"E	67°46'23"
C-17	370.00'	314.64'	167.54'	305.24'	S89°35'23.5"E	48°43'21"
C-18	150.00'	233.22'	147.62'	210.43'	N70°13'43"E	89°05'08"
C-19	120.00'	134.44'	75.26'	127.52'	N57°46'53"E	64°11'28"
C-20	75.00'	142.23'	104.47'	121.85'	N35°33'03"E	108°39'08"
C-7.1	835.74'	18.51'	9.26'	18.51'	N72°18'15.5"E	01°16'09"
C-7.2	835.74'	31.49'	15.75'	31.49'	N70°35'24.5"E	02°09'33"
C-8.1	100.00'	121.60'	69.59'	114.24'	N16°03'35.5"E	69°40'13"
C-8.2	100.00'	68.04'	35.39'	66.73'	N70°23'09.5"E	38°58'55"

Bainbridge River Development Co.
 Parcel #02-015500
 Vol. 373 Pg. 201 G.C.D.R.



TRACT
 O.L. 4
 O.L. 2



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 RAK 12/16/18
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

NEFF
 & ASSOCIATES
 Civil Engineers • Landscape Architects • Planners • Surveyors
 6405 York Road • Parma Heights, Ohio 44130
 Tel: 440.884.3100 | Fax: 440.884.8443
 www.neff-assoc.com

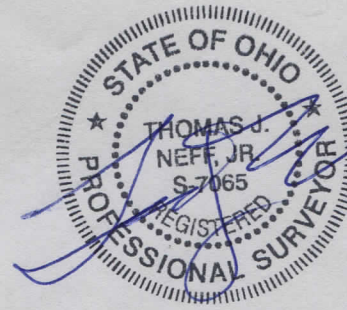


NEFF

& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description
Edwards Landing Drive
July 23, 2008
Revised December 11, 2008
File No. 12920-LD032
Page 1 of 4



02-421152
Vol. 1857-
Pg. 1876

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and known as being Edwards Landing Drive in the Edwards Landing Subdivision of part of Original Bainbridge Township, Lot Nos. 3 and 4, Tract No. 2 as shown by the recorded plat in Plat Volume 40, Pages 96 – 100 of Geauga County Records and is further bounded and described as follows:

Beginning at a 1" iron pin found at the intersection of the center line of Flintlock Ridge (60 feet wide) with the center line of Lookout Drive (60 feet wide). Thence Southwesterly, along said center line of Flintlock Ridge, along the arc of a curve deflecting to the right, a distance of 576.83 feet to a 1" iron pin found at a point of reverse curvature therein. Said arc having a radius of 805.74 feet, a central angle of $41^{\circ}-01'-05''$ and a chord which bears South $69^{\circ}-49'-31''$ West, a distance of 564.59 feet. Thence South $00^{\circ}-20'-03''$ West, a distance of 30.00 feet to a $5/8''$ iron pin (Neff & Assoc. – 7065) found at the Southeasterly right of way line of said Flintlock Ridge. Thence Northeasterly, along said Southeasterly right of way line of Flintlock Ridge, along the arc of a curve deflecting to the left, a distance of 253.73 feet to a $5/8''$ iron pin (Neff & Assoc. – 7065) found at a Northwesterly corner of said Edwards Landing Drive and the principal place of beginning of the land herein described. Said arc having a radius of 835.74 feet, a central angle of $17^{\circ}-23'-43''$ and a chord which bears North $81^{\circ}-38'-11.5''$ East, a distance of 252.76 feet;

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 PAK
 12/16/08
 OFFICE OF THE
 GEAGA COUNTY ENGINEER

- Course 1 Thence Northeasterly, continuing along said Southeasterly right of way line of Flintlock Ridge, along the arc of a curve deflecting to the left, a distance of 50.01 feet to a $5/8''$ iron pin (Neff & Assoc. – 7065) found at a Northeasterly corner of said Edwards Landing Drive. Said arc having a radius of 835.74 feet, a central angle of $03^{\circ}-25'-42''$ and a chord which bears North $71^{\circ}-13'-29''$ East, a distance of 50.00 feet;
- Course 2 Thence South $18^{\circ}-46'-31''$ East, along a Northeasterly line of said Edwards Landing Drive, a distance of 5.50 feet to a $5/8''$ iron pin (Neff & Assoc. – 7065) found at a point of curvature therein;
- Course 3 Thence Southwesterly, along a Southeasterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the right, a distance of 189.63 feet to a $5/8''$ iron pin (Neff & Assoc. – 7065) found at the point of tangency therein. Said arc having a radius of 100.00 feet, central angle of $108^{\circ}-39'-08''$ and a chord which bears South $35^{\circ}-33'-03''$ West, a distance of 162.47 feet;

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File No. 12920-LD032
Page 2 of 4

- Course 4 Thence South $89^{\circ}-52'-37''$ West, along a Southerly line of said Edwards Landing Drive, a distance of 13.61 feet to a $5/8''$ iron pin (Neff & Assoc. - 7065) found at a point of curvature therein;
- Course 5 Thence Southwesterly, along a Southeasterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the left, a distance of 106.43 feet to a $5/8''$ iron pin (Neff & Assoc. - 7065) found at the point of tangency therein. Said arc having a radius of 95.00 feet, a central angle of $64^{\circ}-11'-28''$ and a chord which bears South $57^{\circ}-46'-53''$ West, a distance of 100.95 feet;
- Course 6 Thence South $25^{\circ}-41'-09''$ West, along a Southeasterly line of said Edwards Landing Drive, a distance of 268.99 feet to a $5/8''$ iron pin (Neff & Assoc. - 7065) found at a point of curvature therein;
- Course 7 Thence Southwesterly, along a Southeasterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the right, a distance of 272.10 feet to a $5/8''$ iron pin (Neff & Assoc. - 7065) found at the point of tangency therein. Said arc having a radius of 175.00 feet, a central angle of $89^{\circ}-05'-08''$ and a chord which bears South $70^{\circ}-13'-43''$ West, a distance of feet;
245.50
- Course 8 Thence North $65^{\circ}-13'-43''$ West, along a Southwesterly line of said Edwards Landing Drive, a distance of 80.60 feet to a $5/8''$ iron pin (Neff & Assoc. - 7065) found at a point of curvature therein;
- Course 9 Thence Northwesterly, along a Southerly line of said Edwards Landing Drive, along the arc of a curve deflecting to the left, a distance of 293.38 feet to a $5/8''$ iron pin (Neff & Assoc. - 7065) found at the point of tangency therein. Said arc having a radius of 345.00 feet, a central angle of $48^{\circ}-43'-21''$ and a chord which bears North $89^{\circ}-35'-23.5''$ West, a distance of 284.62 feet;
- Course 10 Thence South $66^{\circ}-02'-56''$ West, along a Southeasterly line of said Edwards Landing Drive, a distance of 37.91 feet to a $5/8''$ iron pin (Neff & Assoc. - 7065) found at a point of curvature therein;
- Course 11 Thence Southwesterly, along a Southeasterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the left, a distance of 17.74 feet to a $5/8''$ iron pin (Neff & Assoc. - 7065) found at a point of reverse curvature therein. Said arc having a radius of 15.00 feet, a central angle of $67^{\circ}-46'-23''$ and a chord which bears South $32^{\circ}-09'-44.5''$ West, a distance of 16.73 feet;

Legal Description
Edwards Landing Drive
July 23, 2008
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File No. 12920-LD032
Page 3 of 4

- Course 12 Thence Southwesterly, along a Southeasterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the right, a distance of 190.60 feet to a 5/8" iron pin (Neff & Assoc. - 7065) found at the point of tangency therein. Said arc having a radius of 67.00 feet, a central angle of 162°-59'-24" and a chord which bears South 79°-46'-15" West, a distance of 132.53 feet;
- Course 13 Thence North 18°-44'-03" West, along a Southwesterly line of said Edwards Landing Drive, a distance of 102.61 feet to a 5/8" iron pin (Neff & Assoc. - 7065) found at a Northwesterly corner thereof and the Southeasterly right of way line of Flintlock Ridge, as aforesaid;
- Course 14 Thence Northeasterly, along said Southeasterly right of way line of Flintlock Ridge, along the arc of a curve deflecting to the left, a distance of 50.02 feet to a 5/8" iron pin (Neff & Assoc. - 7065) found at a Northeasterly corner of said Edwards Landing Drive. Said arc having a radius of 510.00 feet, a central angle of 05°-37'-10" and a chord which bears North 71°-15'-57" East, a distance of 50.00 feet;
- Course 15 Thence South 18°-44'-03" East, along a Northeasterly line of said Edwards Landing Drive, a distance of 15.27 feet to a 5/8" iron pin (Neff & Assoc. - 7065) found at a point of curvature therein;
- Course 16 Thence Southeasterly, along a Northeasterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the left, a distance of 83.09 feet to a 5/8" iron pin (Neff & Assoc. - 7065) found at the point of tangency therein. Said arc having a radius of 50.00 feet, a central angle of 95°-13'-01" and a chord which bears South 66°-20'-33.5" East, a distance of 73.86 feet;
- Course 17 Thence North 66°-02'-56" East, along a Northwesterly line of said Edwards Landing Drive, a distance of 73.01 feet to a 5/8" iron pin (Neff & Assoc. - 7065) found at a point of curvature therein;
- Course 18 Thence Southeasterly, along a Northerly line of said Edwards Landing Drive, along the arc of a curve deflecting to the right, a distance of 335.90 feet to a 5/8" iron pin (Neff & Assoc. - 7065) found at the point of tangency therein. Said arc having a radius of 395.00 feet, a central angle of 48°-43'-21" and a chord which bears South 89°-35'-23.5" East, a distance of 325.87 feet;
- Course 19 Thence South 65°-13'-43" East, along a Northeasterly line of said Edwards Landing Drive, a distance of 80.60 feet to a 5/8" iron pin (Neff & Assoc. - 7065) found at a point of curvature therein;

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File No. 12920-LD032
Page 4 of 4

- Course 20 Thence Northeasterly, along a Northwesterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the left, a distance of 194.35 feet to a 5/8" iron pin (Neff & Assoc. – 7065) found at the point of tangency therein. Said arc having a radius of 125.00 feet, a central angle of 89°-05'-08" and a chord which bears North 70°-13'-43" East, a distance of 175.36 feet;
- Course 21 Thence North 25°-41'-09" East, along a Northwesterly line of said Edwards Landing Drive, a distance of 268.99 feet to a 5/8" iron pin (Neff & Assoc. – 7065) found at a point of curvature therein;
- Course 22 Thence Northeasterly, along a Northwesterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the right, a distance of 162.45 feet to a 5/8" iron pin (Neff & Assoc. – 7065) found at the point of tangency therein. Said arc having a radius of 145.00 feet, a central angle of 64°-11'-28" and a chord which bears North 57°-46'-53" East, a distance of 154.09 feet;
- Course 23 Thence North 89°-52'-37" East, along a Northerly line of said Edwards Landing Drive, a distance of 13.61 feet to a 5/8" iron pin (Neff & Assoc. – 7065) found at a point of curvature therein;
- Course 24 Thence Northeasterly, along a Northwesterly line of said Edwards Landing Drive, along the arc of a curve deflecting to the left, a distance of 94.82 feet to a 5/8" iron pin (Neff & Assoc. – 7065) found at the point of tangency therein. Said arc having a radius of 50.00 feet, a central angle of 108°-39'-08" and a chord which bears North 35°-33'-03" East, a distance of 81.23 feet;
- Course 25 Thence North 18°-46'-31" West, along a Southwesterly line of said Edwards Landing Drive, a distance of 5.50 feet to the principal place of beginning and containing 1.7869 Acres (77,838 Square Feet) of land of which 1.7153 Acres (74,719 Square Feet) are in Parcel #02-015500 and 0.0716 Acres (3,119 Square Feet) are in Parcel #02-015400 according to a survey made by Thomas J. Neff, Jr. Registered Surveyor No. 7065 – Ohio in December of 2008.

The subject premises being part of Parcel #02-015500 and Parcel #02-015400 conveyed to the Bainbridge – River Development Co. by deed recorded in Volume 373, Page 201 of Geauga County Records.

The basis of bearings for the premises surveyed is North 47°-49'-33" East as the center line of Flintlock Ridge as evidenced by the recorded plat in Plat Volume 36, Page 95 of Geauga County Records.

Be the same more or less but subject to all legal highways.