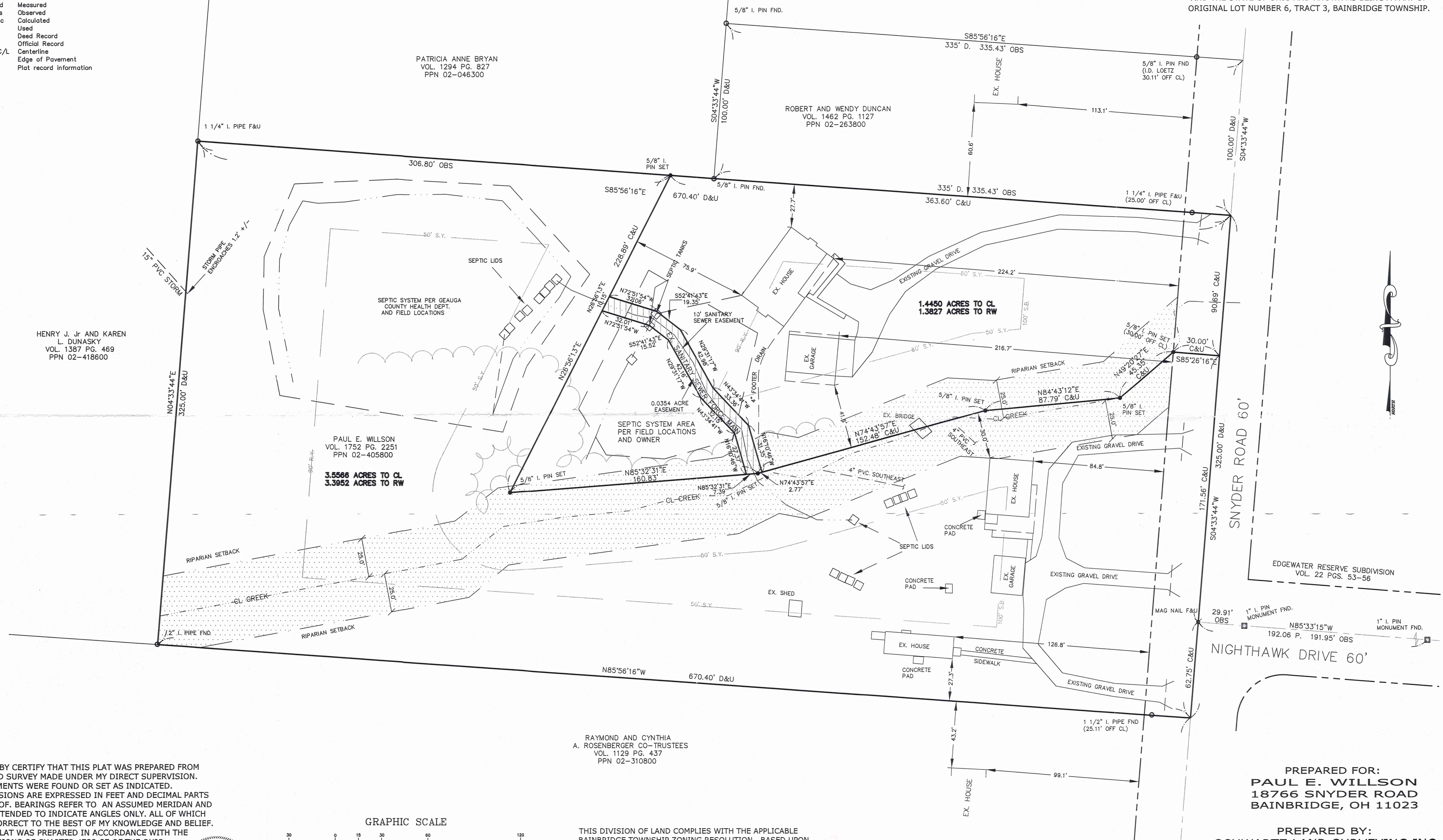


LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set
- Found
- Dead
- Record
- Measured
- Observed
- Calculated
- Used
- Dead Record
- Official Record
- C/L Centerline
- e/p Edge of Pavement
- P Plat record information

BOUNDARY SURVEY AND LOT SPLIT
For
PAUL E. WILLSON

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 6, TRACT 3, BAINBRIDGE TOWNSHIP.



HENRY J. JR AND KAREN L. DUNASKY
VOL. 1387 PG. 469
PPN 02-418600

PATRICIA ANNE BRYAN
VOL. 1294 PG. 827
PPN 02-046300

ROBERT AND WENDY DUNCAN
VOL. 1462 PG. 1127
PPN 02-263800

DAVID AND JENNIFER JONES
VOL. 1019 PG. 522
PPN 02-004800

PAUL E. WILLSON
VOL. 1752 PG. 2251
PPN 02-405800

RAYMOND AND CYNTHIA A. ROSENBERGER CO-TRUSTEES
VOL. 1129 PG. 437
PPN 02-310800

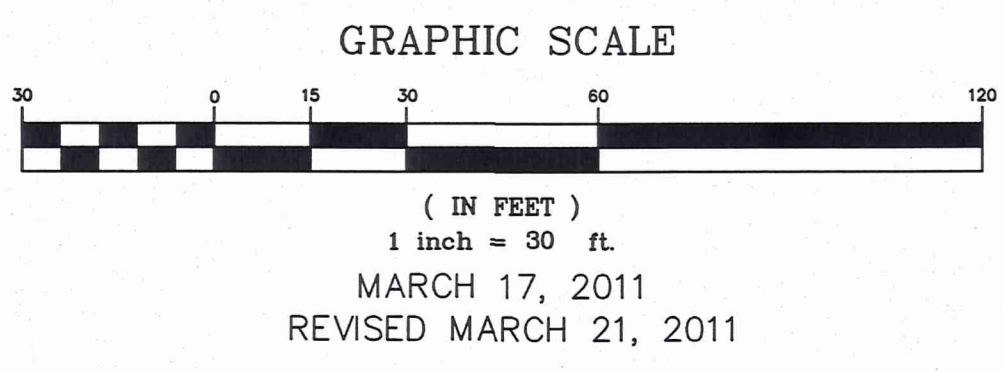
PREPARED FOR:
PAUL E. WILLSON
18766 SNYDER ROAD
BAINBRIDGE, OH 11023

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 E. Schwartz 3.22.11
RUDY E. SCHWARTZ, P.S. #7193 Date



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. BASED UPON VARIANCE NUMBER _____ GRANTED BY THE BOARD OF ZONING APPEALS.

THIS _____ DAY OF _____ 2011.
BY: _____
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 03/22/11
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER

BA100211

BA100211

Willson (11-027)
Picked up 03-22-11
02-421230
Vol. 1905 - Pg. 594

LEGAL DESCRIPTION
OF A
1.4450 ACRE PARCEL
FOR
PAUL E. WILLSON

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 6, Tract 3, and further being known as being part of a parcel of land conveyed to Paul E. Willson (PPN 02-405800) by deed recorded in Volume 1752, Page 2251 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a Mag Nail found in the centerline of Snyder Road, 60 feet wide, at its intersection with the centerline of Nighthawk Drive, 60 feet wide, said Mag Nail lying North 85° 33' 15" West a distance of 29.91 feet from a monument box with a 1 inch iron pin found as shown by the Edgewater Reserve Subdivision plat recorded in Volume 22, Pages 53-56 of Geauga County Plat Records;

Thence North 04° 33' 44" East, along said centerline of Snyder Road, a distance of 171.56 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 85° 26' 16" West a distance of 30.00 feet to a 5/8 inch iron pin set on the Westerly right-of-way of said Snyder Road;
- COURSE II Thence South 49° 20' 27" West a distance of 45.35 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 84° 43' 12" West a distance of 87.79 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 74° 43' 57" West a distance of 152.48 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 85° 32' 31" West a distance of 160.83 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 26° 56' 13" East a distance of 228.89 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Patricia Anne Bryan (PPN 02-046300) by deed recorded in Volume 1294, Page 827 of Geauga County Deed Records;
- COURSE VII Thence South 85° 56' 16" East, along said Southerly line of land so conveyed to Patricia Anne Bryan, and along the Southerly line of land conveyed to Robert and Wendy Duncan (PPN 02-263800) by deed recorded in Volume 1462, Page 1127 of Geauga County Deed Records,

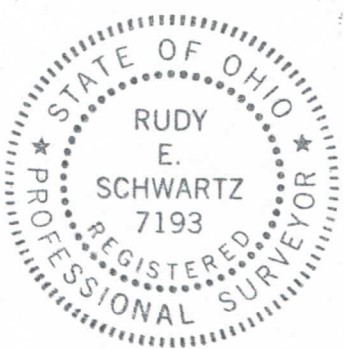
and passing through a 1 1/4 inch iron pipe found at 338.60, a total distance of 363.60 feet to a point in said centerline of Snyder Road;

COURSE VIII

Thence South 4° 33' 44" West, along said centerline of Snyder Road, a distance of 90.69 feet to the Principal Place of Beginning and containing 1.4450 acres of land (1.3827 acres excluding the area within the right-of-way of Snyder Road) as surveyed, calculated and described, on March 18, 2011, 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 by 30 inch iron pins set are I.D. Schwartz 7193.

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

R.S. 03/22/11
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



3.22.11
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
3.5566 ACRE PARCEL
FOR
PAUL E. WILLSON

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 6, Tract 3, and further being known as being part of a parcel of land conveyed to Paul E. Willson (PPN 02-405800) by deed recorded in Volume 1752, Page 2251 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a Mag Nail found in the centerline of Snyder Road, 60 feet wide, at its intersection with the centerline of Nighthawk Drive, 60 feet wide, said Mag Nail lying North 85° 33' 15" West a distance of 29.91 feet from a monument box with a 1 inch iron pin found as shown by the Edgewater Reserve Subdivision plat recorded in Volume 22, Pages 53-56 of Geauga County Plat Records;

- COURSE I Thence South 04° 33' 44" West, along said centerline of Snyder Road, a distance of 62.75 feet to the Northeasterly corner of land conveyed to Raymond and Cynthia A. Rosenberger Co-Trustees (PPN 02-310800) by deed recorded in Volume 1129, Page 437 of Geauga County Deed Records;
- COURSE II Thence North 85° 56' 16" West, along the Northerly line of land so conveyed to Raymond and Cynthia A. Rosenberger Co-Trustees, and passing through a 1 1/2 inch iron pin found at 25.11 feet, a total distance of 670.40 feet to a 2 inch iron pipe found at the Southeasterly corner of land conveyed to Henry J. Jr. and Karen L. Dunasky (PPN 02-418600) by deed recorded in Volume 1387, Page 469 of Geauga County Deed Records;
- COURSE III Thence North 4° 33' 44" East, along the Easterly line of land so conveyed to Henry J. Jr. and Karen L. Dunasky, a distance of 325.00 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner of land conveyed to Patricia Anne Bryan (PPN 02-046300) by deed recorded in Volume 1294, Page 827 of Geauga County Records;
- COURSE IV Thence South 85° 56' 16" East, along the Southerly line of land so conveyed to Patricia Anne Bryan, a distance of 306.80 feet to a 5/8 inch iron pin set;

