

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 LOT SPLIT OF DEEDS VOL. 1039 PG. 217, AND VOL. 873 PG.1089 FOR CHAGRIN RIVER LAND CONSERVANCY BY ZARANEC SURVEYING CO. 10/30/2001
- 3 DEDICATION AND RE-DEDICATION MAP OF PETTIBONE ROAD VOL. 7 PG. 57 OF GEauga COUNTY PLAT RECORDS

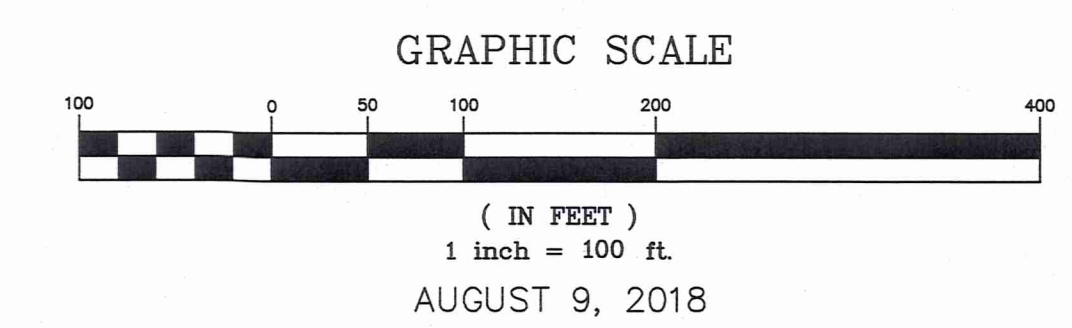
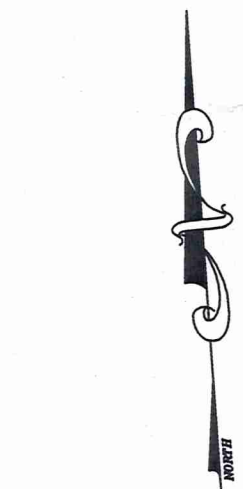
PLAT OF SURVEY AND LOT SPLIT
For
JEREMY KEARNS
 SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBER 27, TRACT 3, BAINBRIDGE TOWNSHIP.

PREPARED FOR:
JEREMY KEARNS
 7589 PETTIBONE RD
 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. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	200.57	637.26	18°02'00"	N77°00'30"W	199.75	101.12
C2	392.73	660.88	34°03'50"	S85°01'15"E	386.97	202.36
C3	265.10	937.60	16°12'00"	S86°03'00"W	264.22	133.44



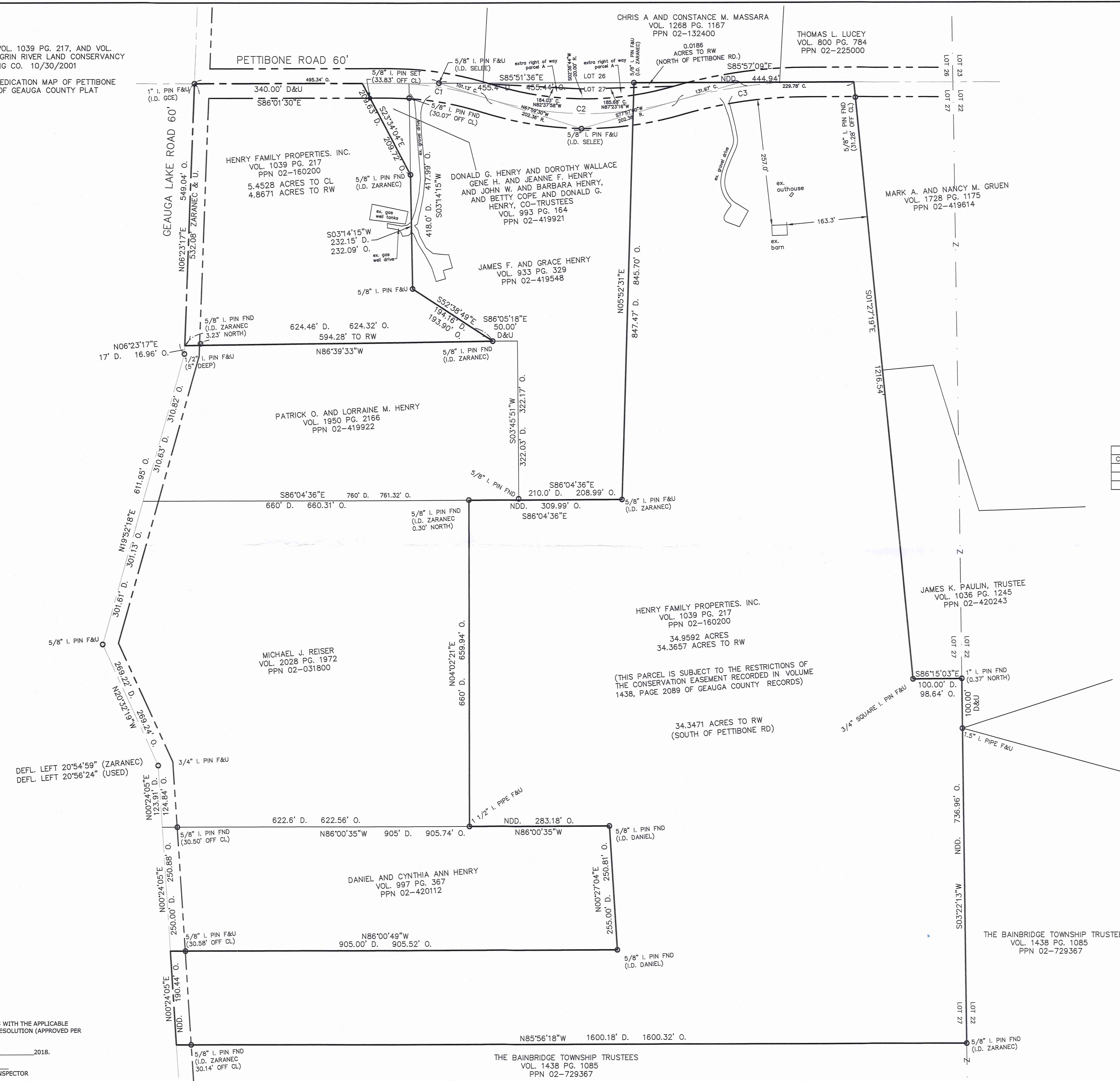
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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 8.16.18
 RUDY E. SCHWARTZ, P.S. #7193 Date
 SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 GEAGA COUNTY AUDITOR TAX MAP DEPT
 PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION (APPROVED PER VARIANCE)
 THIS _____ DAY OF _____ 2018.
 BY _____
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

THE BAINBRIDGE TOWNSHIP TRUSTEES
 VOL. 1438 PG. 1085
 PPN 02-729367



BAIN 00259

Henry Family Properties Inc. (18-089)

Picked Up 08/16/2018

VOL. 2062 pg 44

pn# 02-421437

LEGAL DESCRIPTION
OF A
5.4528 ACRE PARCEL
FOR
JEREMY KEARNS

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot No. 27, Tract 3, and further known as being part of a parcel of land conveyed to Henry Family Properties Inc. (PPN 02-160200) by deed recorded in Volume 1039, Page 217 of Geauga County Deed Records,

Beginning at a 1 inch iron pin found (I.D. GCE) at the intersection of the centerline of Geauga Lake Road, 60 feet wide, and the centerline Pettibone Road, 60 feet wide, said pin also being on the shared line between Lot Nos. 26 and 27;

COURSE I Thence South $86^{\circ} 01' 30''$ East, along said centerline of Pettibone Road, also being said shared line between Lot Nos. 26 and 27, a distance of 340.00 feet to a point at the Northwesterly corner of land conveyed to Donald G. and Dorothy Wallace, Gene H. and Jeanne F. Henry, John W. and Barbara Henry, and Betty Cope and Donald G. Henry Co-Trustees (PPN 02-419921) by deed recorded in Volume 993, Page 164 of Geauga County Deed Records;

COURSE II Thence South $23^{\circ} 34' 04''$ East, along the Southwesterly line of land so conveyed to Donald G. and Dorothy Wallace, Gene H. and Jeanne F. Henry, John W. and Barbara Henry, and Betty Cope and Donald G. Henry Co-Trustees, and passing through a $5/8$ inch iron pin set at 33.83 feet, a total distance of 209.72 feet to a $5/8$ inch iron pin found (I.D. Zaranec) at the Southerly Corner thereof, said pin also being on the Westerly line of land conveyed to James F. and Grace Henry (PPN 02-419548) by deed recorded in Volume 993, Page 329 of Geauga County Deed Records;

COURSE III Thence South $3^{\circ} 14' 15''$ West, along said Westerly line of land so conveyed to James F. and Grace Henry, a distance of 232.09 feet to a $5/8$ inch iron pin found;

COURSE IV Thence South $52^{\circ} 38' 49''$ East, along a Southwesterly line of land so conveyed to James F. and Grace Henry, a distance of 193.90 feet to a $5/8$ inch iron pin found (I.D. Zaranec) on the Northerly line of land conveyed to Partrick O. and Lorraine M. Henry (PPN 02-419922) by deed recorded in Volume 1950, Page 2166 of Geauga County Deed Records;

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COURSE V

Thence North 86° 39' 33" West, along said Northerly line of land so conveyed to Partrick O. and Lorraine M. Henry, and passing through a point on the Easterly right-of-way of Geauga Lake Road at 594.28 feet, (witness a 5/8 inch iron pin found I.D. Zaranec, 3.23 feet North) a total distance of 624.32 feet to a point in said centerline of Geauga Lake Road;

COURSE VI

Thence North 6° 23' 17" East, along said centerline of Geauga Lake Road, a distance of 532.08 feet to the Place of Beginning and containing 5.4528 acres of land (4.8671 acres excepting the area within the right-of-way of Pettibone Road and Geauga Lake Road) as surveyed, calculated and described, on August 9, 2018 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.



8.16.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

08/16/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
34.9592 ACRE PARCEL
FOR
HENRY FAMILY PROPERTIES, INC.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot No. 27, Tract 3, and further known as being part of a parcel of land conveyed to Henry Family Properties Inc. (PPN 02-160200) by deed recorded in Volume 1039, Page 217 of Geauga County Deed Records,

Beginning at a 1 inch iron pin found (I.D. GCE) at the intersection of the centerline of Geauga Lake Road, 60 feet wide, and the centerline Pettibone Road, 60 feet wide, said pin also being on the shared line between Lot Nos. 26 and 27;

Thence South 6° 23' 17" West, along said centerline of Geauga Lake Road, a distance of 549.04 feet to a 1/2 inch iron pin found at an angle point;

Thence South 19° 52' 18" West, continuing along said centerline of Geauga Lake Road, a distance of 611.95 feet to a 5/8 inch iron pin found at an angle point;

Thence South 20° 32' 19" East, continuing along said centerline of Geauga Lake Road, a distance of 269.24 feet to a 5/8 inch iron pin found at an angle point;

Thence South 0° 24' 05" West, continuing along said centerline of Geauga Lake Road, a distance of 375.72 feet to a point at the Southwesterly corner of land conveyed to Daniel and Cynthia Ann Henry (PPN 02-420112) by deed recorded in Volume 997, Page 367 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 86° 00' 49" East, along the Southerly line of land so conveyed to Daniel and Cynthia Ann Henry, and passing through a 5/8 inch iron pin found at 30.58 feet, a total distance of 905.52 feet to a 5/8 inch iron pin found (I.D. Daniel) at the Southeasterly corner thereof;
- COURSE II Thence North 0° 27' 04" East, along the East line of land so conveyed to Daniel and Cynthia Ann Henry, a distance of 250.81 feet to a 5/8 inch iron pin found (I.D. Daniel) at the Northeasterly corner thereof;
- COURSE III Thence North 86° 00' 35" West, along the Northerly line of land so conveyed to Daniel and Cynthia Ann Henry,, a distance of 283.18 feet to a 1 1/2 inch iron pipe found at the Southeasterly corner of land conveyed

to Michael J. Reiser (PPN 02-031800) by deed recorded in Volume 2028, Page 1972 of Geauga County Deed Records;

- COURSE IV Thence North 4° 02' 21" East, along the Easterly line of land so conveyed to Michael J. Reiser, a distance of 659.94 feet to a point (witness a 5/8 inch iron pin found, I.D. Zaranec 0.30 feet North) at the Northeasterly corner thereof, said point also being on the Southerly line of land conveyed to Patrick O. and Lorraine M. Henry (PPN 02-419922) by deed recorded in Volume 1950, Page 2166 of Geauga County Deed Records;
- COURSE V Thence South 86° 04' 36" East, along said Southerly line of land so conveyed to Partrick O. and Lorraine M. Henry, and along the Southerly line of land conveyed to James F. and Grace Henry (PPN 02-419548) by deed recorded in Volume 993, Page 329 of Geauga County Deed Records, a distance of 309.99 feet to a 5/8 inch iron pin found(I.D. Zaranec) at the Southeasterly corner thereof;
- COURSE VI Thence North 5° 52' 31" East, along the Easterly line of land so conveyed to James F. and Grace Henry, a distance of 845.70 feet to a 5/8 inch iron pin found (I.D. Zaranec) at the Northeasterly corner thereof said pin also being on the Southerly line of land conveyed to Chris A. and Constance M. Massara (PPN 02-132400) by deed recorded in Volume 1268, Page 1167 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 26 and 27;
- COURSE VII Thence South 85° 57' 09" East, along said Southerly line of land so conveyed to Chris A. and Constance M. Massara, and along the Southerly line of land conveyed to Thomas L. Lucey (PPN 02-225000) by deed recorded in Volume 800, Page 784 of Geauga County Deed Records, and along the centerline of Pettibone Road, also being said shared line between Lot Nos. 26 and 27, a distance of 444.94 feet to a point at the Northwesterly corner of land conveyed to Mark A. and Nancy M. Gruen (PPN 02-419614) by deed recorded in Volume 1728, Page 1175 of Geauga County Deed Records;
- COURSE VIII Thence South 1° 27' 19" East, along the Westerly line of land so conveyed to Mark A. and Nancy M. Gruen, and along the Westerly line of land conveyed to James K. Paulin, Trustee (PPN 02-420243) by deed recorded in Volume 1036, Page 1245 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found at 31.28 feet, a total distance of 1216.54 feet to a 3/4 inch square pin found at a Southwesterly corner thereof;
- COURSE IX Thence South 86° 15' 03" East, along a Southerly line of land so conveyed to James K. Paulin, Trustee, a distance of 98.64 feet to a point at an interior corner thereof (witness a 1 inch iron pin found 0.37'

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North), said point also being on the shared line between Lot Nos. 22 and 27;

COURSE X Thence South 3° 22' 13" West, along a Westerly line of land so conveyed to James K. Paulin, Trustee, and along a Westerly line of land conveyed to The Bainbridge Township Trustees (PPN 02-729367) by deed recorded in Volume 1438, Page 1085 of Geauga County Deed Records, also being said shared line between Lot Nos. 22 and 27, a distance of 736.96 feet to a 5/8 inch iron pin found (I. D. Zaranec);

COURSE XI Thence North 85° 56' 18" West, along a Northerly line of land so conveyed to The Bainbridge Township Trustees, and passing through a 5/8 inch iron pin found (I.D. Zaranec) at 1570.18 feet, a total distance of 1600.32 feet to a point in said centerline of Geauga Lake Road;

COURSE XII Thence North 0° 24' 05" East, along said centerline of Geauga Lake Road, a distance of 190.44 feet to the Principal Place of Beginning and containing 34.9592 acres of land (34.3471 acres South of Pettibone Road, excepting the area within the right-of-way of Pettibone Road and Geauga Lake Road, and 0.0186 acres North of Pettibone Road, excepting the area within the right-of-way of Pettibone Road) as surveyed, calculated and described, on August 9, 2018 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. This parcel is subject to the Restrictions of the Conservation Easement recorded in Volume 1438, Page 2089 of Geauga County Records.



8.16.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

08/16/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.