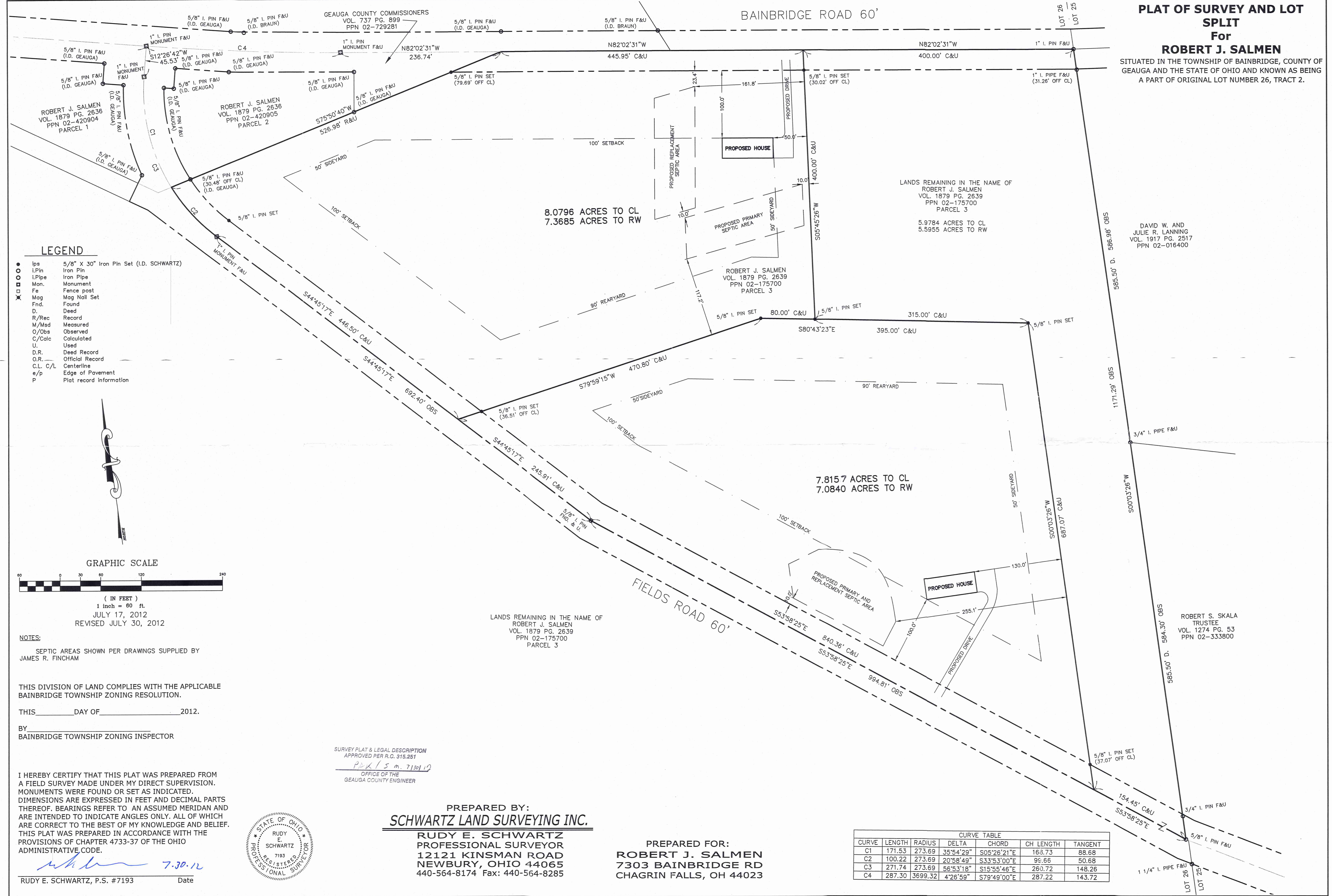
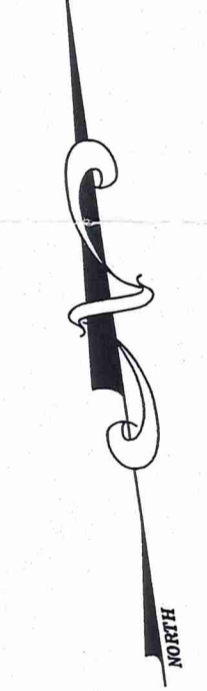


**PLAT OF SURVEY AND LOT SPLIT**  
**For**  
**ROBERT J. SALMEN**  
 SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 26, TRACT 2.

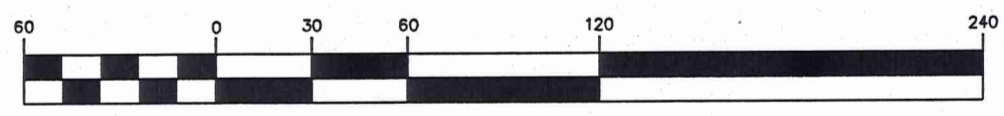


**LEGEND**

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



**GRAPHIC SCALE**



JULY 17, 2012  
 REVISED JULY 30, 2012

**NOTES:**  
 SEPTIC AREAS SHOWN PER DRAWINGS SUPPLIED BY JAMES R. FINCHAM

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

BY \_\_\_\_\_  
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

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.

*[Signature]* 7.30.12  
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*[Signature]*  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

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

PREPARED FOR:  
**ROBERT J. SALMEN**  
 7303 BAINBRIDGE RD  
 CHAGRIN FALLS, OH 44023

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	171.53	273.69	35°54'29"	S05°26'21"E	163.73	88.68
C2	100.22	273.69	20°58'49"	S33°53'00"E	99.66	50.68
C3	271.74	273.69	56°53'18"	S15°55'46"E	260.72	148.26
C4	287.30	3699.32	4°26'59"	S79°49'00"E	287.22	143.72

8.0796 ACRES TO CL  
 7.3685 ACRES TO RW

7.8157 ACRES TO CL  
 7.0840 ACRES TO RW

LANDS REMAINING IN THE NAME OF  
 ROBERT J. SALMEN  
 VOL. 1879 PG. 2639  
 PPN 02-175700  
 PARCEL 3  
 5.9784 ACRES TO CL  
 5.5955 ACRES TO RW

LANDS REMAINING IN THE NAME OF  
 ROBERT J. SALMEN  
 VOL. 1879 PG. 2639  
 PPN 02-175700  
 PARCEL 3

DAVID W. AND  
 JULIE R. LANNING  
 VOL. 1917 PG. 2517  
 PPN 02-016400

ROBERT S. SKALA  
 TRUSTEE  
 VOL. 1274 PG. 53  
 PPN 02-333800

BA100220  
BA100220

Salmen (12-063)

Pickup Date

7-30-12

VOL. 1979 pg. 1793

PPN 02-421297

LEGAL DESCRIPTION  
OF A  
7.8157 ACRE PARCEL  
FOR  
ROBERT J. SALMEN

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

PAK / S.M 7/30/12

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part Original Lot No. 26, Tract No. 2 in said Township, and further being known as being part of parcel No. 3 of lands conveyed to Robert J. Salmen (PPN 02-175700) by deed recorded in Volume 1879, Page 2639 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 Bainbridge Road, 60 feet wide, at its intersection with the centerline of Fields Road, 60 feet wide;

Thence South 12° 26' 42" West, along said centerline of Fields Road, a distance of 45.53 feet to a point of curvature;

Thence continuing along the arc of a curve deflecting to the left, also being said centerline of Fields Road, a distance of 271.74 feet, said curve having a radius of 273.69 feet, a delta of 56° 53' 18", and a chord which bears South 15° 55' 46" East a distance of 260.72 feet to a point;

Thence South 44° 45' 17" East, continuing along said centerline of Fields Road, a distance of 446.50 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 79° 59' 15" East, passing through a 5/8 inch iron pin set at 36.51 feet, a total distance of 470.80 feet to a 5/8 inch iron pin set;

COURSE II Thence South 80° 43' 23" East a distance of 395.00 feet to a 5/8 inch iron pin set;

COURSE III Thence South 0° 03' 26" West, passing through a 5/8 inch iron pin set at 650.00 feet, a total distance of 687.07 feet to a point in said centerline of Fields Road;

COURSE IV Thence North 53° 58' 25" West, along said centerline of Fields Road, distance of 840.36 feet to a 5/8 inch iron pin found;

Thence North 44° 45' 17" West, continuing along said centerline of Fields Road, distance of 245.91 feet to the Principal Place of Beginning and containing 7.8157 acres of land (7.0839 acres excluding the area within the right-of-way of said Fields Road) as surveyed, calculated and described, on July 17, 2012 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.



DATE

  
RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
8.0796 ACRE PARCEL  
FOR  
ROBERT J. SALMEN

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part Original Lot No. 26, Tract No. 2 in said Township, and further being known as being part of parcel No. 3 of lands conveyed to Robert J. Salmen (PPN 02-175700) by deed recorded in Volume 1879, Page 2639 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 Bainbridge Road, 60 feet wide, at its intersection with the centerline of Fields Road, 60 feet wide;

Thence South  $12^{\circ} 26' 42''$  West, along said centerline of Fields Road, a distance of 45.53 feet to a point of curvature;

Thence continuing along the arc of a curve deflecting to the left, also being said centerline of Fields Road, a distance of 171.53 feet, said curve having a radius of 273.69 feet, a delta of  $35^{\circ} 54' 29''$ , and a chord which bears South  $5^{\circ} 26' 21''$  East a distance of 168.73 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence North  $75^{\circ} 50' 40''$  East, along the Westerly prolongation of the Southerly line of parcel No. 2 of lands so conveyed to Robert J. Salmen and along a Southerly line of land conveyed to the Geauga County Commissioners (PPN 02-729281) by deed recorded in Volume 737, Page 899 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found (I.D. Geauga) at 30.48 feet also passing through a 5/8 inch iron pin set at 447.29 feet, a total distance of 526.98 feet to a point in said centerline of Bainbridge Road;
- COURSE II           Thence South  $82^{\circ} 02' 31''$  East, along said centerline of Bainbridge Road a distance of 445.95 feet to a point;
- COURSE III           Thence South  $5^{\circ} 45' 26''$  West, passing through a 5/8 inch iron pin set at 30.02 feet, a total distance of 400.00 feet to a 5/8 inch iron pin set;
- COURSE IV           Thence North  $80^{\circ} 43' 23''$  West a distance of 80.00 feet to a 5/8 inch iron pin set;
- COURSE V           Thence South  $79^{\circ} 59' 15''$  West, passing through a 5/8 inch iron pin set at 434.29 feet, a distance of 470.80 feet to a point in said centerline of Fields Road;

COURSE VI Thence North 44° 45' 17" West, along said centerline of Fields Road, distance of 446.50 feet to a point of curvature;


COURSE VII Thence along the arc of a curve deflecting to the right, also being said centerline of Fields Road, a distance of 100.22 feet, said curve having a radius of 273.69 feet, a delta of 20° 58' 49", and a chord which bears North 33° 53' 00" West a distance of 99.66 feet to the Principal Place of Beginning and containing 8.0796 acres of land (7.3685 acres excluding the area within the right-of-way of said Fields Road) as surveyed, calculated and described, on July 17, 2012 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

PAK /s.m 7/30/12  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



7.30.12  
DATE

  
RUDY E. SCHWARTZ, P.S. 7193