



I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY.

*Clifford H. McGuire* June 3, 2009

CLIFFORD H. MCGUIRE, P.S. #7770  
SAID PARCEL SURVEYED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE



\* BASIS OF BEARINGS TAKEN FROM JOSEPH GUTOSKEY SURVEY FOR A. DAVIDSON P.P.N 02-084700  
DOCUMENTS USED: ALL DEEDS SHOWN HEREON AND PLAT VOL. 7 PG. 49  
DEED OF RECORD: 1846-797 TO DEBRA SIMMONS

● = IRON PIPES OR PINS FOUND  
○ = 5/8" x 30" CAPPED REBARS SET

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

*R.S.* 06/10/09  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

MAP OF SURVEY FOR  
DEBRA SIMMONS

LOT 3940 TR. 1 BANBRIDGE TWP.  
GEAUGA COUNTY, OHIO

SCALE 1" = 100' DATE MAY, 2009

SURVEYED BY: CLIFFORD H. MCGUIRE  
9487 SHANK RD.  
WINDHAM, OHIO 44288  
330-326-3304 *REV. 6-3-2009*

BA100193  
BA100193

Simmons (09-039)  
picked up 6-12-09  
02-392500  
Vol. 1864- Pg. 1661

**CLIFFORD H. MCGUIRE**  
PROFESSIONAL SURVEYOR NO. 7770  
9487 Shank Rd.  
Windham, Ohio 44288  
330-326-3304

Description of Land  
for  
Debra Simmons

2.2635 Ac. Combination

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Lots 39 and 40, Tract 1 of said township and further bounded and described as follows:

Beginning at a  $\frac{3}{4}$ " iron pin found in a monument assembly on the centerline of Brigadoon Drive and on the south line of Chagrin Road (60' R/W);

thence North  $45^{\circ} 11' 46''$  East, along said Brigadoon Drive centerline, a distance of 30.06 feet to a point on the centerline of said Chagrin Road;

thence North  $44^{\circ} 48' 14''$  West, along said Chagrin Road centerline, a distance of 443.16 feet to an angle point;

thence North  $51^{\circ} 32' 40''$  West, continuing along said road centerline, a distance of 336.52 feet to a point and a northwesterly corner of lands conveyed to M. & G. Smith by Volume 1776, Page 376 (P.P.N. 02-021250) of Geauga County Record of Deeds, said point being *the true point of beginning* for the parcel herein described;

thence North  $51^{\circ} 32' 40''$  West, along said road centerline, a distance of 433.92 feet to a point;

thence South  $89^{\circ} 23' 42''$  East, a distance of 48.89 feet to a  $\frac{5}{8}$ " capped rebar set at the southwest corner of Sublot 1 of Stone Ridge Colony as recorded in Plat Book 7, Page 49 of Geauga County Record of Plats;

thence South  $89^{\circ} 23' 42''$  East, along the south line of subplot 1 and 7 of said subdivision, a distance of 401.43 feet to a point at the southwest corner of subplot 8 of said subdivision, said point being South  $62^{\circ} 31' 30''$  East, 0.68 feet from a  $\frac{3}{4}$ " iron pipe found;

thence South  $89^{\circ} 09' 26''$  East, along the south line of said subplot 8, a distance of 289.84 feet to a  $\frac{5}{8}$ " iron pin found at the northwest corner of said Smith's lands;

thence South  $56^{\circ} 54' 44''$  West, along Smith's northwesterly line and passing over a  $\frac{5}{8}$ " capped rebar set at 440.79 feet, a distance of 477.79 feet to *the true point of*

beginning and containing 2.2635 acres of land as surveyed in May, 2009 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing for the centerline of Chagrin Road was taken from a Joe Gutoskey survey for A. Davidson (P.P.N. 02-084700). The deed of record was 1846-797 to Debra Simmons, Parcel 1 (P.P.N. 02-392500, 1.44 acres), Parcel 2 (P.P.N. 02-420351, 0.31 acres) and Parcel 3 (P.P.N. 02-420352, 0.49 acres). All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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