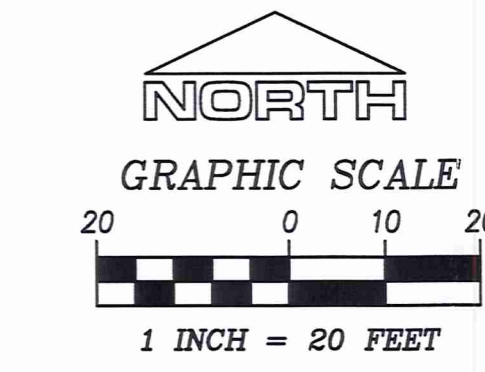


LOT SPLIT/CONSOLIDATION for 7410 FARAWAY TRAIL

Known as being all of Former Sublot 223A in the Replat of Canyon Lake Colony Subdivision No. 11-A as recorded in Volume 38, Page 19-21 of Geauga County Maps, and part of Former Block B in the Plat of Canyon Lake Colony Subdivision No. 11-A as recorded in Volume 37, Page 96-98 of Geauga County Plat Records, now situated in the

TOWNSHIP OF BAINBRIDGE
COUNTY OF GEAGA - STATE OF OHIO

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is North 82°-52'-11" West as the centerline of Faraway Trail, as evidenced by monuments found, and is the same bearing as found in Volume 38 of Maps, Page 19-21 of Geauga County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".



- denotes rebar found as noted
- denotes rebar inside monument box assembly found as noted
- ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN 96-026" ID cap set

[Signature] 10-8-15
TIMOTHY J. FELLER REG. PROF. SURV. No. 7104
Job No.: 430339
Revised: October 7, 2015



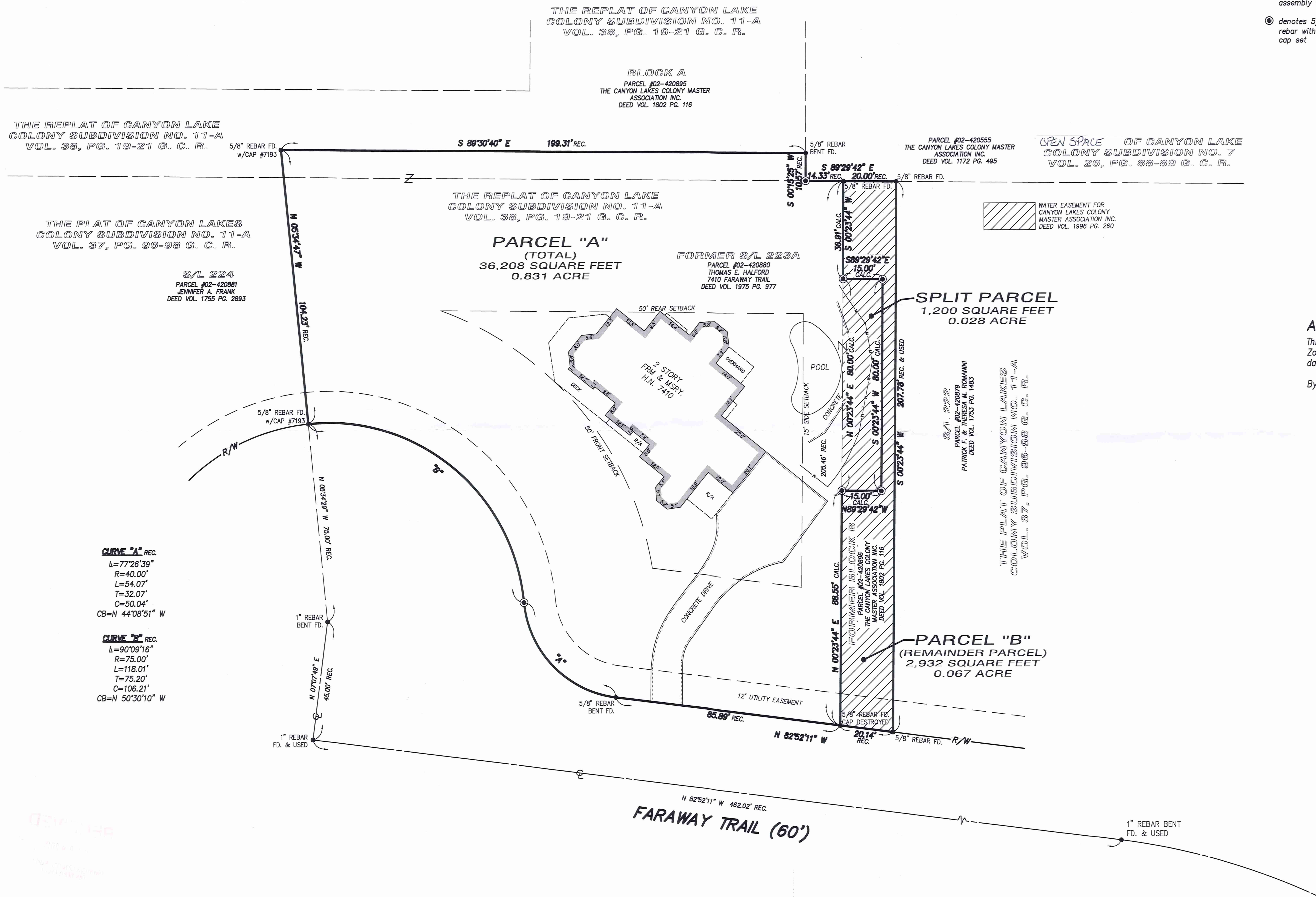
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature]
GEAGA COUNTY AUDITOR
TAX MAP DEPT.

Mc Steen & Associates
ENGINEERS & SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
440.585.9800 Fax 440.585.9802 www.mcsteen.com

APPROVALS

This division and consolidation of land complies with the applicable Bainbridge Township Zoning Resolution and as set forth in the Agreed Judgement Entry in Case No. 97M000585 dated July 9, 1999. This _____ day of _____, 2015.

By: _____, Bainbridge Township Zoning Inspector.



CURVE "A" REC.
Δ=77°26'39"
R=40.00'
L=54.07'
T=32.07'
C=50.04'
CB=N 44°08'51" W

CURVE "B" REC.
Δ=90°09'16"
R=75.00'
L=118.01'
T=75.20'
C=106.21'
CB=N 50°30'10" W

N 82°52'11" W 462.02' REC.
FARAWAY TRAIL (60')

BAI 00239

Halford, Thomas (15-111)
Picked Up 10/09/15
02-421313
Vol. 1999 Pg. 1772

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 430339
September 30, 2015
Revised: October 7, 2015

SPLIT PARCEL 7410 Faraway Trail Township of Bainbridge, Ohio

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Former Block "B" in the Plat of Canyon Lake Colony Subdivision No. 11-A as recorded in Volume 37, Page 96-98 of Geauga County Records and being more particularly bounded and described as follows:

Commencing for reference at a 5/8 inch rebar found, cap destroyed, at the southeast corner of Former Sublot 223A in the Replat of Canyon Lake Colony Subdivision No. 11-A in Volume 38, Pages 19-21 of Geauga County Records, said point also being on the northerly right-of-way of Faraway Trail (60 feet wide); Thence, North 00°-23'-44" East, a distance of 88.55 feet to a 5/8-inch rebar set in the easterly line of said Former Sublot 223A and the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence continuing, **North 00°-23'-44" East** along the easterly line of said Former Sublot 223A, a distance of **80.00 feet** to a 5/8-inch rebar set in the easterly line of said Former Sublot 223A;

Course No. 2: thence, **South 89°-29'-42" East**, a distance of **15.00 feet** to a 5/8-inch rebar set at the northeast corner of the parcel herein described;

Course No. 3: thence, **South 00°-23'-44" West**, a distance of **80.00 feet** to a 5/8-inch rebar set at the southeast corner of the parcel herein described;

Course No. 4: thence, **North 89°-29'-42" West**, a distance of **15.00 feet** to the true place of beginning, said premises containing **0.028 acres** of land more or less as surveyed in September of 2015 by Timothy J. Feller Registered Professional Land Surveyor No. 7104 for and on behalf of **McSteen & Associates, Inc.** under Project Number 430339, also being subject to all legal highways and easements of record. The basis of bearings for this legal description is North 82°-52'-11" West as the centerline of Faraway Trail, as evidenced by monuments found, and is the same bearing as found in Volume 38 of Maps, Pages 19-21 of Geauga County Records. All iron pins set are 5/8-inch diameter x 30-inch in length iron rebar with a plastic identification cap stamped "McSTEEN 96-026".

The intent is to divide a 0.028 acre parcel from part of Parcel Number 02-420896 (Former Block "B").

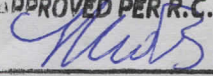

10-8-15
Timothy J. Feller
Registered Professional Land Surveyor No. 7104



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PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

10/9/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

BAI 00239

Halford, Thomas (15-111)
Picked Up 10/09/15
#02-420896
Vol. 1999 Pg. 1775

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 430339
September 30, 2015
Revised: October 7, 2015

**PARCEL "B"
(REMAINDER PARCEL)
7410 Faraway Trail
Township of Bainbridge, Ohio**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Former Block "B" in the Plat of Canyon Lake Colony Subdivision No. 11-A as recorded in Volume 37, Pages 96-98 of Geauga County Records and being more particularly bounded and described as follows:

Commencing for reference at a 5/8 inch rebar found, cap destroyed, at the southeast corner of Former Sublot 223A in the Replat of Canyon Lake Colony Subdivision No. 11-A in Volume 38, Pages 19-21 of Geauga County Records, said point also being on the northerly right-of-way of Faraway Trail (60 feet wide) and the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, **North 00°-23'-44" East** along the easterly line of said Former Sublot 223A, a distance of **88.55 feet** to a 5/8-inch rebar set ;

Course No. 2: thence, **South 89°-29'-42" East**, a distance of **15.00 feet** to a 5/8-inch rebar set at an interior corner of the parcel herein intended described;

Course No. 3: thence, **North 00°-23'-44" East**, a distance of **80.00 feet** to a 5/8-inch rebar set at an interior corner of the parcel herein intended described;

Course No. 4: thence, **North 89°-29'-42" West**, a distance of **15.00 feet** to a 5/8-inch rebar set in the easterly line of said Former Sublot 223A;

Course No. 5: thence, **North 00°-23'-44" East** along the easterly line of said Former Sublot 223A, a distance of **36.91 feet** to a 5/8-inch rebar found at the northeast corner of said Former Sublot 223A;

Course No. 6: thence, **South 89°-29'-42" East** along the southerly line of the Open Space in the Canyon Lake Colony Subdivision No. 7 as recorded in Volume 26, Pages 88-89 of Geauga County Records, a distance of **20.00 feet** to a 5/8-inch rebar found at the northwest corner of Sublot 222 in the Canyon Lake Colony Subdivision No. 11-A as recorded in Volume 37, Pages 96-98 of Geauga County Records;

Course No. 7: thence, **South 00°-23'-44" West** along the westerly line of said Sublot 222, a distance of **207.78 feet** to a 5/8-inch rebar found at the southwest corner of said Sublot 222;

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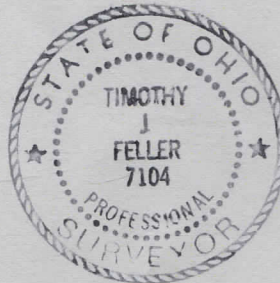
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Course No. 8: thence, **North 82°-52'-11" West**, a distance of **20.14 feet** to the true place of beginning, said premises containing **0.067 acres** of land more or less as surveyed in September of 2015 by Timothy J. Feller Registered Professional Land Surveyor No. 7104 for and on behalf of **McSteen & Associates, Inc.** under Project Number 430339, also being subject to all legal highways and easements of record. The basis of bearings for this legal description is North 82°-52'-11" West as the centerline of Faraway Trail, as evidenced by monuments found, and is the same bearing as found in Volume 38 of Maps, Pages 19-21 of Geauga County Records. All iron pins set are 5/8-inch diameter x 30-inch in length iron rebar with a plastic identification cap stamped "McSTEEN 96-026".

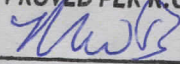
The intent is to describe 0.067 acres, the Remainder from part of Parcel Number 02-420896 (Former Block "B"), after a 0.028 acre division.

 10-8-15

Timothy J. Feller
Registered Professional Land Surveyor No. 7104



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

 10-8-15

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TAX MAP DEPT.

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BAI 00239

Haltford, Thomas (15-111)
Picked Up 10/09/15
02-420880
Vol. 1999 Pg. 1779

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 430339
September 30, 2015
Revised: October 7, 2015

**PARCEL "A"
(TOTAL)
7410 Faraway Trail
Township of Bainbridge, Ohio**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being all of Former Sublot 223A in the Replat of Canyon Lake Colony Subdivision No. 11-A as recorded in Volume 38, Page 19-21 of Geauga County Maps, and a part of Former Block "B" in the Plat of Canyon Lake Colony Subdivision No. 11-A as recorded in Volume 37, Page 96-98 of Geauga County Records and being more particularly bounded and described as follows:

Commencing for reference at a 5/8 inch rebar found, cap destroyed, at the southwesterly corner of Former Block "B" in the Replat of Canyon Lake Colony Subdivision No. 11-A in Volume 38, Pages 19-21 of Geauga County Records, said point also being on the northerly right-of-way of Faraway Trail (60 feet wide) and the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, **North 82°-52'-11" West** along the northerly right-of-way line of Faraway Trail (60 feet wide), a distance of **85.89 feet** to a 5/8-inch rebar found bent at a point of curvature;

Course No. 2: thence northwesterly along said curve, along the arc of a curve deflecting to the right a distance of **54.07 feet**, said curve having a **radius of 40.00 feet**, a **central angle of 77°-26'-39"**, a **tangent distance of 32.07 feet**, and a **chord which bears North 44°-08'-51" West, 50.04 feet** to a 5/8-inch rebar set at a point of reverse curvature;

Course No. 3: thence northwesterly along said curve, along the arc of a curve deflecting to the left a distance of **118.01 feet**, said curve having a **radius of 75.00 feet**, a **central angle of 90°-09'-16"**, a **tangent distance of 75.20 feet**, and a **chord which bears North 50°-30'-10" West, 106.21 feet** to a 5/8-inch rebar found with cap #7193 at the southeast corner of Sublot 224 in said Plat of Canyon Lake Colony Subdivision No. 11A;

Course No. 4: thence along the easterly line of said Sublot 224, **North 05°-34'-47" West**, a distance of **104.23 feet** to a 5/8-inch rebar found with cap #7193 at an interior corner of Block "A" in said **REPLAT** of Canyon Lake Colony Subdivision No. 11-A;

Course No. 5: thence along the southerly line of said Block "A", **South 89°-30'-40" East**, a distance of **199.31 feet** to a 5/8-inch rebar found bent in the westerly line of Open Space in the Canyon Lake Colony Subdivision No. 7 as recorded in Volume 26, Pages 88-89 of Geauga County Records;

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Course No. 6: thence along the westerly line of said Open Space, **South 00°-15'-25" West**, a distance of **10.57 feet** to a 5/8-inch rebar found at the south ~~westerly~~ corner thereof;

Course No. 7: thence along the southerly line of said Open Space, **South 89°-29'-42" East**, a distance of **14.33 feet** to a 5/8-inch rebar set at the northwest corner of said Former Block "B";

Course No. 8: thence along the westerly line of said Former Block "B", **South 00°-23'-44" West**, a distance of **36.91 feet** to a 5/8-inch rebar set;

Course No. 9: thence, **South 89°-29'-42" East**, a distance of **15.00 feet** to a 5/8-inch rebar set at a northeasterly corner of the parcel herein described;

Course No. 10: thence, **South 00°-23'-44" West**, a distance of **80.00 feet** to a 5/8-inch rebar at a southeasterly corner of the parcel herein described;

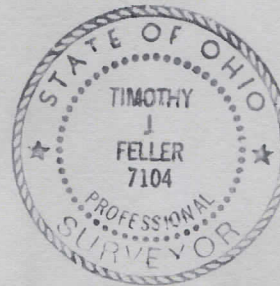
Course No. 11: thence, **North 89°-29'-42" West**, a distance of **15.00 feet** to a 5/8-inch rebar set in the westerly line of said Former Block "B";

Course No. 12: thence, **South 00°-23'-44" West**, along the westerly line of said Former Block "B", a distance of **88.55 feet** to the true place of beginning, said premises containing **0.831 acres** of land more or less as surveyed in September of 2015 by Timothy J. Feller Registered Professional Land Surveyor No. 7104 for and on behalf of **McSteen & Associates, Inc.** under Project Number 430339, also being subject to all legal highways and easements of record. The basis of bearings for this legal description is North 82°-52'-11" West as the centerline of Faraway Trail, as evidenced by monuments found, and is the same bearing as found in Volume 38, Pages 19-21 of Geauga County Records. All iron pins set are 5/8-inch diameter x 30-inch in length iron rebar with a plastic identification cap stamped "McSTEEN 96-026".

The intent is to combine all of Parcel Number 02-420880 (Former Sublot 223A) with 0.028 acres from part of Parcel Number 02-420896 (Former Block "B").


Timothy J. Feller
Registered Professional Land Surveyor No. 7104

10-8-15



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


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