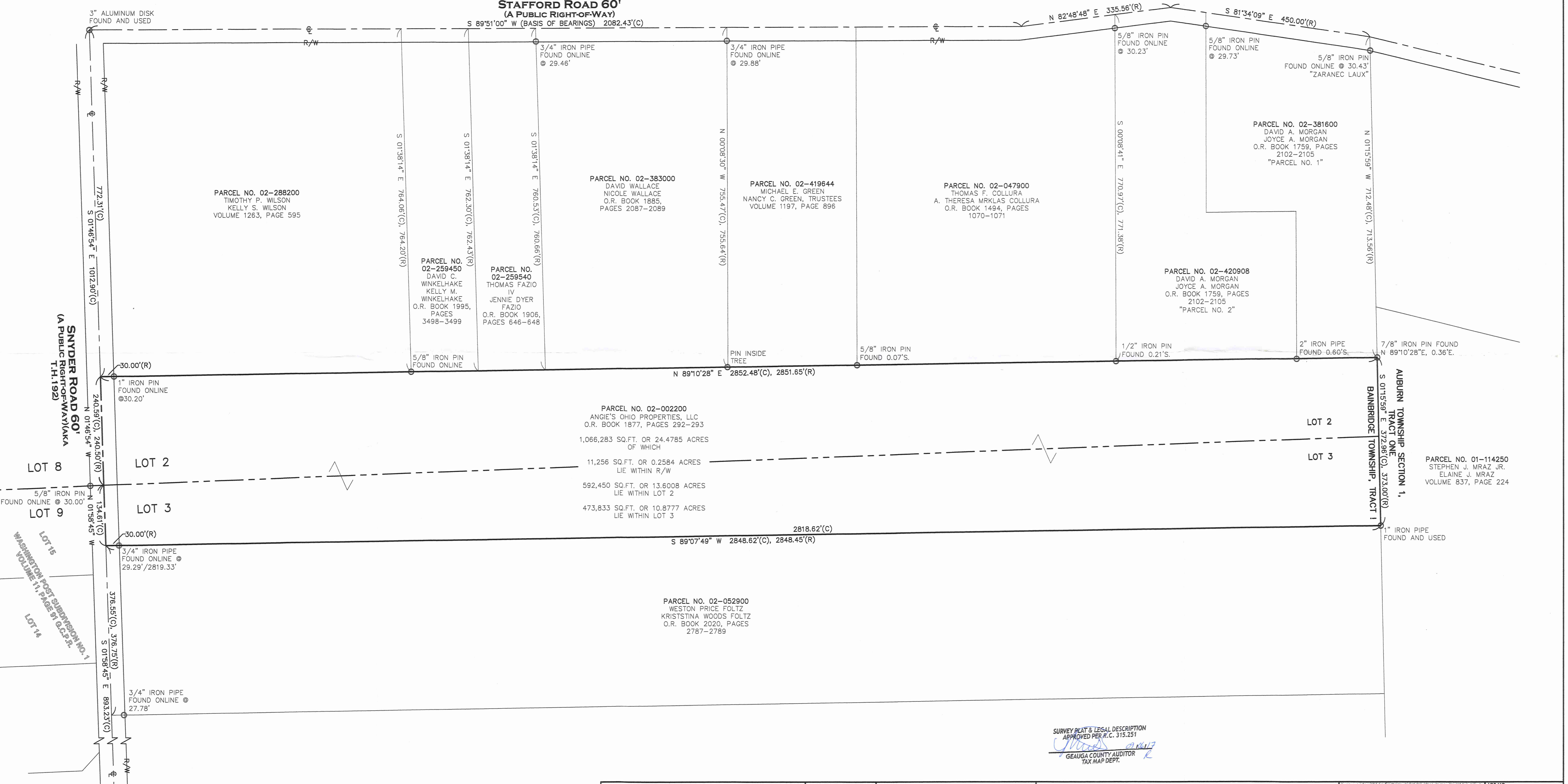


PLAT OF BOUNDARY SURVEY

OF
16935 SNYDER ROAD
PARCEL No. 02-002200
TOWNSHIP OF BAINBRIDGE
COUNTY OF GEauga
STATE OF OHIO
KNOWN AS

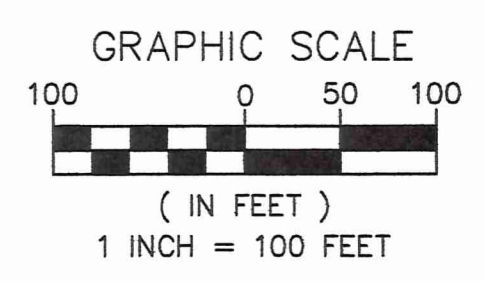
BEING PART OF BAINBRIDGE TOWNSHIP LOT NOS. 2 AND 3,
 TRACT NO. 1 OF SAID TOWNSHIP.

BEARINGS BASED ON THE CENTERLINE OF STAFFORD ROAD (SOUTH 89°51'00" WEST) AS DESCRIBED IN O.R. BOOK 1995, PAGE 3499 OF GEauga COUNTY RECORDS.



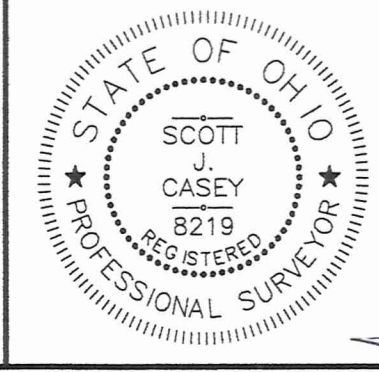
SURVEY NOTES & REFERENCES USED:

GEauga COUNTY HISTORIC TAXMAPS AND GIS.
 COUNTY ENGINEERS OFFICE - G.C.E. FIELD BOOK Q33 & 138, ROAD RECORDS VOL. A, PAGES 416-418, TR-0192-D-E-SNYDER ROAD 1976 PLANS.
 BAI 00161 PLAT OF SURVEY FOR VLK PREPARED BY MAF SURVEYING DATED MAY OF 1995
 WASHINGTON - POST SUBDIVISION NO. 1, VOL 11, PAGE 91 OF GEauga COUNTY PLAT RECORDS CREATES ANGLE AT LOT CORNER.



LEGEND	
☐	MONUMENT BOX FOUND
○	IRON PIN OR PIPE FOUND
●	5/8" X 30" IRON PIN SET & CAPPED "CASEY PS 8219"
✕	MAG SPIKE SET
⊕	CENTERLINE
—	CENTERLINE PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
⋯	ORIGINAL PARCEL LINE
⋯	PARCEL LINE
⋯	ORIGINAL LOT LINE
AKA (C)	ALSO KNOWN AS
CONC.	CALCULATED CONCRETE
E	EAST
N	NORTH
S	SOUTH
W	WEST
NO.	NUMBER
(M)	MEASURED
ODOT	OHIO DEPARTMENT OF TRANSPORTATION
PG.	PAGE
R/W (R)	RIGHT-OF-WAY RECORD
REC S	RECORD SOUTH
VOL.	VOLUME
W	WEST

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 GEauga COUNTY AUDITOR TAX MAP DEPT.



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON AUGUST 22-24 OF 2017 IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

SCOTT J. CASEY P.S. 8219 9/5/17

Casey Professional Services, LLC
 159 Holden Avenue, Cleveland, OH 44109
 216-781-4600 office & fax 216-299-9555 mobile
 www.caseypros.com

JOB NO.	17071
SCALE	1"=100'
DRAWN BY	SJC
FIELD WORK DATES	AUGUST 2017

**Legal Description
For
Parcel Number 02-002200**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Bainbridge Township Lot Numbers 2 and 3, Tract Number 1 in said Township, being further bounded and described as follows:

Commencing at a 3" aluminum disk found marking the intersection of the centerline of Stafford Road, 60 feet wide, with the centerline of Snyder Road, also known as Township Highway 192, 60 feet wide; thence South $01^{\circ} 46'54''$ East along said centerline of Snyder Road, a distance of 772.31 feet to a Southwesterly corner of land conveyed to Timothy P. Wilson and Kelly S. Wilson by deed recorded in Volume 1263, Page 595 of Geauga County Records (Auditor's Parcel No. 02-288200) and being the Point of Beginning of the Parcel herein described.

Course Number 1: thence North $89^{\circ} 10'28''$ East along the Southerly line of said land conveyed to Timothy P. Wilson and Kelly S. Wilson, and the Southerly lines of land conveyed to: David C. Winkelhake and Kelly M. Winkelhake by deed recorded in Official Records Book 1995, Pages 3498-3499 of Geauga County Records (Auditor's Parcel No. 02-259450), Thomas Fazio IV and Jennie Dyer Fazio by deed recorded in Official Records Book 1906, Pages 646-648 of Geauga County Records (Auditor's Parcel No. 02-259540), David Wallace and Nicole Wallace by deed recorded in Official Records Book 1885, Pages 2087-2089 of Geauga County Records (Auditor's Parcel No. 02-383000), Michael E. Green and Nancy C. Green, Trustees by deed recorded in Volume 1197, Page 896 of Geauga County Records (Auditor's Parcel No. 02-419644), Thomas F. Collura and A. Theresa Mrklas Collura by deed recorded in Official Records Book 1494, Pages 1070-1071 of Geauga County Records (Auditor's Parcel No. 02-047900), David A. Morgan and Joyce A. Morgan by deed recorded in Official Records Book 1759, Pages 2102-2015 of Geauga County Records as "Parcel No. 2" (Auditor's Parcel No. 02-420908), David A. Morgan and Joyce A. Morgan by deed recorded in Official Records Book 1759, Pages 2102-2015 of Geauga County Records as "Parcel No. 1" (Auditor's Parcel No. 02-381600), passing through the Easterly right of way of said Snyder Road, at a distance of 30.00 feet, a 1" iron pin found at a distance of 30.20 feet, a total distance of 2852.48 feet to a point on the Westerly line of land conveyed to Stephen J. Mraz Jr. and Elaine J. Mraz by deed recorded in Volume 837, Page 224 of Geauga County Records (Auditor's Parcel No. 01-114250), being the common line between Auburn Township and Bainbridge Township and being referenced by a $7/8''$ iron pin found North $89^{\circ} 10'28''$ East, 0.36 feet;

Course Number 2: thence South $01^{\circ} 15'59''$ East along said Westerly line of land conveyed to Stephen J. Mraz Jr. and Elaine J. Mraz and said common Township Line, a distance of 372.96 feet to a 1" iron pipe found at a Northeasterly corner of land conveyed to Weston Price Foltz and Kristina Woods Foltz by deed recorded in Official Records Book 2020, Pages 2787-2789 of Geauga County Records (Auditor's Parcel No. 02-052900);

Course Number 3: thence South 89° 07'49" West along the Northerly line of said land conveyed to Weston Price Foltz and Kristina Woods Foltz, passing through said Easterly right of way of Snyder Road, at a distance of 2818.62 feet, a 3/4" iron pipe found at a distance of 2819.33 feet, a total distance of 2848.62 feet to said centerline of Snyder Road and the Westerly line of Bainbridge Township Lot Number 3;

Course Number 4: thence North 01° 58'45" West along said centerline of Snyder Road and said Westerly line of Bainbridge Township Lot Number 3, a distance of 134.61 feet to an angle point therein and being the common corner of Bainbridge Township Lot Numbers 2 (Southwesterly corner) and 3 (Northwesterly corner), Tract Number 1;

Course Number 5: thence North 01° 46'54" West along said centerline of Snyder Road and the Westerly line of Bainbridge Township Lot Number 2, a distance of 240.59 feet to the Point of Beginning and containing 1,066,283 Square Feet or 24.4785 Acres of land more or less, of which 11,256 Square Feet or 0.2584 Acres lie within the right-of-way of Snyder Road, 592,450 Square Feet or 13.6008 Acres lie within Lot 2 and 473,833 Square Feet or 10.8777 Acres lie within Lot 3 as surveyed and described by Scott J. Casey, Professional Surveyor Number 8219 in August of 2017 and being subject to all legal highways, easements, reservations or restrictions of record.

Bearings Based on the centerline of Stafford Road (South 89° 51'00" West) as described in O.R. Book 1995, Page 3499 of Geauga County Records.

Prior Deed of Reference: Deeds Vesting Subject Property to Angie's Ohio Properties, LLC are Volume 1877, Pages 292-293 of the Geauga County Records (Auditor's Parcel No. 02-002200).

All iron pins set are 5/8" diameter by 30" long rebar with plastic identification caps reading "Casey, P.S. 8219".

Based on an actual field survey performed by:
Scott Casey, P.S., Casey Professional Services, LLC
1159 Holmden Avenue, Cleveland, OH 44109, 216-781-4644



[Handwritten Signature]
9/5/2017

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 09/06/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*