

MAP OF A LOT SPLIT & RESIDUAL PROPERTY SURVEY FOR  
GANDICE CHANNING  
PART OF ORIGINAL LOT No. 8, TRACT No. 1  
BAINBRIDGE TOWNSHIP - GEauga COUNTY  
OHIO

BA100263 (18-096)  
BA100263

Note: Bearings shown hereon are based on an assumed meridian and are used to indicate angles only.

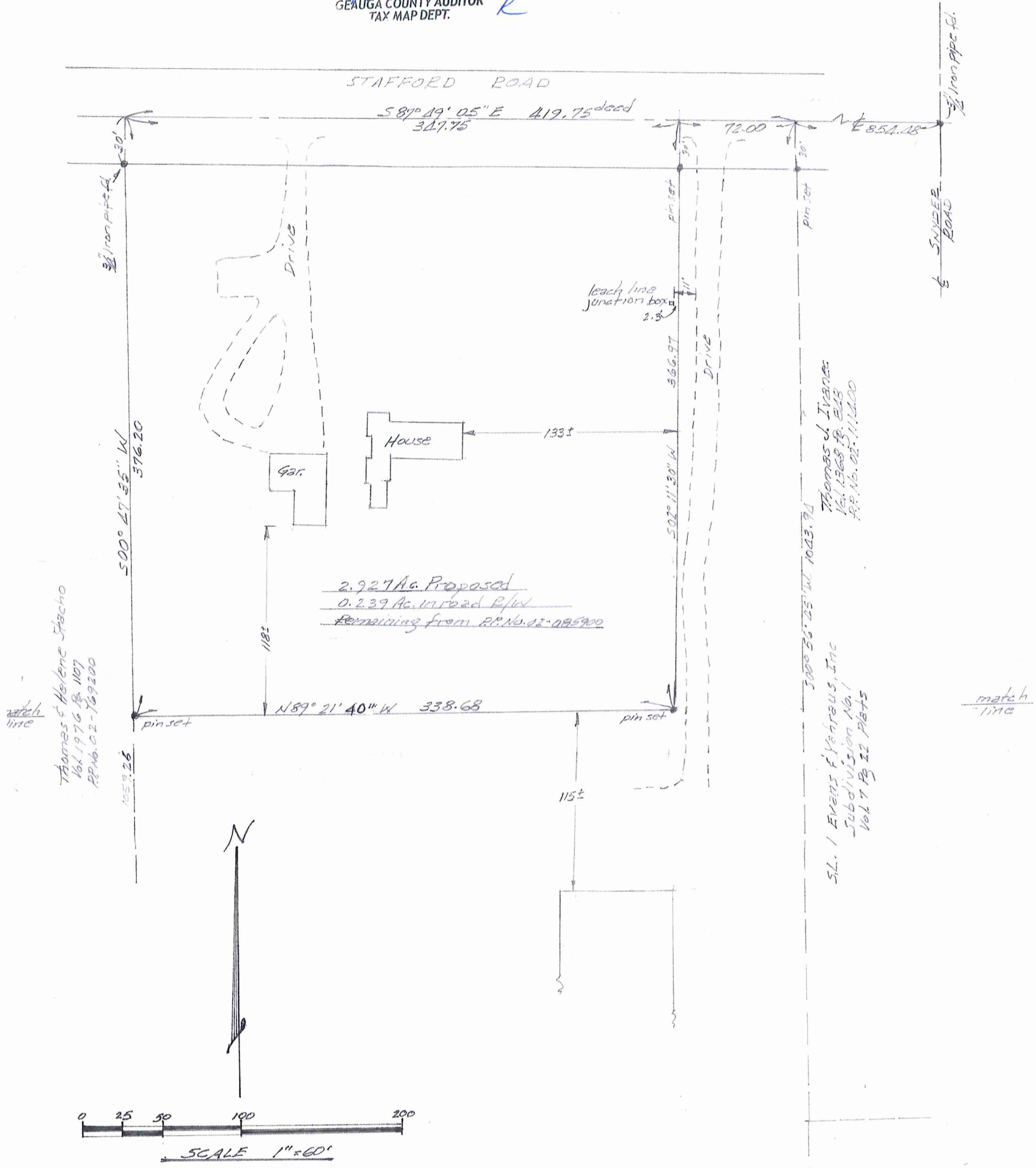
Iron pins set are 5/8 inches dia. by 30 inches long capped "Temple 4761"

I hereby certify this survey is in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



*J. Arthur Temple*  
J. Arthur Temple P.S. No. 4761  
August 2018

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 09/11/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



match line  
Thomas & Helene Stacho  
Vol. 1976 P. 1107  
P.P. No. 02-769200

Thomas & Ivancic  
Vol. 1368 P. 818  
P.P. No. 02-111400

S.L. / Evans & Yehraus, Inc  
Subdivision No. 1  
Vol. 7 P. 22 P.B.T.S

match line

match  
line

match  
line

BA100263

BA100263

RR No. 02-169200

500° 47' 35" W  
683.06

1023.94 to road

RR 02-111400

500° 56' 43" W

Candice W. Channing  
Jeffery Robert Channing  
Samantha Grace Stanton  
Vol. 1762 Pg. 748  
Vol. 1762 Pg. 751  
Vol. 1978 Pg. 1854  
Vol. 2023 Pg. 3301  
P.R. No. 02-085900  
Split from P.R. No. 02-085900

Misty Creek Farm LTD  
Vol. 1792 Pg. 2708  
RR No. 02-277000

7.169 Ac.  
0.050 Ac. in road R/W  
Split from P.R. No. 02-085900

3/4" Iron pipe fd.

N89° 52' 52" W 416.87<sup>mea</sup>

3/4" Iron pipe fd.

068  
069

9250 East Washington LLC  
Vol. 2050 Pg. 1347  
P.R. No. 02-386773

REFERENCES

- Deed Record
- Survey by Zethimayr, Aug. 1927
- Evans & Yahrhaus, Inc. Subdivision No. 1
- Vol. 7 Pg. 2 Plat Records
- Lake in the Woods Subdivision
- Vol. 12 Pg. 9-16 Plat Records
- TR 01920-6 - Snyder Road, 1976 Plans

BA1 00263

18-096

VOL. 2073 pg 1381

PH# 02-085900

DESCRIPTION OF RESIDUAL PROPERTY FROM P.P. No. 02-085900 AT 9251 STAFFORD ROAD FOR  
**CANDICE CHANNING**  
2.927 Acres

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Original Lot No. 8, Tract No. 1, within said township and further described as follows:

Beginning in the centerline of Stafford Road, 60 feet in width, a point located North 87° 49' 05" West along said road centerline a distance of 926.48 feet from a 3/4 inch iron pipe found at the intersection of said road centerline with the centerline of Snyder Road, said point of beginning also being North 87° 49' 05" West along the centerline of Stafford Road a distance of 72.00 feet from the northwest corner of Sub Lot No.1 of the Evans and Vahraus, Inc. Subdivision No. 1, as recorded in Plat Vol. 7, Pg. 22, currently in the name of Thomas J. Ivanec, by deed recorded in Vol. 1368, Pg. 848 (P.P. No. 02 -111400) of the Geauga County Records of Deeds;

Thence South 02° 11' 30" West, creating a new line, passing thru a 5/8 inch iron pin set capped "Temple 4761", at 30.00 feet, a distance of 366.97 feet to a 5/8 inch iron pin set capped "Temple 4761", at a southeast corner;

Thence North 89° 21' 40" West, creating a new line, a distance of 338.68 to a 5/8 inch iron pin set capped "Temple 4761", in the east line of land conveyed to Thomas and Helene Stacho, by deed recorded in Vol. 1976, Pg. 1107 (P.P. No. 02 -169200) of the Geauga County Records of Deeds;

Thence North 00° 47' 35" East along the east line of said P.P. No. 02-169200 a distance of 376.20 feet to the centerline of Stafford Road, passing thru a 3/4 inch iron pipe found 30.00 feet therefrom;

Thence South 87° 49' 05" East along the centerline of Stafford Road, a distance 347.75 feet to the place of beginning, containing within said bounds 2.927 acres of land, remaining from P.P. No. 02-085900, 0.239 acres being within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated August, 2018.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

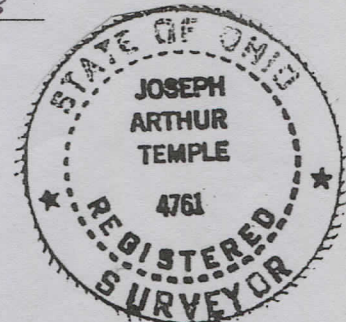
Iron pins set are 5/8 inches in dia. by 30 inches in length, capped "Temple 4761".

Previous Recordings: Vol. 1762, Pg. 748; Vol. 1762, Pg. 751; Vol. 1978, Pg. 1854 and Vol. 2023, Pg.3301;  
All for P.P. No. 02-085900.

Signed: J. Arthur Temple Date Aug. 2018

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

[Signature] 09/10/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. R



BA1 00263

Channing and Stanton (18-096)  
Picked up 09/05/18

Vol. 2073 pg 1381

pn# 02-421439

DESCRIPTION OF A PROPOSED PROPERTY SPLIT FROM P.P. No. 02-085900 AT 9251 STAFFORD ROAD  
FOR  
**CANDICE CHANNING**  
7.169 Acres

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Original Lot No. 8, Tract No. 1, within said township and further described as follows:

Beginning in the centerline of Stafford Road, 60 feet in width, a point located North 87° 49' 05" West along said road centerline a distance of 854.48 feet from a 3/4 inch iron pipe found at the intersection of said road centerline with the centerline of Snyder Road, said point of beginning also being the northwest corner os Sub Lot No.1 of the Evans and Vahraus, Inc. Subdivision No. 1, as recorded in Plat Vol. 7, Pg. 22, currently in the name of Thomas J. Ivanec, by deed recorded in Vol. 1368, Pg. 848 (P.P. No. 02 -111400) of the Geauga County Records of Deeds;

Thence South 00° 56' 45" West, along the west line of said P.P. No. 02-111400, passing thru a 5/8 inch iron pin set capped "Temple 4761" at 30.00 feet, and along the west line of land conveyed to Misty Creek Farm LTD, by deed recorded in Vol. 1792, Pg. 2708 (P.P. No. 02 -277000) of the Geauga County Records of Deeds, a distance of 1043.94 feet to a 3/4 inch iron pipe found in the north line of land conveyed to 9250 East Washington LLC, by deed recorded in Vol. 2050, Pg. 1347 (P.P. No. 02 -386773) of the Geauga County Records of Deed, said point also being on the south line of said Original Lot No. 8

Thence North 89° 54' 54" West, along the north line of said P.P. No. 92-386773, and with the south line of said Original Lot No. 8, a distance of 416.87 to a 3/4 inch iron pipe found, in the east line of land conveyed to Thomas and Helene Stacho, by deed recorded in Vol. 1976, Pg. 1107 (P.P. No. 02 -169200) of the Geauga County Records of Deeds;

Thence North 00° 47' 35" East along the east line of said P.P. No. 02-169200 a distance of 683.06 feet to a 5/8 inch iron pin set, capped "Temple 4761";

Thence South 89° 21' 40" East, creating a new line, a distance of 338.68 to a 5/8 inch iron pin set, capped "Temple 4761", to an angle point;

Thence North 02° 11' 30" East, creating a new line, a distance of 366.97 feet to the centerline of Stafford Road, passing thru 5/8 inch iron pin set, capped "Temple 4761", 30.00 feet therefrom;

Thence South 87° 49' 05" East along the centerline of Stafford Road, a distance 72.00 feet to the place of beginning, containing within said bounds 7.169 acres of land, split from P.P. No. 02-085900, 0.050 acres being within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated August, 2018.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Iron pins set are 5/8 inches in dia. by 30 inches in length, capped "Temple 4761".

Previous Recordings: Vol. 1762, Pg. 748; Vol. 1762, Pg. 751; Vol. 1978, Pg. 1854 and Vol. 2023, Pg.3301;  
All for P.P. No. 02-085900.

Signed: J. Arthur Temple Date Aug 2018

SURVEY PLAT & LEGAL DESCRIPTION  
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[Signature] 09/04/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. R

