

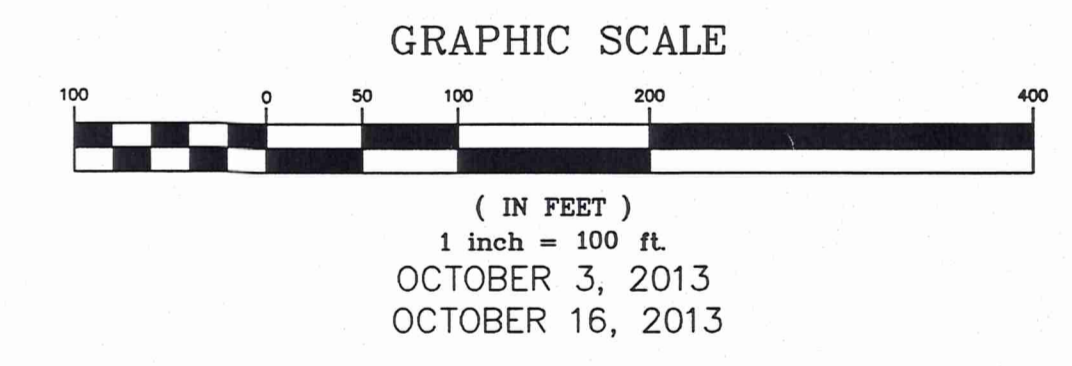
BA100229 BA100229 (13-090)
PLAT OF SURVEY, LOT SPLIT, AND CONSOLIDATION
For
BAINBRIDGE RIVER DEVELOPMENT CO.

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 2,3, AND 4, TRACT 2 IN SAID TOWNSHIP.

PREPARED FOR:
 BAINBRIDGE RIVER DEVELOPMENT CO.
 P.O. BOX 23429
 CHAGRIN FALLS, OH 44023

LEGEND

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



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	576.86	805.74	41°01'13"	N69°49'13"E	564.62	301.42
C2	599.33	807.82	42°30'30"	S69°04'35"W	585.68	314.21
C3	494.72	480.00	59°03'09"	N77°20'54"E	473.11	271.86
C4	646.92	691.12	53°37'53"	S80°03'31"W	623.56	349.35
C5	300.00	250.00	68°45'18"	S06°42'50"W	282.32	171.03
C6	294.10	250.00	67°24'09"	N07°23'25"E	277.43	165.74
C7	48.88	220.00	12°43'40"	N34°43'35"E	48.78	24.54
C8	336.08	280.00	68°46'15"	S06°42'22"W	316.26	191.62
C9	42.29	30.00	80°46'23"	N12°34'28"E	38.88	25.52
C10	505.95	775.74	37°22'10"	N71°38'45"E	497.03	262.34
C11	621.59	837.82	42°30'30"	S69°04'35"W	607.43	325.88
C12	463.80	450.00	59°03'09"	N77°20'54"E	443.54	254.87
C13	150.80	721.20	11°58'49"	N79°06'58"W	150.53	75.88

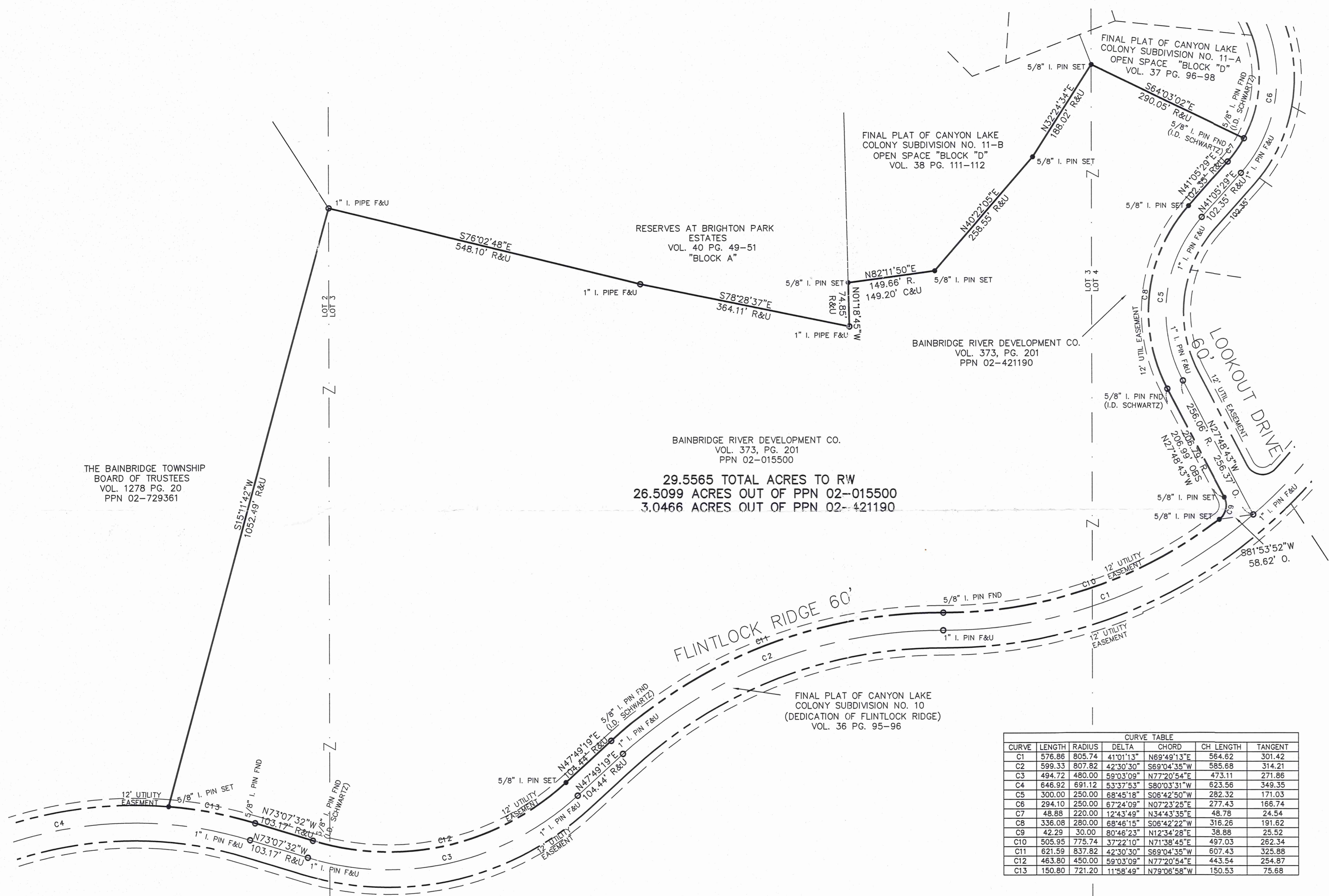
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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 10-17-13
 RUDY E. SCHWARTZ, P.S. #7193 Date
 STATE OF OHIO
 RUDY E. SCHWARTZ
 REGISTERED PROFESSIONAL SURVEYOR
 7193

- REFERENCES:**
- DEEDS OF RECORD
 - FINAL PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 11B VOL. 38 PGS. 111-112
 - FINAL PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 11A VOL. 37 PGS. 96-98
 - FINAL PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 10 (DEDICATION OF FLINTLOCK RIDGE) VOL. 36 PGS. 95-96
 - RESERVES AT BRIGHTON PARK ESTATES VOL. 40 PGS. 49-51

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
MWS 10/16/13
 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



THE BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES
 VOL. 1278 PG. 20
 PPN 02-729361

BAINBRIDGE RIVER DEVELOPMENT CO.
 VOL. 373, PG. 201
 PPN 02-015500
 29.5565 TOTAL ACRES TO RW
 26.5099 ACRES OUT OF PPN 02-015500
 3.0466 ACRES OUT OF PPN 02-421190

FLINTLOCK RIDGE 60'

FINAL PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 10 (DEDICATION OF FLINTLOCK RIDGE)
 VOL. 36 PG. 95-96

BAI 00229

Bainbridge River Development Co. (13-090)

Picked Up 10-22-13

02-421190

Vol. 1965 Pg. 1898

LEGAL DESCRIPTION
OF A
29.5565 ACRE PARCEL
FOR
BAINBRIDGE RIVER
DEVELOPMENT C.O

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part Original Lot Nos. 2, 3, and 4, Tract 2, and further being known as being all of lands conveyed to Bainbridge River Development Co. (PPN 02-015500) and (PPN 02-421190) by deed recorded in Volume 373, Page 201 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found in the centerline of Flintlock Ridge, 60 feet wide, at its intersection with the centerline of Lookout Drive, 60 feet wide as shown by the Canyon Lakes Colony Subdivision No. 11A, recorded in Volume 37, Pages 96-98 of Geauga County Plat Records;

Thence South $81^{\circ} 53' 52''$ West a distance of 58.62 feet to a 5/8 inch iron pin set on the Northerly right-of-way of said Flintlock Ridge and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence along the arc of a curve deflecting to the right, also being said Northerly right-of-way of Flintlock Ridge, a distance of 505.95 feet, said curve having a radius of 775.74 feet, a delta of $37^{\circ} 22' 10''$, and a chord which bears South $71^{\circ} 38' 45''$ West a distance of 497.03 feet to a 5/8 inch iron pin found at a point of reverse curvature as shown by the Canyon Lakes Colony Subdivision No. 10, recorded in Volume 36, Pages 95-96 of Geauga County Plat Records;

COURSE II Thence continuing along the arc of a curve deflecting to the left, also being said Northerly right-of-way of Flintlock Ridge Road, a distance of 621.59 feet, said curve having a radius of 837.82 feet, a delta of $42^{\circ} 30' 30''$, and a chord which bears South $69^{\circ} 04' 35''$ West a distance of 607.43 feet to a 5/8 inch iron pin found (I.D. Schwartz);

COURSE III Thence South $47^{\circ} 49' 19''$ West, continuing along said Northerly right-of-way of Flintlock Ridge, a distance of 104.44 feet to a 5/8 inch iron pin set;

COURSE IV Thence continuing along the arc of a curve deflecting to the right, also being said Northerly right-of-way of Flintlock Ridge, a distance of 463.80 feet, said curve having a radius of 450.00 feet, a delta of $59^{\circ} 03'$

- 09", and a chord which bears South 77° 20' 54" West a distance of 443.54 feet to a 5/8 inch iron pin found (I.D Schwartz);
- COURSE V Thence North 73° 07' 32" West, continuing along said Northerly right-of-way of Flintlock Ridge, a distance of 103.17 feet to a 5/8 inch iron pin found at a point of curvature;
- COURSE VI Thence continuing along the arc of a curve deflecting to the left, also being said Northerly right-of-way of Flintlock Ridge, a distance of 150.80 feet, said curve having a radius of 721.20 feet, a delta of 11° 58' 49", and a chord which bears North 79° 06' 58" West a distance of 150.53 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to the Bainbridge Township Board of Trustees (PPN 02-729361) by deed recorded in Volume 1278, Page 20 of Geauga County Deed Records;
- COURSE VII Thence North 15° 11' 42" East, along the Easterly line of land so conveyed to the Bainbridge Township Board of Trustees, a distance of 1052.49 feet to a 1 inch iron pipe found on a Southerly line of Block "A" of the Reserves at Brighton Park Estates as shown by plat recorded in Volume 40, Pages 49-51 of Geauga County Plat Records;
- COURSE VIII Thence South 76° 02' 48" East, along said Southerly line of Block "A", a distance of 548.10 feet to a 1 inch iron pipe found at an interior corner thereof;
- COURSE IX Thence South 78° 28' 37" East, along said Southerly line of Block "A", a distance of 364.11 feet to a 1 inch iron pipe found at the Southeasterly corner thereof;
- COURSE X Thence North 1° 18' 45" West, along an Easterly line of said Block "A", a distance of 74.85 feet to a 5/8 inch iron pin set at a Southwesterly corner of Block "D" of Canyon Lake Colony Subdivision No. 11-B as shown by plat recorded in Volume 38, Pages 111-112 of Geauga County Plat Records;
- COURSE XI Thence North 82° 11' 50" East, along a Southerly line of said Block "D", a distance of 149.20 feet to a 5/8 inch iron pin set;
- COURSE XII Thence North 40° 22' 05" East, along a Southerly line of said Block "D", a distance of 258.55 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence North 32° 24' 34" East, along a Southerly line of said Block "D", a distance of 188.02 feet to a 5/8 inch iron pin set at a southerly corner of Block "D" of the Canyon Lake Colony Subdivision No. 11-A as shown by plat recorded in Volume 37, Pages 96-98 of Geauga County Plat Records;

COURSE XIV Thence South 64° 03' 02" East, along a Southerly line of said Block "D", a distance of 290.05 feet to a 5/8 inch iron pin found (I.D Schwartz) on the Westerly right-of-way of Lookout Drive, 60 feet wide;

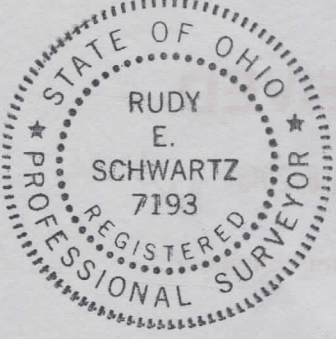
COURSE XV Thence along the arc of a curve deflecting to the right, also being said Westerly right-of-way of Lookout Drive, a distance of 48.88 feet, said curve having a radius of 220.00 feet, a delta of 12° 43' 49", and a chord which bears South 34° 43' 35" West a distance of 48.78 feet to a 5/8 inch iron pin found (I.D Schwartz);

COURSE XVI Thence South 41° 05' 29" West, along said Westerly right-of-way of Lookout Drive, a distance of 102.35 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE XVII Thence along the arc of a curve deflecting to the left, also being said Westerly right-of-way of Lookout Drive, a distance of 336.08 feet, said curve having a radius of 280.00 feet, a delta of 68° 46' 15", and a chord which bears South 6° 42' 22" West a distance of 316.26 feet to a 5/8 inch iron pin found (I.D Schwartz);

COURSE XVIII Thence South 27° 48' 43" East, continuing along said Westerly right-of-way of Lookout Drive, a distance of 206.99 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE XIX Thence along the arc of a curve deflecting to the right, also being said Westerly right-of-way of Lookout Drive, a distance of 42.29 feet, said curve having a radius of 30.00 feet, a delta of 80° 46' 23", and a chord which bears South 12° 34' 28" West a distance of 38.88 feet to the Principal Place of Beginning and containing 29.5565 acres of land (26.5099 acres out of PPN 02-015500, and 3.0466 acres out of PPN 02-4211190) as surveyed on October 3, 2013 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.



10.17.13

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 10/21/13

OFFICE OF THE
GEAUGA COUNTY ENGINEER