

PLAT OF BOUNDARY SURVEY AND LOT SPLIT FOR LA COUNTRIA, LTD.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT 37, SECTION 3, TRACT 3.

AUGUST, 2006

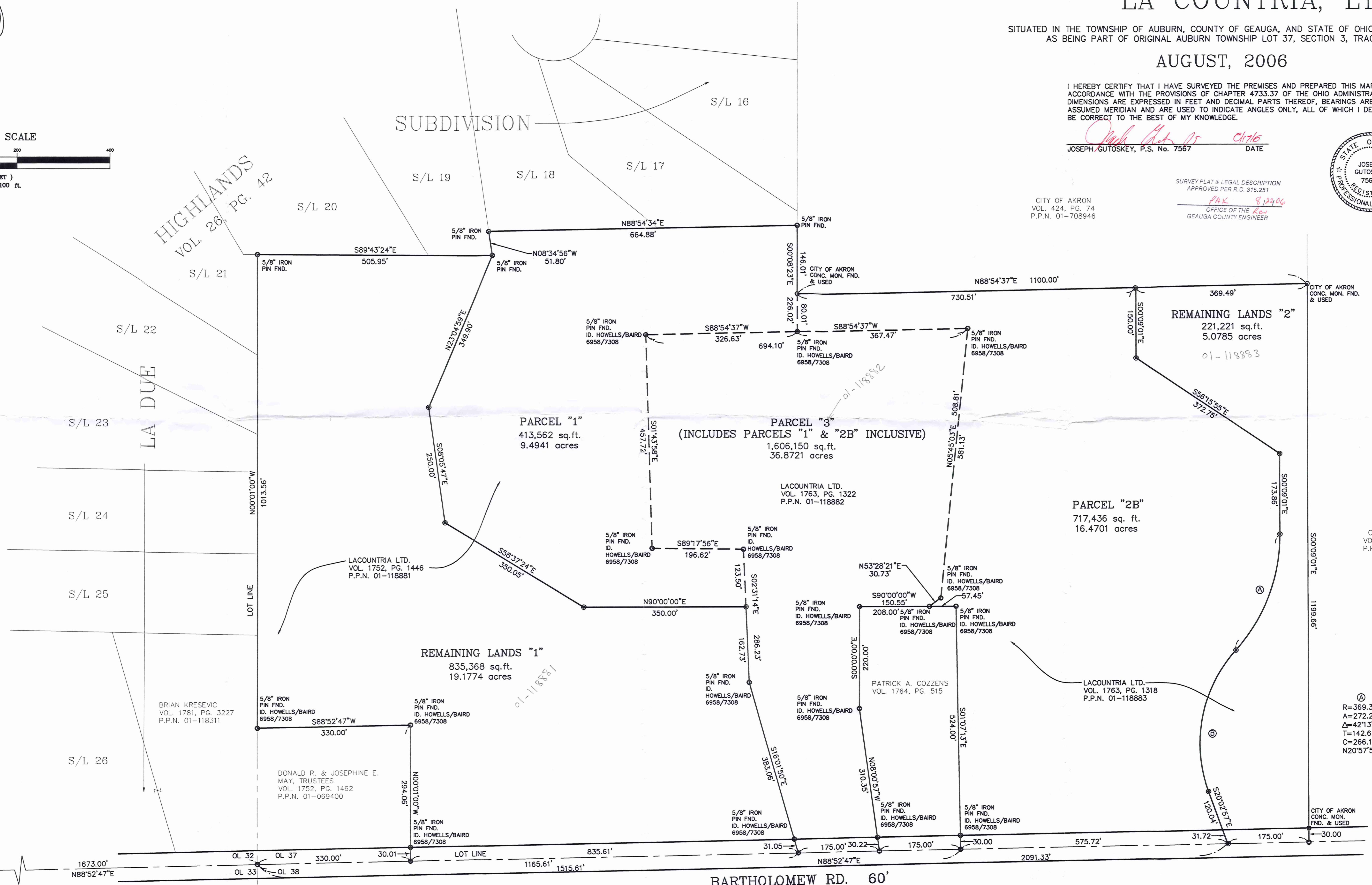
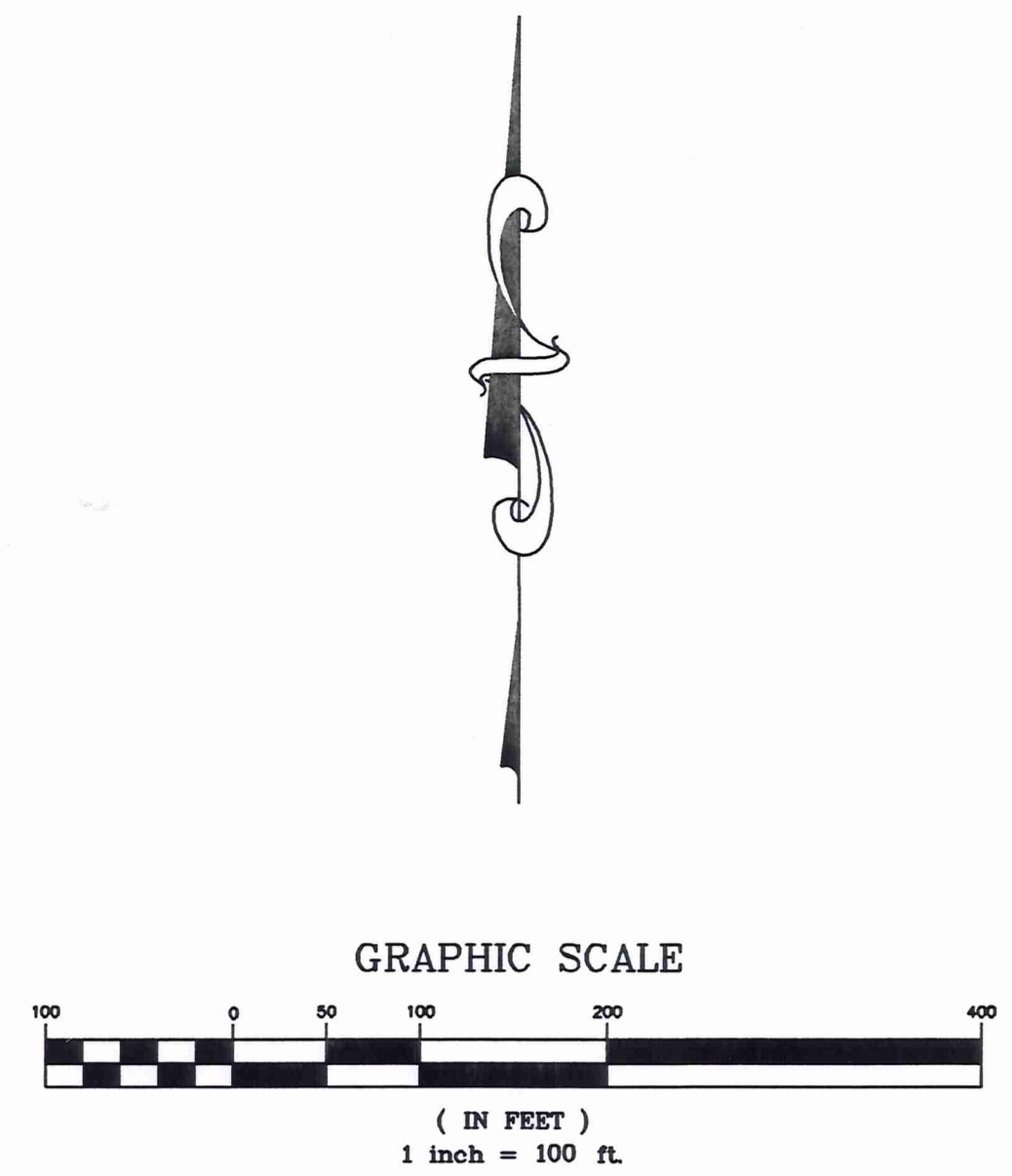
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



CITY OF AKRON VOL. 424, PG. 74 P.P.N. 01-708946

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
PAK 8/29/06
OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER
GEAUGA COUNTY ENGINEER



AUBURN RD. 60'

BARTHOLOMEW RD. 60'

(A)	R=369.39'	(B)	R=300.00'
	A=272.27'		A=325.31'
	Δ=42'13.50"		Δ=62'07.46"
	T=142.65'		T=180.72'
	C=266.14'		C=309.60'
	N20°57'54"E		S11°00'56"W

○ 5/8" IRON PIN FOUND
● 5/8" IRON PIN SET ID. GUTOSKEY PS 7567



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

01-118881

Vol. 1802 - Pg. 1940

Legal Description
Remaining Lands "1"
19.1774 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Section 3, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **330.00 feet** to a 5/8" iron pin found at the southeast corner of a parcel of land conveyed to Donald R. and Josephine E. May, Trustees, by deed recorded in Volume 1752 Page 1462 of Geauga County Records and the Principal Place of Beginning of the Parcel of land herein intended to be described;

Course I Thence **North 00°01'00" West**, along said May's east line, **294.06 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) (and passing over a 5/8" iron pin found (ID Howells/Baird 6958/7308) at 30.01 feet);

Course II Thence **South 88°52'47" West**, along said May's north line, **330.00 feet** to a 5/8 inch iron pin found, (ID Howells/Baird 6958/7308) in the east line of a parcel of land conveyed to Brian Kresevic by deed recorded in Volume 1781 Page 3227 of Geauga County Records;

Course III Thence **North 00°01'00" West**, along said Kresevic's east line and the east line of sublots 25, 24, 23, 22 and 21 in Ladue Highlands Subdivision as recorded in Volume 26 Page 42 of Geauga County Plat Records, **1013.56 feet** to a 5/8 inch iron pin found in the south line of subplot 20;

Course IV Thence **South 89°43'24" East**, along the south line of sublots 20 and 19 in said subdivision, **505.95 feet** to a 5/8 inch iron pin found at the southeast corner of said subplot 19;

Course V Thence **South 23°04'59" West**, **349.90 feet** to a 5/8 inch iron pin set;

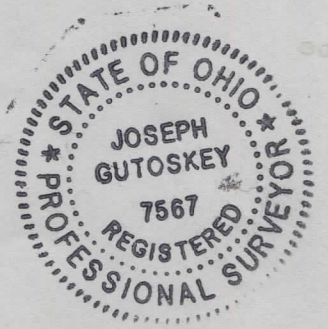
- Course VI Thence **South 08°05'47" East, 250.00 feet** to a 5/8 inch iron pin set;
- Course VII Thence **South 58°37'24" East, 350.05 feet** to a 5/8 inch iron pin set;
- Course VIII Thence **North 90°00'00" East, 350.00 feet** to a 5/8 inch iron pin set;
- Course IX Thence **South 02°31'14" East, 162.73 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308);
- Course X Thence **South 16°01'50" East , 383.06 feet** to a 5/8 inch iron pin found in the centerline of said Bartholomew Road and passing over a 5/8" iron pin found (ID Howells/Baird 6958/7308) at 352.01 feet;
- Course XI Thence **South 88°52'47" West**, along said centerline **835.61 feet** to the Principal Place of Beginning and containing 19.1774 Acres (835,368 square feet) of land as surveyed and described in August, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

Prior Deed of Record: Volume 1752, Page 1446

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
PAK *8/29/06*
 OFFICE OF THE *Rev*
 GEauga COUNTY ENGINEER

RECEIVED
 AUG 18 2006
 GEauga COUNTY
 ENGINEER

John Gutoskey
8/29/06





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Legal Description

Parcel "1"

9.4941 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Section 3, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, 1165.61 feet to a 5/8 inch iron pin found at the southeast corner of a parcel of land conveyed to LaCountria, Ltd., by deed recorded in Volume 1752 Page 1446 of Geauga County Records ;

Thence **North 16°01'50" West**, along the east line of said LaCountria, Ltd., **383.06 feet** to a 5/8 inch iron pin found, (ID Howells/Baird 6958/7308) and passing over a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) at 31.05 feet;

Thence **North 02°31'14" West**, along said LaCountria's Ltd. east line, **162.73 feet** to a 5/8 inch iron pin set and the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **South 90°00'00" West, 350.00 feet** to a 5/8 inch iron pin set;
- Course II Thence **North 58°37'24" West, 350.05 feet** to a 5/8 inch iron pin set;
- Course III Thence **North 08°05'47" West, 250.00 feet** to a 5/8 inch iron pin set;
- Course IV Thence **North 23°04'59" East, 349.90 feet** to a 5/8 inch iron pin found at the southeast corner of subplot 19 in LaDue Highlands Subdivision as recorded in Volume 26 Page 42 of Geauga County Map Records;

AMB 00130

- Course V Thence **North 08°34'56" West**, along the east line of said subplot 19, **51.80 feet** to a 5/8 inch iron pin found at the southwest corner of subplot 18;
- Course VI Thence **North 88°54'34" East**, along the south line of sublots 18 and 17 in said Subdivision, **664.88 feet** to a 5/8 inch iron pin found at the southeast corner of said subplot 17 and in the west line of a parcel of land conveyed to the City of Akron by deed recorded in Volume 424 Page 74 of Geauga County Records;
- Course VII Thence **South 00°08'23" East**, along the west line of said City of Akron and the southerly prolongation thereof, **226.02 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308)(passing over a City of Akron concrete monument found at 146.01 feet);
- Course VIII Thence **South 88°54'37" West**, **326.63 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308);
- Course IX Thence **South 01°43'58" East**, **457.72 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308);
- Course X Thence **South 89°17'56" East**, **196.62 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308)
- Course XI Thence **South 02°31'14" East**, **123.50 feet** to the Principal Place of Beginning and containing 9.4941 Acres (413,562 square feet) of land as surveyed and described in August, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

Prior Deed of Record: Volume 1752, Page 1446

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

PAK *8/22/06*
 OFFICE OF THE *Red*
 GEauga COUNTY ENGINEER

John Gutoskey PS
Attorney

STATE OF OHIO
 JOSEPH GUTOSKEY
 7567
 REGISTERED PROFESSIONAL SURVEYOR



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Legal Description

Remaining Lands "2"

5.0785 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Section 3, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, 2091.33 feet to a 5/8" iron pin set and the Principal Place of Beginning of the Parcel of land herein intended to be described;

Course I Thence **North 20°02'57" West, 120.04 feet** to a 5/8 inch iron pin set at a point of curvature and passing over a 5/8 inch iron pin set at 31.72 feet;

Course II Thence along an arc of a curve deflecting to the right an arc distance of **325.31 feet**, to a 5/8 inch iron pin set at a point of curvature, said curve having a radius of **300.00 feet**, a delta of **62°07'46"**, and a chord which bears **North 11° 00' 56" East, 309.60 feet**;

Course III Thence along an arc of a curve deflecting to the left an arc distance of **272.27 feet** to a 5/8 inch iron pin set at a point of tangency, said curve having a radius of **369.39 feet**, a delta of **42°13'50"**, and a chord which bears **North 20° 57' 54" East, 266.14 feet**;

Course IV Thence **North 00°09'01" West, 173.86 feet** to a 5/8 inch iron pin set;

Course V Thence **North 56°15'55" West, 372.75 feet** to a 5/8 inch iron pin set;

Course VI Thence **North 00°09'01" West, 150.00 feet** to a 5/8 inch iron pin set in the south line of a parcel of land conveyed to the City of Akron by deed recorded in Volume 424, Page 74 of Geauga County Records;

AUB 0-030

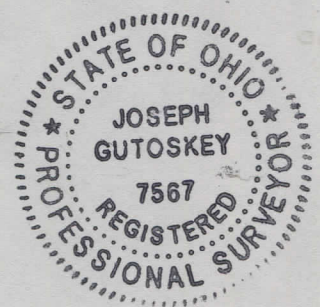
- Course VII Thence **North 88°54'37" East**, along said City of Akron's south line, **369.49 feet** to a City of Akron concrete monument found in the west line of a parcel of land conveyed to the City of Akron by deed recorded in Volume 311, Page 417 of Geauga County Records;
- Course VIII Thence **South 00°09'01" East**, along said City of Akron's west line, **1199.66 feet** to a 5/8 inch iron pin found in the centerline of said Bartholomew Road and passing over a City of Akron concrete monument found at 1169.66 feet;
- Course IX Thence **South 88°52'47" West**, **175.00 feet** to the Principal Place of Beginning and containing 5.0785 Acres (221,221 square feet) of land as surveyed and described in August, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

Prior Deed of Record: Volume 1763, Page 1318

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 PAK 8/22/06
 OFFICE OF THE *Rev*
 GEauga COUNTY ENGINEER

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 AUG 18 2006
 GEauga COUNTY
 ENGINEER

John Paul Ak
8/22/06





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Legal Description

Parcel "2B"
16.4701 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Section 3, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, 1515.61 feet to a 5/8" iron pin found at southeast corner of a parcel of land conveyed to Patrick A. Cozzens by deed recorded in Volume 1764 Page 515 of Geauga County Records and the Principal Place of Beginning of the Parcel of land herein intended to be described;

- Course I Thence **North 01°07'13" West, 524.00 feet** to a 5/8 inch iron pin found (I.D. Howells/Baird 6958/7308) and passing over a 5/8 inch iron pin found at 30.00 feet (ID. Howells/Baird 6958/7308);
- Course II Thence **North 90°00'00" West, 57.45 feet** to a 5/8 inch iron pin found (I.D. Howells/Baird 6958/7308);
- Course III Thence **North 53°28'21" East, 30.73 feet** to a 5/8 inch iron pin found (I.D. Howells/Baird 6958/7308);
- Course IV Thence **North 05°45'03" East, 581.13 feet** to a 5/8 inch iron pin found (I.D. Howells/Baird 6958/7308);
- Course V Thence **South 88°54'37" West, 367.47 feet** to a 5/8 inch iron pin found (I.D. Howells/Baird 6958/7308);
- Course VI Thence **North 00°08'23" West, 80.01 feet** to a City of Akron concrete monument found at the southwest corner of a parcel of land conveyed to the City of Akron by deed recorded in Volume 424, Page 74 of Geauga County Records;
- Course VII Thence **North 88°54'37" East**, along said City of Akron's south line, **730.51 feet** to a 5/8 inch iron pin set;

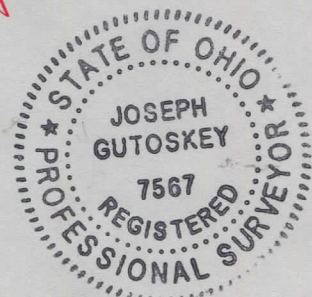
- Course VIII Thence **South 00°09'01" East, 150.00 feet** to a 5/8 inch iron pin set;
- Course IX Thence **South 56°15'55" East, 372.75 feet** to a 5/8 inch iron pin set;
- Course X Thence **South 00°09'01" East, 173.86 feet** to a 5/8 inch iron pin set at a point of curvature;
- Course XI Thence along an arc of a curve deflecting to the right an arc distance of **272.27 feet**, to a 5/8 inch iron pin set at a point of reverse curvature, said curve having a radius of **369.39 feet**, a delta of **42°13'50"**, and a chord which bears **South 20° 57' 54" West, 266.14 feet**;
- Course XII Thence along an arc of a curve deflecting to the left an arc distance of **325.31 feet** to a 5/8 inch iron pin set at a point of tangency, said curve having a radius of **300.00 feet**, a delta of **62°07'46"**, and a chord which bears **South 11° 00' 56" West, 309.60 feet**;
- Course XIII Thence **South 20° 02' 57" East, 120.04 feet** to a 5/8" iron pin set in the centerline of said Bartholomew Road and passing over a 5/8 inch iron pin set at 88.32 feet;
- Course XIV Thence **South 88° 52' 47" West, 575.72 feet** to the Principal Place of Beginning and containing 16.4701 Acres (717,436 square feet) of land as surveyed and described in August, 2006 by Joseph Gutoskey, PS 7567, be the same more or less but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only;

Prior Deed of Record: Volume 1763, Page 1318

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

PAK 8/22/06
OFFICE OF THE ^{REV} GAUGA COUNTY ENGINEER

Handwritten signature and initials in red ink.



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Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Legal Description Parcel "3" (Includes Parcels "1" & "2B" Inclusive) 36.8721 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Section 3, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **1165.61 feet** to a 5/8 inch iron pin found at the southeast corner of a parcel of land conveyed to LaCountria, Ltd., by deed recorded in Volume 1752 Page 1446 of Geauga County Records ;

Course I Thence **North 16°01'50" West**, along the east line of said LaCountria, Ltd., **383.06 feet** to a 5/8 inch iron pin found, (ID Howells/Baird 6958/7308) and passing over a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) at 31.05 feet;

Course II Thence **North 02°31'14" West**, along said LaCountria's Ltd. east line, **162.73 feet** to a 5/8 inch iron pin set;

Course III Thence **South 90°00'00" West**, **350.00 feet** to a 5/8 inch iron pin set;

Course IV Thence **North 58°37'24" West**, **350.05 feet** to a 5/8 inch iron pin set;

Course V Thence **North 08°05'47" West**, **250.00 feet** to a 5/8 inch iron pin set;

Course VI Thence **North 23°04'59" East**, **349.90 feet** to a 5/8 inch iron pin found at the southeast corner of subplot 19 in LaDue Highlands Subdivision as recorded in Volume 26 Page 42 of Geauga County Map Records;

- Course VII Thence **North 08°34'56" West**, along the east line of said subplot 19, **51.80 feet** to a 5/8 inch iron pin found at the southwest corner of subplot 18;
- Course VIII Thence **North 88°54'34" East**, along the south line of sublots 18 and 17 in said Subdivision, **664.88 feet** to a 5/8 inch iron pin found at the southeast corner of said subplot 17 and in the west line of a parcel of land conveyed to the City of Akron by deed recorded in Volume 424 Page 74 of Geauga County Records;
- Course IX Thence **South 00°08'23" East**, along the west line of said City of Akron, **146.01 feet** to a City of Akron concrete monument found at the southwest corner thereof;
- Course X Thence **North 88°54'37" East**, along said City of Akron's south line, **730.51 feet** to a 5/8 inch iron pin set;
- Course XI Thence **South 00°09'01" East**, **150.00 feet** to a 5/8 inch iron pin set;
- Course XII Thence **South 56°15'55" East**, **372.75 feet** to a 5/8 inch iron pin set;
- Course XIII Thence **South 00°09'01" East**, **173.86 feet** to a 5/8 inch iron pin set at a point of curvature;
- Course XIV Thence along an arc of a curve deflecting to the right an arc distance of **272.27 feet**, to a 5/8 inch iron pin set at a point of reverse curvature, said curve having a radius of **369.39 feet**, a delta of **42°13'50"**, and a chord which bears **South 20° 57' 54" West**, **266.14 feet**;
- Course XV Thence along an arc of a curve deflecting to the left an arc distance of **325.31 feet** to a 5/8 inch iron pin set at a point of tangency, said curve having a radius of **300.00 feet**, a delta of **62°07'46"**, and a chord which bears **South 11° 00' 56" West**, **309.60 feet**;
- Course XVI Thence **South 20° 02' 57" East**, **120.04 feet** to a 5/8" iron pin set in the centerline of said Bartholomew Road and passing over a 5/8 inch iron pin set at 88.32 feet;
- Course XVII Thence **South 88° 52' 47" West**, **575.72 feet** to a 5/8 inch iron pin found at the southeast corner of a parcel of land conveyed to Patrick A. Cozzens by deed Volume 1764, Page 515 of Geauga County Records;

Course XVIII Thence **North 01° 07' 13" West** along said Cozzens' easterly line, **524.00 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) and passing over a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) at 30.00 feet;

Course XIX Thence **South 90° 00' 00" West** along said Cozzens' northerly line, **208.00 feet** to a 5/8 inch iron pin found (ID. Howells/Baird 6958/7308) and crossing over a 5/8 inch iron pin found at 57.45 feet (ID. Howells/Baird 6958/7308);

Course XX Thence **South 00° 00' 00" East** along said Cozzens' westerly line, **220.00 feet** to a 5/8 inch iron pin found (ID. Howells/Baird 6958/7308);

Course XXI Thence **South 08° 00' 57" East** along said Cozzens' westerly line, **310.35 feet** to a 5/8 inch iron pin found in the centerline of said Bartholomew Road and passing over a 5/8 inch iron pin found at 280.13 feet (ID. Howells/Baird 6958/7308);

Course XXII Thence **South 88° 52' 47" West**, along said centerline, **175.00 feet** to the Place of Beginning and containing 36.8721 Acres (1,606,150 square feet) of land as surveyed and described in August, 2006 by Joseph Gutoskey, PS 7567, be the same more or less but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only;

Prior Deeds of Record: Volume 1752, Page 1446
Volume 1763, Page 1322
Volume 1763, Page 1318

9.4941 Acres out of PPN 01-118881
16.4701 Acres out of PPN 01-118883
10.9079 Acres out of PPN 01-118882

Joseph Gutoskey
8/17/06



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

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