

# HAWKSMOOR PHASE II

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT Nos. 1, 2, 27 AND 28, TRACT 2, AND CONTAINING 143.3622 ACRES OF LAND, BEING ALL OF LAND AS CONVEYED TO BAINBRIDGE PARTNERS LTD. IN THE DEED RECORDED IN VOLUME 1215, PAGE 705 OF THE GEAGA COUNTY DEED RECORDS AND ALL OF THE LAND AS CONVEYED TO K. MURRAY IN THE DEED RECORDED IN VOLUME 1041, PAGE 861 OF THE GEAGA COUNTY DEED RECORDS AND THE BALANCE OF LANDS AS CONVEYED TO RUSSELL DAVIS IN THE DEEDS RECORDED IN VOLUME 682, PAGE 219 AND VOLUME 693, PAGE 1439 & 1440 IN THE GEAGA COUNTY DEED RECORDS.

MARCH, 1999

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
10205 QUEENS WAY #6 Tel (440) 543-8900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7178

### ACCEPTANCE CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNERS, BAINBRIDGE PARTNERS, L.T.O., WAYNE AND KAREN MURRAY, AND RUSSELL AND SUSAN DAVIS, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "HAWKSMOOR PHASE II" SUBDIVISION CONTAINING SUBLOTS 7 THROUGH 31 BOTH INCLUSIVE, AND OPEN SPACE BLOCK "D", AND DO HEREBY ACCEPT THE PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREAS DESIGNATED AS HAWKSMOOR WAY AND HILLINGKNAPP CIRCLE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. WE HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE BOARD OF COUNTY COMMISSIONERS, GEAGA COUNTY, OHIO, ITS SUCCESSORS AND ASSIGNS FOREVER, THE SANITARY SEWER LINES AND ALL APPURTENANCES WITHIN, OVER, THROUGH, UNDER, AND UPON THE LAND INCLUDED WITH THE ROAD RIGHT-OF-WAY(S) SHOWN HEREON AND INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, AND RENEWING OF SAID LINES AND APPURTENANCES.

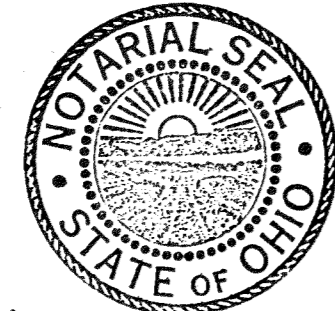
IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 1 DAY OF APRIL, 1999.

BY: Chris Muzzin Tim Muzzin  
BAINBRIDGE PARTNERS, L.L.C. TITLE WITNESS PRINT NAME  
PRINT NAME: Chris Muzzin President David Kampinski  
WITNESS PRINT NAME

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED CHRIS MUZZIN OF BAINBRIDGE PARTNERS, LTD. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF BAINBRIDGE PARTNERS, L.L.C. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT BEACHWOOD, OHIO, THIS 1 DAY OF APRIL, 1999.

NOTARY PUBLIC PRINT NAME SAL SARACUSA  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 7-25-99



IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 7<sup>th</sup> DAY OF May, 1999.  
KAREN MURRAY (WIFE) Wayne Murray  
WAYNE MURRAY (HUSBAND) Wayne Murray  
WITNESS PRINT NAME David A Sloan David H Sloan  
WITNESS PRINT NAME Cathleen Cloney C. Canoyer Cathleen Cloney C. Canoyer

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WAYNE & KAREN MURRAY WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AUBURN TOWNSHIP, OHIO, THIS 7<sup>th</sup> DAY OF May, 1999.

NOTARY PUBLIC PRINT NAME Cathleen Cloney C. Canoyer  
MY COMMISSION EXPIRES: Jan. 11, 2000



IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 6<sup>th</sup> DAY OF April, 1999.

RUSSELL DAVIS (HUSBAND) Susan Davis  
SUSAN DAVIS (WIFE) Susan Davis  
WITNESS PRINT NAME Catherine M. Fick Diana S. Fick  
WITNESS PRINT NAME Catherine M. Fick Diana S. Fick

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED RUSSELL & SUSAN DAVIS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chagrin Falls, OHIO, THIS 6<sup>th</sup> DAY OF April, 1999.

NOTARY PUBLIC PRINT NAME Diana S. Fick  
MY COMMISSION EXPIRES: November 6, 2000



### UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS, BAINBRIDGE PARTNERS, LTD. AND KAREN AND WAYNE MURRAY, OF THE LAND SHOWN HEREIN, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, THE EAST OHIO GAS COMPANY, THE ALLTEL TELEPHONE COMPANY, CABLEVISION OF OHIO, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENTS GRANT.

IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 1 DAY OF APRIL, 1999.

BY: Chris Muzzin Tim Muzzin  
BAINBRIDGE PARTNERS, L.L.C. TITLE WITNESS PRINT NAME  
PRINT NAME: Chris Muzzin President David Kampinski  
WITNESS PRINT NAME

STATE OF OHIO )  
COUNTY OF )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED CHRIS MUZZIN OF BAINBRIDGE PARTNERS, LTD. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF BAINBRIDGE PARTNERS, L.L.C. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT BEACHWOOD, OHIO, THIS 1 DAY OF APRIL, 1999.

NOTARY PUBLIC PRINT NAME SAL SARACUSA  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 7-25-99



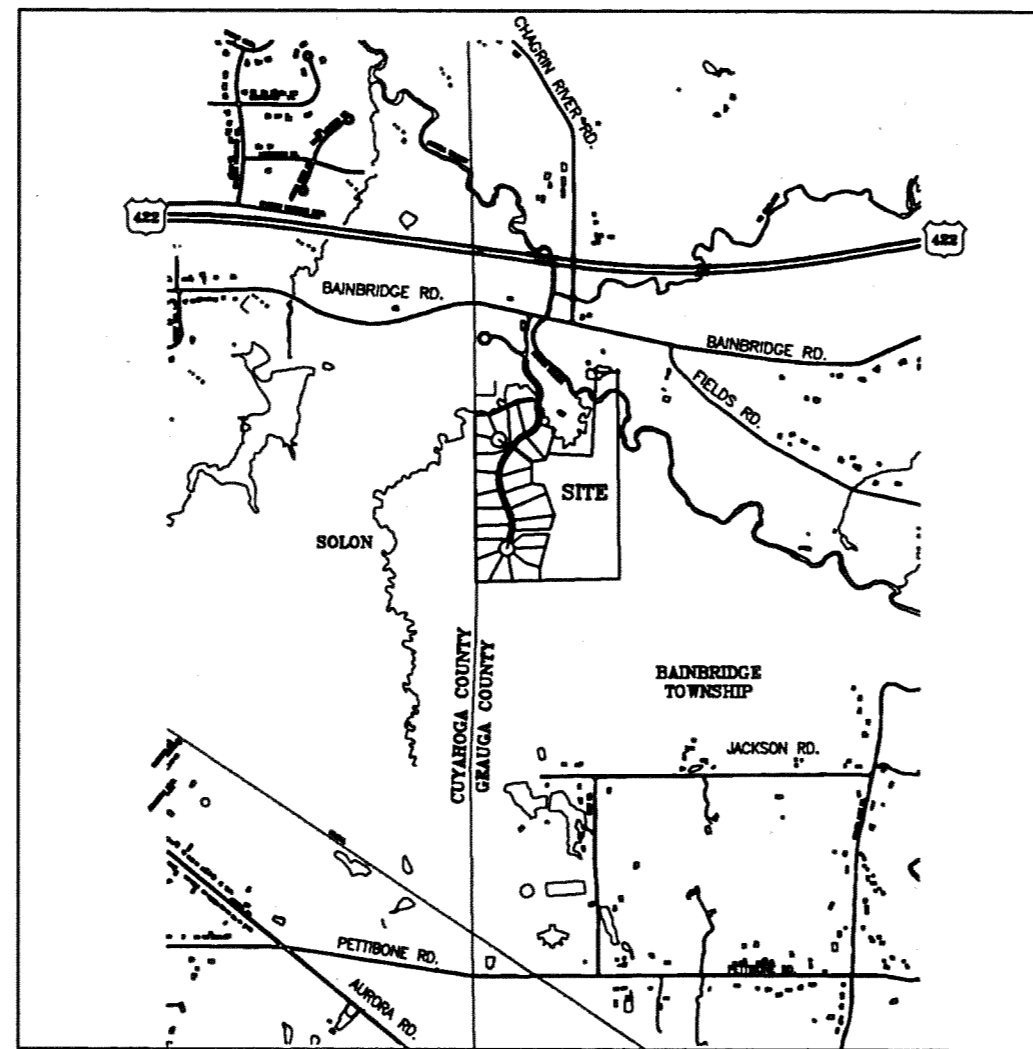
IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 7<sup>th</sup> DAY OF May, 1999.

KAREN MURRAY (WIFE) Wayne Murray  
WAYNE MURRAY (HUSBAND) Wayne Murray  
WITNESS PRINT NAME David A Sloan David H Sloan  
WITNESS PRINT NAME Cathleen Cloney C. Canoyer Cathleen Cloney C. Canoyer

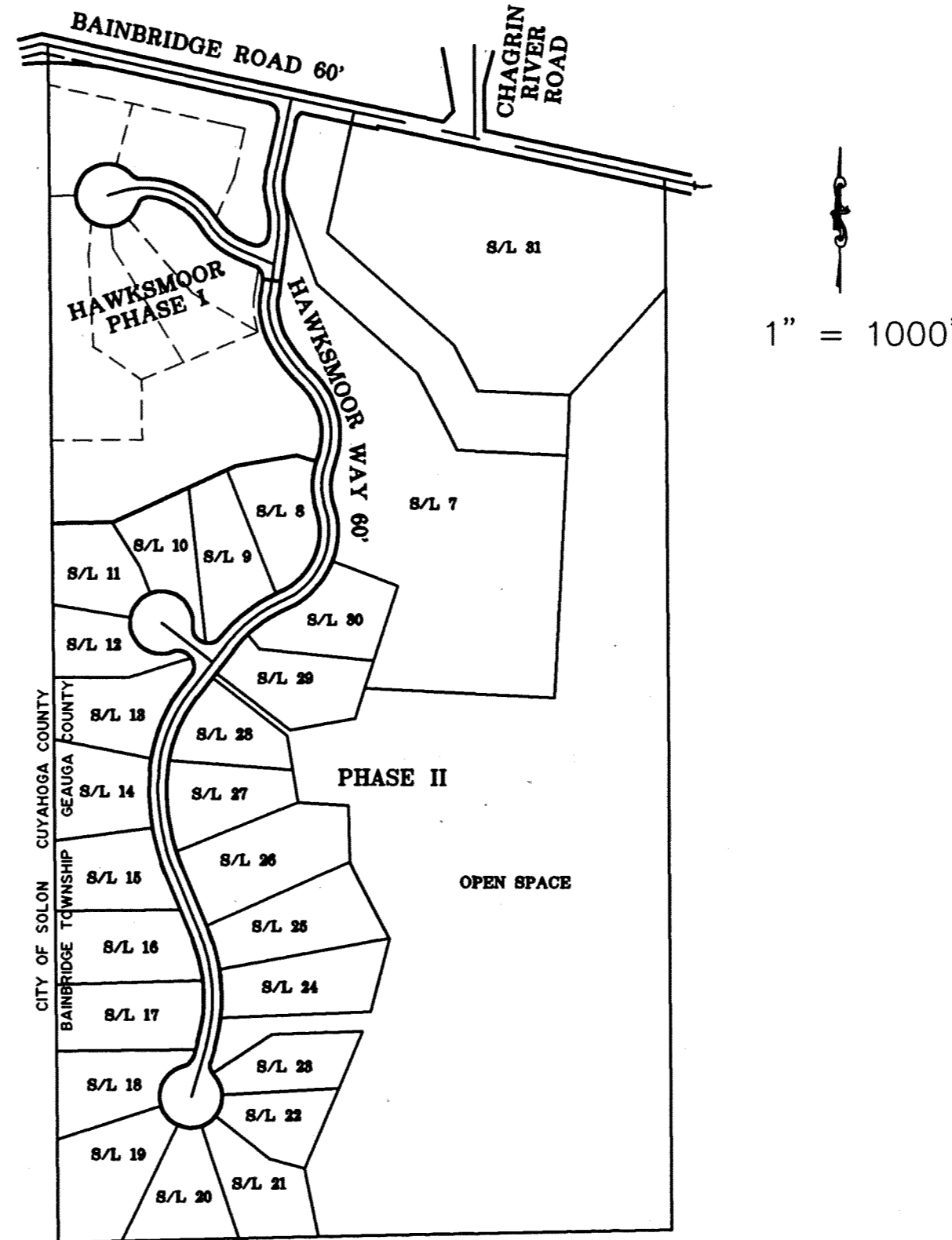
STATE OF OHIO )  
COUNTY OF GEAGA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED KAREN MURRAY WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AUBURN TOWNSHIP, OHIO, THIS 7<sup>th</sup> DAY OF APRIL, 1999.

NOTARY PUBLIC PRINT NAME Cathleen Cloney C. Canoyer  
MY COMMISSION EXPIRES: Jan. 11, 2000



VICINITY MAP (NOT TO SCALE)



### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

PRINT NAME	DATE
<u>Raymond Hanzlik</u>	<u>8-6-99</u>
<u>Jon Hobby</u>	<u>7-21-99</u>
<u>R.J. Washington</u>	<u>4-1-99</u>
<u>Kip Elger</u>	<u>4-1-99</u>

BE IT KNOWN THAT COMMERCE EXCHANGE, MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT ON SAID PREMISES AS RECORDED IN VOL. 1215 PG. 705 OF THE GEAGA COUNTY RECORDS, HAWKSMOOR WAY (60 FEET WIDE), HILLINGKNAPP CIRCLE (60 FEET WIDE), AND THE EASEMENTS HEREIN GRANTED AND RESERVED.

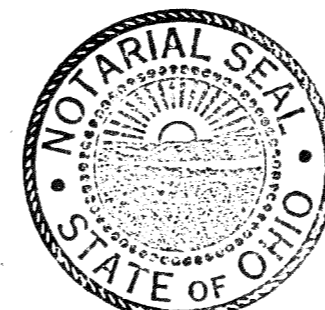
IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 5<sup>th</sup> DAY OF APRIL, 1999.

BY: Dell R. Duncan Sr. V.P. Frances J. Reher  
COMMERCE EXCHANGE TITLE WITNESS PRINT NAME  
PRINT NAME: DELL R. DUNCAN KATHERINE KERR  
WITNESS PRINT NAME

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

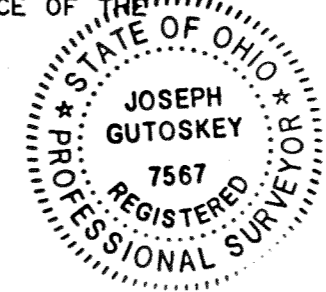
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DELL R. DUNCAN OF COMMERCE EXCHANGE WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF COMMERCE EXCHANGE FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT BEACHWOOD, OHIO, THIS 5 DAY OF APRIL, 1999.

NOTARY PUBLIC PRINT NAME SAL SARACUSA  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 7-25-99



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS OF THE LOTS AND ROADS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF FINAL IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.

GUTOSKEY & ASSOCIATES, INC.  
Joseph Gutoskey P.S.  
JOSEPH GUTOSKEY, P.S. No. 7567



APPROVALS  
APPROVED AS TO LEGAL FORM THIS 9<sup>th</sup> DAY OF April, 2002

Rebecca F. Shrago  
ASSISTANT GEAGA COUNTY PROSECUTOR  
APPROVED THIS 11<sup>th</sup> DAY OF May, 1999.  
Cynthia C. Casto  
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF THE ROAD(S) DEDICATED TO PUBLIC USE HEREIN, AND DO HEREBY FIND THAT THE SAME HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLAT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS, AND ARE IN GOOD REPAIR. THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 9<sup>th</sup> DAY OF April, 2002  
Robert L. Phillips  
GEAGA COUNTY ENGINEER

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02, AND R.C. 711.101 AND HEREBY CERTIFY THAT ALL SANITARY SEWER FACILITIES AND APPURTENANCES SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, ARE IN GOOD REPAIR, ARE IN CONFORMITY WITH SAID RULES, AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE. THIS

Douglas T. Bowen Donald Wilson  
FOR GEAGA COUNTY SANITARY ENGINEER

UPON THE RECOMMENDATION OF THE GEAGA COUNTY SANITARY ENGINEER, THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE SANITARY SEWER AND ALL APPURTENANCES THERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02, AND R.C. 711.101. THIS CONSTITUTES AN ACCEPTANCE OF ALL SANITARY SEWER LINES AND APPURTENANCES CONTAINED WITHIN THE ROAD RIGHT-OF-WAY(S) AS SHOWN HEREON AND SHALL INCLUDE THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY(S).

UPON THE APPROVAL OF THE GEAGA COUNTY ENGINEER, THE GEAGA COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY(S) SHOWN HEREON FOR PUBLIC USE.

THIS PLAT IS HEREBY APPROVED THIS 11<sup>th</sup> DAY OF APRIL, 2002  
PURSUANT TO THE AGREEMENT BETWEEN BAINBRIDGE PARTNERS LTD. AND THE GEAGA COUNTY BOARD OF COMMISSIONERS DATED 9/23/91

Jan Novak  
GEAGA COUNTY COMMISSIONER  
Neil C. Hofstetter  
GEAGA COUNTY COMMISSIONER  
William M. Repke  
GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 11<sup>th</sup> DAY OF APRIL, 2002  
Tracy A. Jemison  
TRACY A. JEMISON  
GEAGA COUNTY AUDITOR

300200625398  
Filed for Record in  
GEAGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
04-11-2002 04:17 PM  
PLAT  
OR Book

34 Page 111 - 113  
FILED FOR RECORD THIS 11<sup>th</sup> DAY OF April, 2002  
AT 4:17 PM  
RECORDED THIS 11<sup>th</sup> DAY OF April, 2002 IN PLAT BOOK VOLUME 34 PAGE 111-113

Mary Margaret McBride  
CATHERINE HEIDEN  
GEAGA COUNTY RECORDER

THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS 9<sup>th</sup> DAY OF April, 1999.

Frank McIntyre  
BAINBRIDGE ZONING INSPECTOR

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR HAWKSMOOR SUBDIVISION, PHASE 2, IS RECORDED IN VOLUME 1469, PAGE 87 OF THE GEAGA COUNTY DEED RECORDS.

EASEMENTS FOR HIGHWAY PURPOSES RECORDED IN VOLUME 1470, PAGE 772  
VOLUME 1470, PAGE 776  
VOLUME 1470, PAGE 780  
VOLUME 1470, PAGE 784

### SUMMARY

TOTAL AREA IN SUBLOTS = 82.3625 Acres  
TOTAL AREA IN RIGHT-OF-WAY = 5.6054 Acres  
TOTAL AREA IN OPEN SPACE BLOCK "D" = 54.6662 Acres  
TOTAL AREA IN EXISTING RIGHT-OF-WAY = 0.7431 Acres  
TOTAL = 143.3822 Acres

TOTAL LENGTH OF ROADS = 3238.55 L.F.  
TOTAL NUMBER OF SUBLOTS = 25

V34.P111

SUNRISE DEVELOPMENT CO.  
VOL. 95-1216, PG. 5  
P.P. No. 955-19-001

CITY OF SOLON, CUYAHOGA COUNTY

THORNSBURY SUBDIVISION  
BLOCK 'C'  
VOL. 284, PGS. 55-58 C.C.M.R.  
P.P. No. 955-20-52

CONCRETE WITNESS  
MARKER FD. & USED  
1/2" IRON PIN FD.

# HAWKSMOOR PHASE II

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT Nos. 1, 2, 27 AND 28, TRACT 2, AND CONTAINING 143.3451 ACRES OF LAND, BEING ALL OF LAND AS CONVEYED TO BAINBRIDGE PARTNERS LLC, IN THE DEED RECORDED IN VOLUME 1215, PAGE 705 OF THE GAUGA COUNTY DEED RECORDS AND ALL OF THE LAND AS CONVEYED TO K. MURRAY IN THE DEED RECORDED IN VOLUME 1041, PAGE 861 OF THE GAUGA COUNTY DEED RECORDS AND THE BALANCE OF LANDS AS CONVEYED TO RUSSELL, A SUSAN DAVIS IN THE DEEDS RECORDED IN VOLUME 682, PAGE 219 AND VOLUME 693, PAGE 1439 & 1440 IN THE GAUGA COUNTY DEED RECORDS.

MARCH, 1999

- ◆ = MONUMENT BOX SET
- = 5/8" IRON PIN SET (GUTOSKEY, P.S. 7567)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors

10205 QUEENS WAY #6 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	116.04'	250.00'	26°35'39"	59.08'	15.00'	S 0°10'03" E
C2	98.59'	250.00'	22°35'39"	49.94'	97.95'	N 03°10'03" W
C3	159.30'	250.00'	35°30'29"	82.46'	156.62'	S 10°07'27" E
C4	159.87'	500.00'	18°19'15"	80.63'	159.87'	S 37°32'18" E
C5	277.07'	250.00'	63°30'00"	154.70'	263.11'	N 14°56'55" W
C6	150.25'	250.00'	34°26'06"	77.47'	148.00'	S 00°24'58" E
C7	335.07'	250.00'	76°09'54"	188.55'	31.03'	N 47°01'32" E
C8	158.84'	500.00'	21°18'20"	95.56'	187.72'	S 48°32'43" W
C9	382.08'	500.00'	43°46'58"	200.91'	372.85'	S 15°50'04" W
C10	198.32'	700.00'	16°13'56"	99.83'	197.66'	S 14°10'24" E
C11	370.73'	550.00'	38°37'14"	192.72'	363.75'	N 02°58'46" W
C12	140.18'	250.00'	21°18'20"	72.56'	137.92'	S 10°07'27" E
R2	150.28'	470.00'	18°19'15"	75.79'	149.64'	S 37°32'18" E
R3	30.32'	280.00'	63°30'00"	173.27'	294.68'	N 14°56'55" W
R4	132.22'	220.00'	34°26'06"	68.18'	130.24'	S 00°24'58" E
R5	183.35'	280.00'	33°27'35"	97.67'	184.45'	N 40°08'04" E
R6	187.98'	280.00'	38°27'35"	97.67'	184.45'	N 40°08'04" E
R7	38.67'	470.00'	04°42'55"	19.35'	38.66'	S 07°00'28" W
R8	138.83'	470.00'	16°55'29"	69.93'	138.33'	S 46°11'18" W
R9	244.01'	470.00'	29°44'48"	124.82'	241.28'	S 22°50'09" W
R10	151.41'	470.00'	14°02'10"	57.86'	144.85'	S 00°57'40" W
R11	82.62'	670.00'	07°03'56"	41.36'	82.57'	S 09°35'23" E
R12	107.20'	670.00'	09°10'02"	53.71'	107.09'	S 17°42'22" E
R13	130.02'	580.00'	12°50'40"	65.29'	129.75'	N 15°02'03" W
R14	160.01'	580.00'	15°48'24"	80.52'	159.50'	N 01°32'31" W
R15	100.92'	580.00'	09°58'11"	50.59'	100.79'	N 11°20'46" E
R17	32.73'	30.00'	62°30'49"	18.21'	31.13'	S 14°55'33" E
R18	73.31'	100.00'	43°08'50"	39.54'	73.54'	N 24°58'33" W
R19	72.49'	100.00'	41°32'01"	37.92'	70.91'	N 17°43'53" E
R20	57.46'	100.00'	32°55'25"	29.55'	56.68'	N 54°57'35" E
R21	77.28'	100.00'	44°16'36"	40.69'	75.37'	S 86°26'24" E
R22	83.25'	100.00'	46°33'09"	43.03'	79.03'	S 47°01'32" E
R23	168.59'	100.00'	96°32'38"	12.23'	149.32'	S 30°32'04" W
R24	32.73'	30.00'	62°30'49"	18.21'	31.13'	N 14°55'33" E
R25	206.87'	520.00'	22°47'38"	104.82'	205.50'	N 04°56'03" E
R26	143.64'	550.00'	15°45'37"	72.28'	143.18'	N 14°22'32" W
R27	206.18'	720.00'	11°13'58"	104.82'	206.13'	S 14°10'24" E
R28	133.68'	530.00'	14°27'04"	67.20'	133.32'	S 01°10'07" W
R29	271.32'	530.00'	28°19'54"	138.70'	268.37'	S 23°03'36" W
R30	47.12'	30.00'	90°10'02"	30.00'	42.43'	N 07°16'28" W
R31	33.73'	30.00'	62°30'49"	18.21'	31.13'	N 83°24'54" W
R32	26.78'	100.00'	12°41'28"	188.89'	176.76'	S 52°41'09" E
R33	102.88'	100.00'	58°56'48"	56.52'	98.40'	S 38°53'24" W
R34	22.71'	100.00'	12°55'33"	179.94'	174.82'	N 50°41'56" W
R35	46.84'	30.00'	62°30'49"	18.21'	31.13'	S 14°55'33" E
R36	46.84'	30.00'	89°27'05"	29.71'	42.22'	N 82°59'58" E
R37	195.10'	530.00'	21°05'27"	98.66'	194.00'	S 48°49'10" W
R38	295.65'	220.00'	76°59'54"	174.99'	273.90'	N 20°19'58" E
R39	163.29'	280.00'	34°25'01"	86.77'	163.76'	S 00°24'58" E
R40	243.82'	220.00'	63°30'00"	136.14'	233.53'	N 14°56'55" W
R41	169.47'	530.00'	18°19'15"	85.46'	168.79'	S 37°32'18" E
R42	178.41'	280.00'	36°30'29"	92.35'	175.41'	S 10°07'27" E
R43	10.42'	280.00'	22°35'39"	53.93'	109.70'	N 03°10'03" W
R44	28.12'	220.00'	07°19'20"	14.08'	28.10'	S 10°48'12" E

AREA IN 100-YEAR FLOOD PLAIN

V34-P112

SEE SHEET 3

SEE SHEET 3

3483.52' REC. 3483.32' OBS.  
00°19'49" W REC. N 00°20'59" W OBS.

CITY OF SOLON  
P.P. No. 955-38-1  
TORRENS DOC. No. 11780

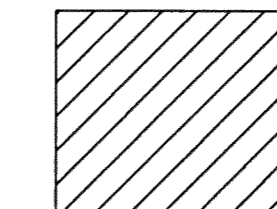
SUNRISE DEVELOPMENT CO.  
VOL. 96-11216, PG. 5  
P.P. No. 955-19-001

N 00°27'06" W REC. 2383.48'  
N 00°27'54" W OBS. 335.79'

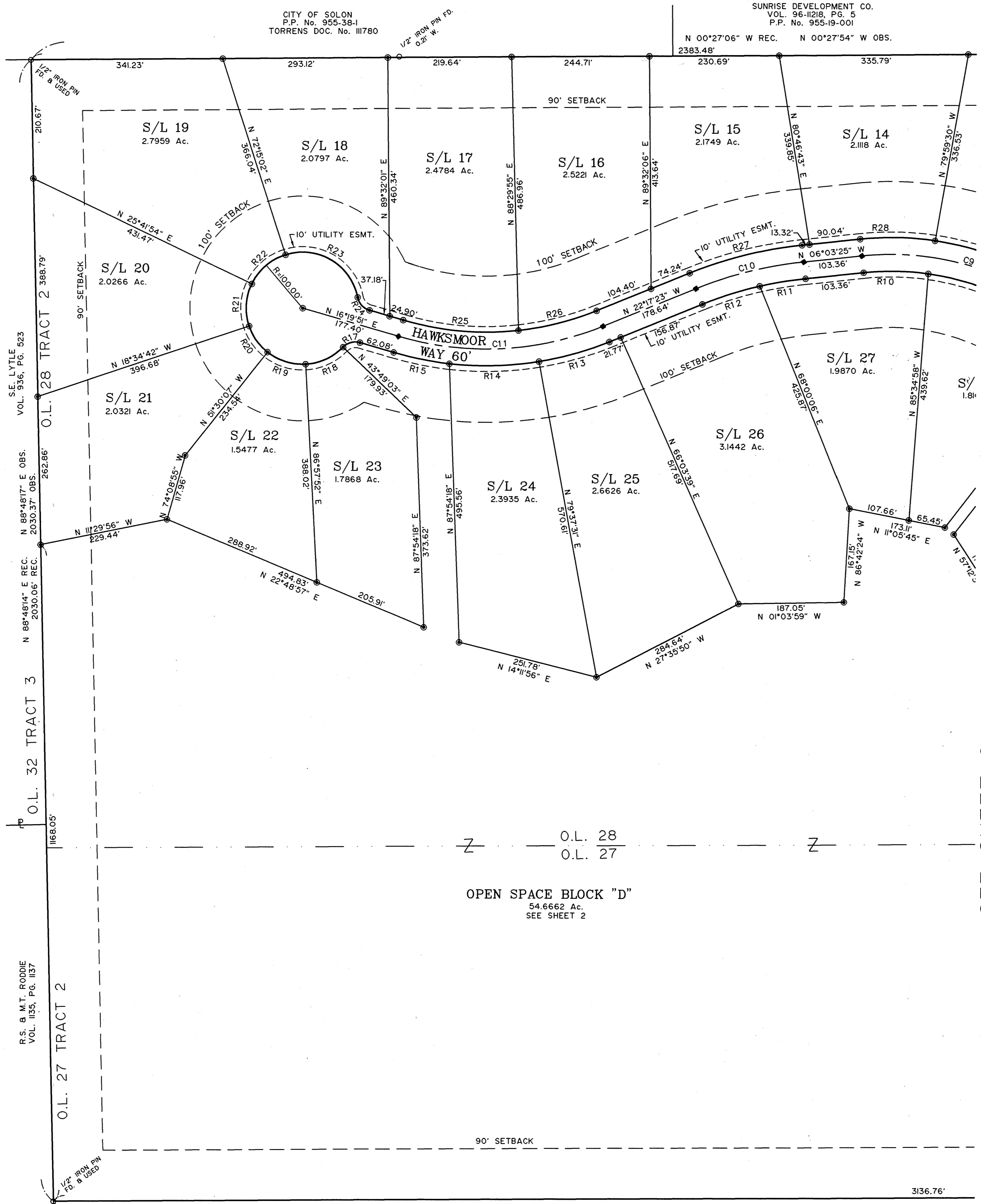
# HAWKSMOOR PHASE II

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT Nos. 1, 2, 27 AND 28, TRACT 2, AND CONTAINING 143.5481 ACRES OF LAND BEING ALL OF LAND AS CONVEYED TO BAINBRIDGE PARTNERS LLC, IN THE DEED RECORDED IN VOLUME 1215, PAGE 705 OF THE GEAGA COUNTY DEED RECORDS AND ALL OF THE LAND AS CONVEYED TO K. MURRAY IN THE DEED RECORDED IN VOLUME 1041, PAGE 861 OF THE GEAGA COUNTY DEED RECORDS AND THE BALANCE OF LANDS AS CONVEYED TO RUSSELL & SUSAN DAVIS IN THE DEEDS RECORDED IN VOLUME 682, PAGE 219 AND VOLUME 693, PAGE 1439 & 1440 IN THE GEAGA COUNTY DEED RECORDS.

MARCH, 1999



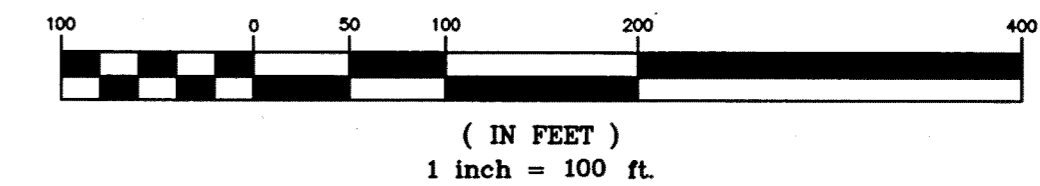
AREA IN 100-YEAR FLOOD PLAIN



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	16.04'	250.00'	26°35'39"	59.08'	115.00'	S 01°03' E
C2	98.59'	250.00'	22°35'39"	49.94'	97.95'	N 03°10'03" W
C3	159.30'	250.00'	36°30'29"	82.46'	156.62'	S 10°07'27" E
C4	199.87'	250.00'	48°19'13"	103.36'	199.79'	S 37°32'18" E
C5	277.07'	250.00'	63°30'00"	154.70'	263.11'	N 14°56'55" W
C6	355.97'	250.00'	74°26'06"	214.80'	312.25'	S 00°24'58" E
C7	434.87'	250.00'	82°46'58"	280.91'	372.65'	N 20°54'56" E
C8	513.77'	250.00'	89°32'01"	352.00'	433.14'	S 48°32'43" W
C9	592.67'	250.00'	94°46'58"	428.00'	493.63'	S 15°50'04" W
C10	671.57'	250.00'	98°13'58"	508.00'	554.12'	S 14°10'24" E
C11	750.47'	250.00'	99°37'14"	592.72'	614.61'	N 02°58'46" W
R1	140.16'	220.00'	38°32'15"	97.68'	184.00'	N 03°30'00" E
R2	150.28'	470.00'	18°19'13"	75.79'	149.64'	S 37°32'18" E
R3	203.32'	280.00'	63°30'00"	173.27'	294.68'	N 14°56'55" W
R4	256.36'	220.00'	34°26'06"	149.88'	250.24'	S 00°24'58" E
R5	309.40'	280.00'	38°32'15"	195.68'	310.40'	N 03°30'00" E
R6	362.44'	280.00'	39°27'39"	241.52'	362.44'	N 40°08'04" E
R7	415.48'	470.00'	04°42'51"	19.35'	38.66'	S 57°00'28" W
R8	468.52'	470.00'	16°55'29"	69.93'	138.33'	S 46°11'18" W
R9	521.56'	470.00'	29°14'48"	124.82'	241.28'	S 22°09'09" W
R10	574.60'	470.00'	41°02'10"	170.76'	341.88'	S 00°57'40" W
R11	627.64'	670.00'	07°03'56"	41.36'	82.57'	S 09°35'23" E
R12	680.68'	670.00'	09°10'02"	53.71'	107.09'	S 17°42'22" E
R13	733.72'	580.00'	12°50'40"	65.29'	128.75'	N 14°56'55" W
R14	786.76'	580.00'	15°48'24"	80.52'	159.50'	N 01°32'31" W
R15	839.80'	580.00'	18°06'11"	96.75'	190.29'	N 12°04'46" E
R16	892.84'	580.00'	20°30'49"	113.00'	221.08'	S 14°56'55" W
R17	945.88'	580.00'	23°00'00"	129.25'	251.87'	N 24°36'33" W
R18	998.92'	580.00'	25°42'24"	145.50'	282.66'	N 17°43'53" E
R19	1051.96'	580.00'	28°30'49"	161.75'	313.46'	N 03°30'00" E
R20	1105.00'	580.00'	31°24'14"	178.00'	344.25'	N 54°57'35" E
R21	1158.04'	580.00'	34°26'06"	194.25'	375.04'	S 86°26'24" E
R22	1211.08'	580.00'	37°32'15"	210.50'	405.83'	S 41°00'32" E
R23	1264.12'	580.00'	40°38'24"	226.75'	436.62'	S 30°32'50" W
R24	1317.16'	580.00'	43°44'33"	243.00'	467.41'	N 47°35'16" E
R25	1370.20'	580.00'	46°50'42"	259.25'	498.20'	N 04°56'03" E
R26	1423.24'	580.00'	49°56'51"	275.50'	528.99'	N 14°22'55" W
R27	1476.28'	580.00'	52°59'00"	291.75'	559.78'	S 14°10'24" E
R28	1529.32'	580.00'	55°59'09"	308.00'	590.57'	S 01°07'07" W
R29	1582.36'	580.00'	58°59'18"	324.25'	621.36'	S 23°03'36" W
R30	1635.40'	580.00'	61°59'27"	340.50'	652.15'	N 07°16'28" W
R31	1688.44'	580.00'	64°59'36"	356.75'	682.94'	N 03°30'00" E
R32	1741.48'	580.00'	67°59'45"	373.00'	713.73'	S 52°41'09" E
R33	1794.52'	580.00'	70°59'54"	389.25'	744.52'	S 38°53'24" W
R34	1847.56'	580.00'	73°59'63"	405.50'	775.31'	N 50°41'56" W
R35	1900.60'	580.00'	76°59'72"	421.75'	806.10'	S 21°09'09" E
R36	1953.64'	580.00'	79°59'81"	438.00'	836.89'	N 82°59'58" E
R37	2006.68'	580.00'	82°59'90"	454.25'	867.68'	S 48°49'10" W
R38	2059.72'	580.00'	85°59'99"	470.50'	898.47'	N 20°54'56" E
R39	2112.76'	580.00'	88°59'08"	486.75'	929.26'	S 00°24'58" E
R40	2165.80'	580.00'	91°59'17"	503.00'	960.05'	N 14°56'55" W
R41	2218.84'	580.00'	94°59'26"	519.25'	990.84'	S 37°32'18" E
R42	2271.88'	580.00'	97°59'35"	535.50'	1021.63'	S 10°07'27" E
R43	2324.92'	580.00'	100°59'44"	551.75'	1052.42'	N 03°30'00" E
R44	2377.96'	580.00'	103°59'53"	568.00'	1083.21'	S 10°48'12" E

- ◆ = MONUMENT BOX SET
- ⊙ = 5/8" IRON PIN SET (GUTOSKEY, P.S. 7567)

GRAPHIC SCALE



**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
10205 QUEENS WAY #6 Tel (440) 543-8900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7178

V34.P113

F. & R.J. SALMEN  
VOL. 908, PG. 337

3483.52' REC.  
N 00°19'49" W REC