

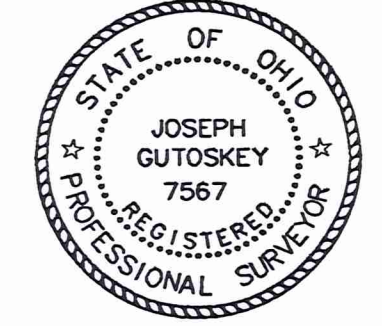
PLAT OF BOUNDARY SURVEY AND LOT SPLIT FOR LA COUNTRIA, LTD.

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

SEPTEMBER, 2006

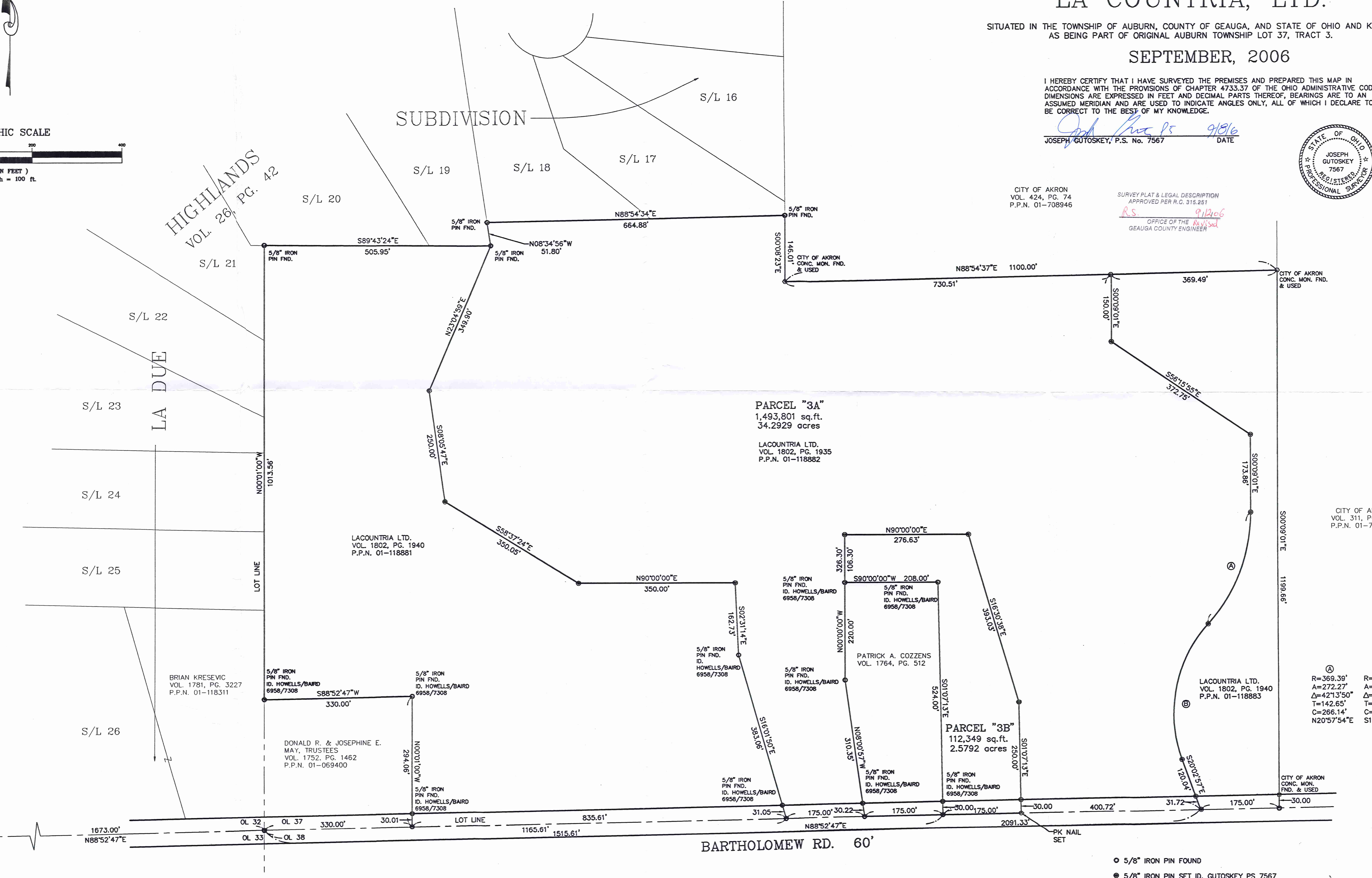
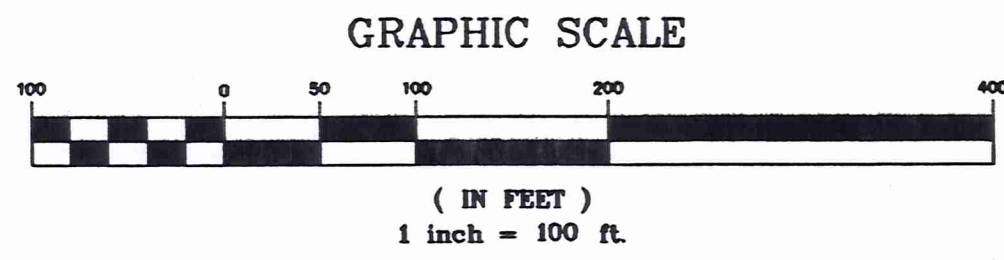
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH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

Joseph Gutoskey 9/18/06
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. 315.261
R.S. 9/12/06
OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR
GEAUGA COUNTY ENGINEER



PARCEL "3A"
1,493,801 sq.ft.
34.2929 acres
LACOUNTRIA LTD.
VOL. 1802, PG. 1935
P.P.N. 01-118882

PARCEL "3B"
112,349 sq.ft.
2.5792 acres
PATRICK A. COZZENS
VOL. 1764, PG. 512

Ⓐ R=369.39' A=272.27' Δ=421'3"50" T=142.65' C=266.14' N20°57'54"E
Ⓑ R=300.00' A=325.31' Δ=62'07"46" T=180.72' C=309.60' 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.

Legal Description

Parcel "3A"
34.2929 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, 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 1802 Page 1940 (Parcel No. 01-118881) 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;

AUB00138

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 at the northwest corner of a parcel of land conveyed to LaCountria Ltd. by deed recorded in Volume 1802, Page 1940 (Parcel No. 01-118883);

Thence following the westerly line of said LaCountria Ltd. by the following six courses;

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;

AUB00138

Course XVII Thence **South 88° 52' 47" West, 400.72 feet** to a PK nail set in the centerline of said Bartholomew Road;

Course XVIII Thence **North 01° 07' 13" West, 250.00 feet** to a 5/8 inch iron pin set and passing over a 5/8 inch iron pin set at 30.00 feet;

Course XIX Thence **North 16° 30' 38" West, 393.03 feet** to a 5/8 inch iron pin set;

Course XX Thence **South 90° 00' 00" West, 276.63 feet** to a 5/8 inch iron pin set;

Course XXI Thence **South 00° 00' 00" East, 326.30 feet** (passing over a 5/8 inch iron pin found at 106.30 feet, ID Howells/Baird 6958/7308) to a 5/8 iron pin found (ID. Howells/Baird 6958/7308) in the westerly line of a parcel of land conveyed to Patrick A. Cozzens as recorded in Volume 1764, Page 512 of Geauga County Records;

Course XXII 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 XXIII Thence **South 88° 52' 47" West**, along said centerline, **175.00 feet** to the Place of Beginning and containing 34.2929 Acres (1,493,801 square feet) of land as surveyed and described in September, 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;

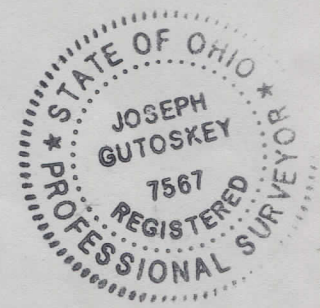
Prior Deed of Record: Volume 1802, Page 1935

Handwritten signature and date: 9/12/06

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

R.S. 9/12/06
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

RECEIVED
SEP 11 2006
GEAUGA COUNTY ENGINEER





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel "3B"
2.5792 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, 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 inch iron pin found at the southeast corner of a parcel of land conveyed to Patrick A. Cozzens as recorded in Volume 1764, Page 512 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 (ID. Howells/Baird 6958/7308) at the northeast corner of said Cozzen's and crossing over a 5/8 inch iron pin found (ID. Howells/Baird 6958/7308) at 30.00 feet;
- Course II Thence **South 90°00'00" West** along the north line of said Cozzens', **208.00 feet** to a 5/8 inch iron pin found (ID. Howells/Baird 6958/7308) at the northwest corner thereof;
- Course III Thence **North 00°00'00" West, 106.30 feet** to a 5/8 inch iron pin set;
- Course III Thence **North 90°00'00" East, 276.63 feet** to a 5/8 inch iron pin set;
- Course IV Thence **South 16°30'38" East, 393.03 feet** to a 5/8 inch iron pin set;
- Course V Thence **South 01°07'13" East, 250.00 feet** (crossing over a 5/8 inch iron pin set at 220.00 feet) to a PK nail set in the centerline of said Bartholomew Road (60 feet wide);

AMB 00138

Course VI Thence **South 88°52'47" West**, along said centerline, **175.00 feet** to the Principal Place of Beginning and containing 2.5792 Acres (112,349 square feet) of land as surveyed and described in September, 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;

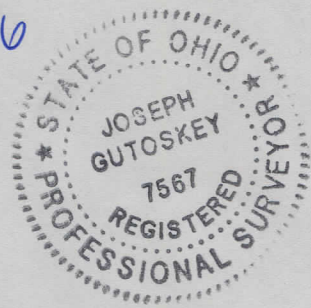
Prior Deed of Record: Volume 1802, Page 1935

2.5792 Acres out of PPN 01-118882

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

R.S. *9/12/06*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

John P. Gutoskey
9/12/06



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