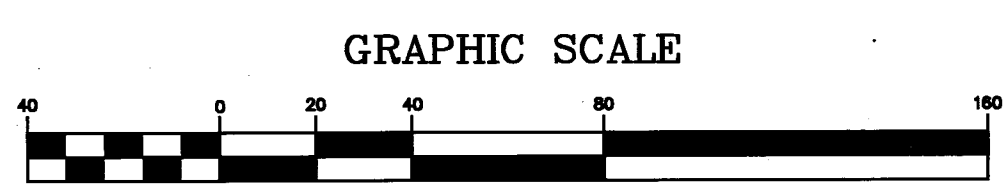
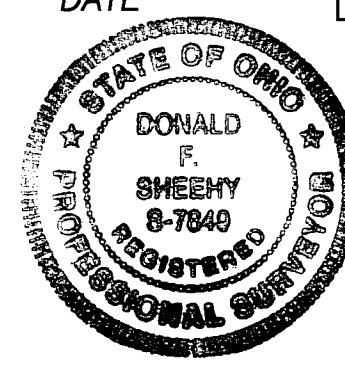


SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON. THAT IRON PIN MONUMENTS WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED AS NOTED AND ARE USED TO INDICATE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

Donald F. Sheehy
DONALD F. SHEEHY
P.S. No. 7849

11.7.2008
DATE



- * 5/8" x 30" IRON PIN SET (CAPPED "D.F. SHEEHY, PS-7849")
- 5/8" IRON PIN FOUND & USED
- 1" IRON PIPE FOUND & USED
- ⊗ CALCULATED ACREAGE

LOT SPLIT & CONSOLIDATION

FOR DONALD F. & CHRISTINE M. SHEEHY AND NORA MIHELICK BEING PART OF THE ORIGINAL BAINBRIDGE TOWNSHIP LOT #35 IN TRACT 1 AND THE 1.5005 AC. PARCEL OF LAND AS CONVEYED TO DONALD F. & CHRISTINE M. SHEEHY BY DEED DATED APRIL 29, 1991 AS RECORDED IN VOL. 871, PG. 756 (P.P. No. 02-394050) AND THE 4.9514 AC. PARCEL #1 AS SHOWN ON THE PLAT OF SURVEY DATED MARCH 29, 1968 AS RECORDED IN PLAT BOOK 9, PG. 36 AND CONVEYED TO NORA MIHELICK BY DEED DATED AUGUST 31, 2005 AS RECORDED IN VOL. 1772, PG. 3177 (P.P. No. 02-322900) ALL OF GEauga COUNTY RECORDS.

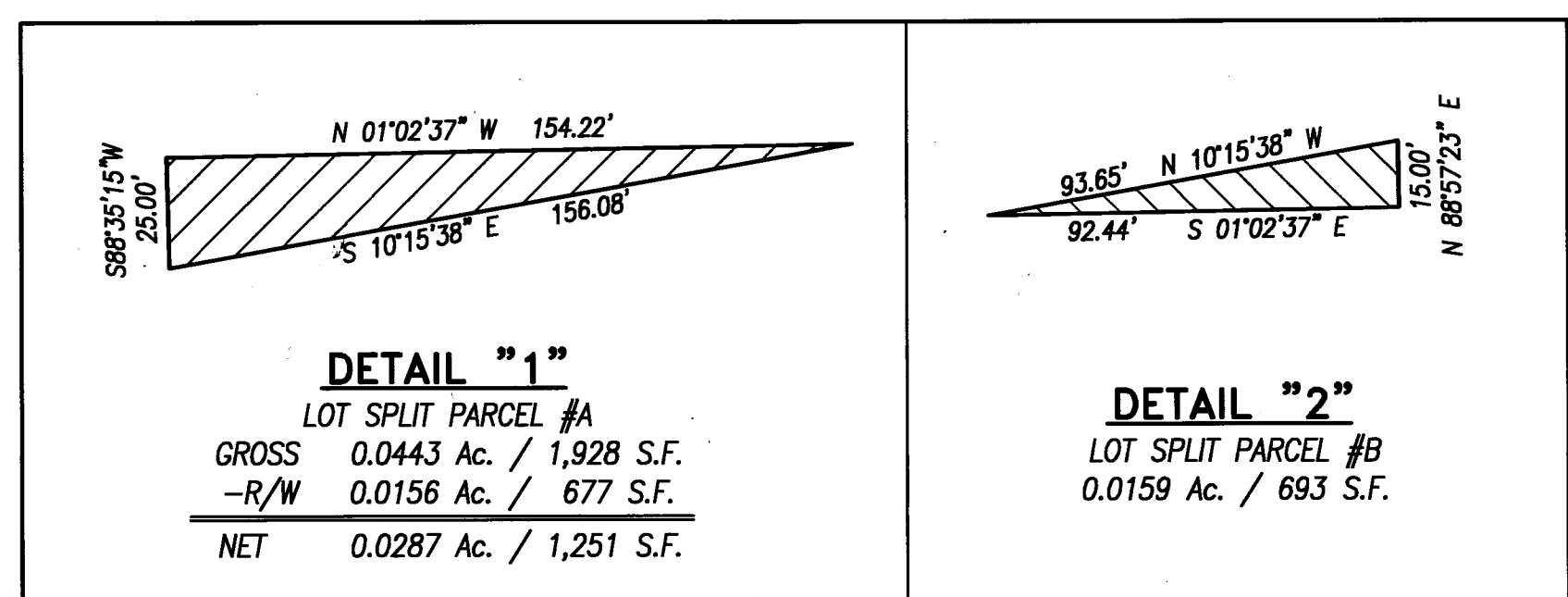
BAINBRIDGE TOWNSHIP
GEAUGA COUNTY, OHIO

BASIS OF BEARING: FOR THIS LOT SPLIT & CONSOLIDATION IS N 88°35'15" E FOR THE CENTERLINE OF COUNTRY LANE (60' WIDE) AS SHOWN ON THE DEED AS CONVEYED TO DONALD F. & CHRISTINE M. SHEEHY BY DEED DATED APRIL 29, 1991 AS RECORDED IN VOL. 871, PG. 756 (P.P. No. 02-394050) OF GEAUGA COUNTY DEED RECORDS AND PLAT OF SURVEY DATED MARCH 29, 1968 AS RECORDED IN PLAT BOOK 9, PG. 36 OF GEAUGA COUNTY RECORDS.

THE INTENT OF THIS LOT SPLIT & CONSOLIDATION IS TO SPLIT PARCEL #A FROM P.P. No. 02-322900 AND SPLIT PARCEL #B FROM P.P. No. 02-394050. CONSOLIDATE RESIDUAL P.P. No. 02-394050 WITH SPLIT PARCEL #A TO COLLECTIVELY FORM A 1.5289 AC. CONSOLIDATION PARCEL #C AND CONSOLIDATE RESIDUAL P.P. No. 02-322900 WITH SPLIT PARCEL #B TO COLLECTIVELY FORM A 4.9230 AC. CONSOLIDATION PARCEL #D

REFERENCES:

1. DEED - SHEEHY VOL. 871, PG. 756, 04/29/1991, G.C.D.R.
2. DEED - MIHELICK VOL. 1772, PG. 3177, 08/31/2005, G.C.D.R.
3. PLAT OF SURVEY - PLAT BOOK 9, PG. 36, 03/29/1968, G.C.R.
4. BRAYTON TRAIL SUBDIVISION - PLAT BOOK 21, PGS. 118-119, G.C.R.



P.P. No. 02-001100
John P. Jr. & Penny V. Grunden
17185 Catsden Rd.
Vol. 1364, Pg. 510 G.C.D.R.
05/11/2001

PRINCIPAL PLACE OF BEGINNING PARCEL 'C'

P.P. No. 02-394050
DONALD F. & CHRISTINE M. SHEEHY
1.5005 Ac. (65,365 S.F.) - CALCULATED
Vol. 871, Pg. 756 G.C.D.R.
04/29/1991 (1.50 ACRES AS PER DEED)

CONSOLIDATED PARCEL #C		
EX. PP#02-394050	1.5005 Ac.	65,365 S.F.
-LOT SPLIT #B	0.0159 Ac.	693 S.F.
RESIDUAL	1.4846 Ac.	64,672 S.F.
+LOT SPLIT #A	0.0443 Ac.	1,928 S.F.
GROSS	1.5289 Ac.	66,600 S.F.
-R/W	0.1787 Ac.	7,787 S.F.
NET	1.3502 Ac.	58,813 S.F.

P.P. No. 02-269300
Tracy A. Busch
Vol. 820, Pg. 766 G.C.D.R.
11/03/1988

P.P. No. 02-349830
Doris Jean Stazzone
Vol. 629, Pg. 720 G.C.D.R.
09/01/1978

P.P. No. 02-381800
Robert L. & Ann Chaney
Vol. 1783, Pg. 3118 G.C.D.R.
12/29/2005

P.P. No. 02-027500
Mark Andrews, aka Mark Murphy
Vol. 1168, Pg. 649 G.C.D.R.
06/26/1998

P.P. No. 02-027400
John Ignas
Vol. 1698, Pg. 349 G.C.D.R.
10/15/2003

P.P. No. 02-322900
NORA MIHELICK
PARCEL #1
4.9514 Ac. (215,681 S.F.) - CALCULATED
Vol. 1772, Pg. 3177 G.C.D.R.
08/31/2005 (4.951 ACRES AS PER PLAT PLAT BOOK 9, PG. 36 G.C.R.)

CONSOLIDATED PARCEL #D

EX. PP#02-322900	4.9514 Ac.	215,681 S.F.
-LOT SPLIT #A	0.0443 Ac.	1,928 S.F.
RESIDUAL	4.9071 Ac.	213,753 S.F.
+LOT SPLIT #B	0.0159 Ac.	693 S.F.
GROSS	4.9230 Ac.	214,446 S.F.
-R/W	0.1305 Ac.	5,685 S.F.
NET	4.7925 Ac.	208,761 S.F.

200800787311
Filed for Record in
GEAUGA COUNTY OHIO
GLEN ERIC QUIGLEY
11-19-2008 At 04:17 pm.
PLAT 40.00
OR Book 40 Page 110 - 110

P.P. No. 02-420094
Brayton Trail Subd.
Vol. 21, Pgs. 118-119 G.C.R.
S/L 8

Recorded this 19th day of November 2008, at 4:17pm in Plat Book 40 Page 110.
Glen Quigley on Geauga County Recorder

ACCEPTANCE (P.P. No. 02-394050)

WE, THE UNDERSIGNED, DONALD F. & CHRISTINE M. SHEEHY, THE OWNERS OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AND ACKNOWLEDGE THE SAME WAS MADE AT MY REQUEST.

Donald F. Sheehy
DONALD F. SHEEHY
Christine M. Sheehy
CHRISTINE M. SHEEHY
WITNESS
Mike
WITNESS

NOTARY

COUNTY OF } SS
STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD F. & CHRISTINE M. SHEEHY, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

THIS 6th DAY OF November, 2008
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Geauga County OHIO

NOTARY PUBLIC
MY COMMISSION EXPIRES 5/18/2013



ACCEPTANCE (P.P. No. 02-322900)

I, THE UNDERSIGNED, NORA MIHELICK, THE OWNER OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AND ACKNOWLEDGE THE SAME WAS MADE AT MY REQUEST.

Nora Mihelick
NORA MIHELICK
WITNESS
Mike
WITNESS

NOTARY

COUNTY OF }
STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NORA MIHELICK, WHO ACKNOWLEDGE THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED.

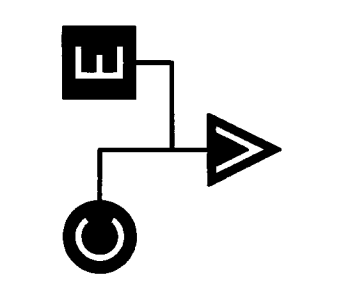
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT GEAUGA COUNTY OHIO THIS 6th DAY OF November, 2008

NOTARY PUBLIC
MY COMMISSION EXPIRES 5/19/2013



NO TRANSFER NECESSARY 11-19-08
Tracy A. Jensen

CHAGRIN VALLEY ENGINEERING, LTD.
22989 FORBES ROAD, SUITE B PHN: (440) 439-1999
CLEVELAND, OHIO 44146 FAX: (440) 439-1999



REVISIONS
REVISION # AS PER COUNTY
11-11-08

LOT SPLIT & CONSOLIDATION
FOR DONALD F. & CHRISTINE M. SHEEHY AND NORA MIHELICK
BAINBRIDGE TOWNSHIP
COUNTY OF GEAUGA, OHIO

DESIGNED BY:	JAW
DRAWN BY:	JPS
CHECKED BY:	DFS
DATE:	10/29/08
SCALE:	1"=40'
PROJECT NUMBER	07421
Drawing Name	07421 LOT SPLIT
SHEET:	1
TOTAL SHEETS:	1

V.40 P.110