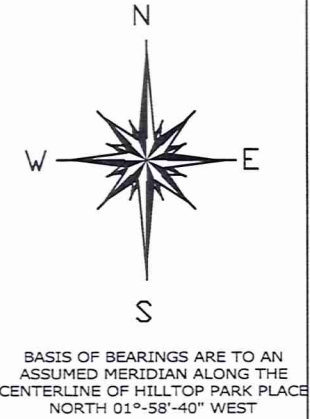


RESURVEY OF LANDS
 ALL THAT CERTAIN LANDS SITUATE IN LOT 30, TRACT 1, TOWNSHIP OF BAINBRIDGE, TOWNSHIP NUMBER 6 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO ROSS BUSHMAN CO LLC, AS RECORDED IN DEED VOLUME 2057, PAGE 1 (PPN 03-019010 & PPN 02-419628) IN THE OFFICE OF THE COUNTY RECORDER.

NOTES & REFERENCES

- SURVEY BY JOHN ALABAN, FOR PETRONZIO MGMT CO., LLC, DATED APRIL 2003
- SURVEY BY JAMES PEZAR, FOR U BROTHERS REALTY, OHIO, LTD, DATED DEC. 2007
- PLAT VOL. 15, PG. 68
- PLAT VOL. 16, PG. 1
- PLAT VOL. 22, PG. 30
- PLAT VOL. 36, PG. 48
- PLAT VOL. 38, PG. 1
- PLAT VOL. 40, PG. 91
- DEEDS OF RECORD
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT



THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245

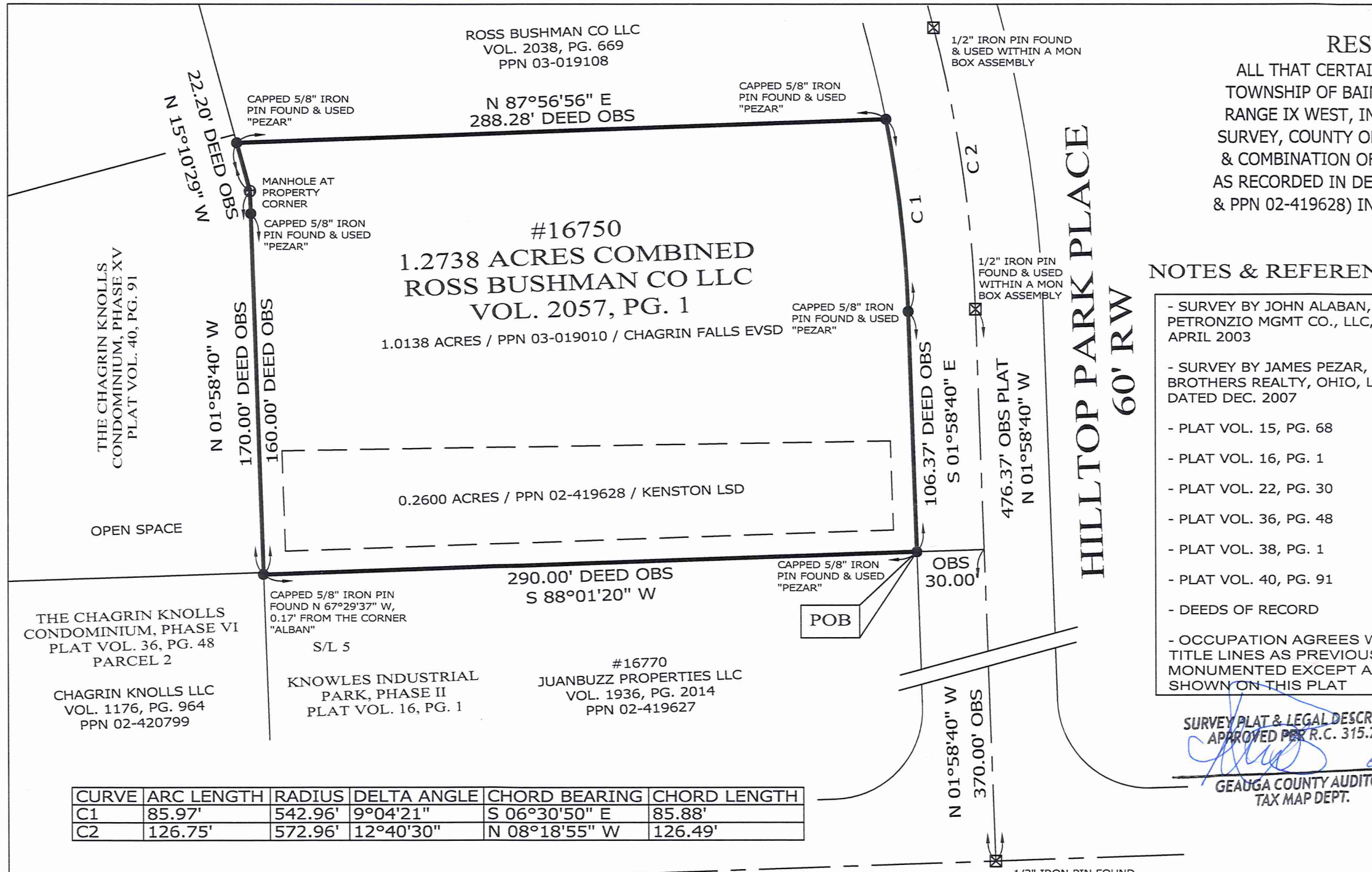
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251

GEAUGA COUNTY AUDITOR TAX MAP DEPT.

PREPARED FOR:		
ROSS BUSHMAN CO LLC		
PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 16750 HILLTOP PARK PL BAINBRIDGE, OHIO	CHK: T. STOCKER DRN: S. LOVEJOY
PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 7170	PAGE 1 OF 1

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

CSS CRABBS' SURVEYING SERVICE
 P.O. BOX 908
 PAINESVILLE, OHIO 44077
 1-800-488-3968



#16750
1.2738 ACRES COMBINED
ROSS BUSHMAN CO LLC
VOL. 2057, PG. 1
 1.0138 ACRES / PPN 03-019010 / CHAGRIN FALLS EVSD

0.2600 ACRES / PPN 02-419628 / KENSTON LSD

#16770
JUANBUZZ PROPERTIES LLC
VOL. 1936, PG. 2014
PPN 02-419627

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.97'	542.96'	9°04'21"	S 06°30'50" E	85.88'
C2	126.75'	572.96'	12°40'30"	N 08°18'55" W	126.49'

LEGEND

●	IRON PIN FOUND/SET
⊙	IRON PIPE
□	STONE MONUMENT
⊠	MONUMENT BOX
⊕	P.K. NAIL FOUND/SET
○	DRILL HOLE FOUND
CALC	CALCULATED
MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED
PLAT	PLAT RECITED

ACREAGE SUMMARY

1.0138 ACRES, PPN 03-019010, CHAGRIN FALLS EVSD
+ 0.2600 ACRES, PPN 02-419628, KENSTON LSD
= 1.2738 ACRES TOTAL



SCALE: 1" = 50'
SURVEY: AUGUST 16, 2018
MAP: AUGUST 25, 2018

BA1 00262

BA100262

16750 HILLTOP PARK PLACE, BAINBRIDGE

ALL THAT CERTAIN LANDS SITUATE IN LOT 30, TRACT 1, TOWNSHIP OF BAINBRIDGE, TOWNSHIP NUMBER 6 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY OF THE LANDS TO ROSS BUSHMAN CO LLC, AS RECORDED IN DEED VOLUME 2057, PAGE 1 (PPN 03-019010 & PPN 02-419628) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A CAPPED 5/8" IRON PIN FOUND "PEZAR" TO MARK A POINT IN THE WEST LINE OF HILLTOP PARK PLACE (60 FEET WIDE), AT THE NORTHEAST CORNER OF SUBLOT 5, AS ILLUSTRATED IN THE KNOWLES INDUSTRIAL PARK, PHASE II, RECORDED IN PLAT VOLUME 16, PAGE 1 AND AT THE NORTHEAST CORNER OF LANDS TO JUANBUZZ PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1936, PAGE 2014 (PPN 02-419627), SAID POINT BEING LOCATED FROM A 1/2" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF HILLTOP PARK PLACE WITH THE CENTERLINE OF PARK CIRCLE DRIVE (60 FEET WIDE) NORTH 01°-58'-40" WEST, WITH THE CENTERLINE OF HILLTOP PARK PLACE, A DISTANCE OF 370.00 FEET TO MARK A POINT IN THE CENTERLINE OF HILLTOP PARK PLACE AND SOUTH 88°-01'-20" WEST, A DISTANCE OF 30.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (6) COURSES AND DISTANCES: SOUTH 88°-01'-20" WEST, WITH THE NORTH LINE OF SUBLOT 5 AND WITH THE NORTH LINE OF SAID JUANBUZZ PROPERTIES LLC (PPN 02-419627), A DISTANCE OF 290.00 FEET TO MARK A POINT AT THE NORTHWEST CORNER OF SUBLOT 5 (PPN 02-419627), IN THE EAST LINE (PARCEL 2) OF THE CHAGRIN KNOLLS CONDOMINIUM, PHASE VI, AS RECORDED IN PLAT VOLUME 36, PAGE 48, (PPN 02-420799) (SAID POINT BEING REFERENCED BY A CAPPED 5/8" IRON PIN FOUND "ALBAN" NORTH 67°-29'-37" WEST, 0.17 FEET FROM THE CORNER).

THENCE; NORTH 01°-58'-40" WEST, WITH THE EAST LINE OF CHAGRIN KNOLLS CONDOMINIUM, PHASE VI (PPN 02-420799), THE EAST LINE OF CHAGRIN KNOLLS CONDOMINIUM, PHASE XV (OPEN SPACE), AS RECORDED IN PLAT VOLUME 40, PAGE 91 AND

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FAX (440) 357-1816
E-MAIL crabbsurv@mwwweb.com
<http://www.crabbs-surveying.com>

BA1 00262

(THRU A CAPPED 5/8" IRON PIN FOUND "PEZAR" AT 160.00 FEET) A TOTAL DISTANCE OF 170.00 FEET TO MARK AN ANGLE POINT IN THE EAST LINE OF SAID CHAGRIN KNOLLS CONDOMINIUM, PHASE XV (OPEN SPACE) (SAID ANGLE POINT AT A SANITARY MANHOLE).

THENCE; NORTH 15°-10'-29" WEST, WITH THE EAST LINE OF SAID CHAGRIN KNOLLS CONDOMINIUM, PHASE XV (OPEN SPACE), A DISTANCE OF 22.20 FEET TO A CAPPED 5/8" IRON PIN FOUND "PEZAR" TO MARK A POINT IN THE EAST LINE OF SAID CHAGRIN KNOLLS CONDOMINIUM, PHASE XV (OPEN SPACE) AND AT THE SOUTHWEST CORNER OF LANDS TO ROSS BUSHMAN CO LLC, AS RECORDED IN DEED VOLUME 2038, PAGE 669 (PPN 03-019108).

THENCE; NORTH 87°-56'-56" EAST, WITH THE SOUTH LINE OF SAID ROSS BUSHMAN CO LLC, (PPN 03-019108), A DISTANCE OF 288.28 FEET TO MARK A POINT OF CURVATURE IN THE WEST LINE OF HILLTOP PARK PLACE AND AT THE SOUTHEAST CORNER OF SAID ROSS BUSHMAN CO LLC, (PPN 03-019108).

THENCE; SOUTHEAST, WITH THE WEST LINE OF HILLTOP PARK PLACE AND WITH THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 542.96 FEET, AN ARC LENGTH OF 85.97 FEET, A DELTA ANGLE OF 09°-04'-21" AND A CHORD BEARING SOUTH 06°-30'-50" EAST, A DISTANCE OF 85.88 TO A CAPPED 5/8" IRON PIN FOUND "PEZAR" TO MARK A POINT IN THE WEST LINE OF HILLTOP PARK PLACE.

THENCE; SOUTH 01°-58'-40" EAST, WITH THE WEST LINE OF HILLTOP PARK PLACE, A DISTANCE OF 106.37 FEET, TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 1.2738 ACRES, (0.2600 ACRES IN PPN 02-419628, KENSTON LSD & 1.0138 ACRES IN PPN 03-019010, CHAGRIN FALLS EVSD) BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN AUGUST 2018, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE GAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 7170. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF HILLTOP PARK PLACE, NORTH 01°-58'-40" WEST.

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

[Signature] 09/21/18
GAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

