

BOUNDARY SURVEY FOR JOHN B. TRETHEWEY FEBRUARY, 2005

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF
GAUGA, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP
LOT Nos. 8 AND 9, SECTION 2, TRACT 2

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 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.

Joseph Gutoskey, P.S. 2/22/05
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



MON. BOX W/
1" IRON PIN
FND. & USED
ANGLE PT.

KIM TAYLOR &
ELLEN T. KUHNLE
VOL.1023, PG.0844
P.P.N. 01-118097

5/8" IRON PIN
FND. & USED

298.11' OBS.

5/8" IRON PIN FND.
& USED FOR LINE
0.28' W OF ACTUAL
CORNER.

SECTION 2
SECTION 3

SECTION 2
SECTION 3

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JOHN B. TRETHEWEY
VOL.1740, PG.1609
P.P.N. 01-108200

EASTVIEW ROD & GUN CLUB, INC.
VOL.0205, PG.0336
P.P.N. 01-034000

250.8' DD.
N 89°59'03" W
254.01' DD. 253.93' OBS.
5/8" IRON PIN FND. & USED
ID. KOSIE
1" IRON PIPE FND. & USED
FRANK C. GHARKY
VOL.0990, PG.1243
P.P.N. 01-042400
3/4" IRON PIPE FND. & USED FOR
LINE
0.06'S

ELAINE A. YURATOVAC
VOL.0893, PG.0091
P.P.N. 01-114700
N 88°48'40" E
450.02' DD. & OBS.

JOHN B. TRETHEWEY
VOL.1740, PG.1609
P.P.N. 01-108500

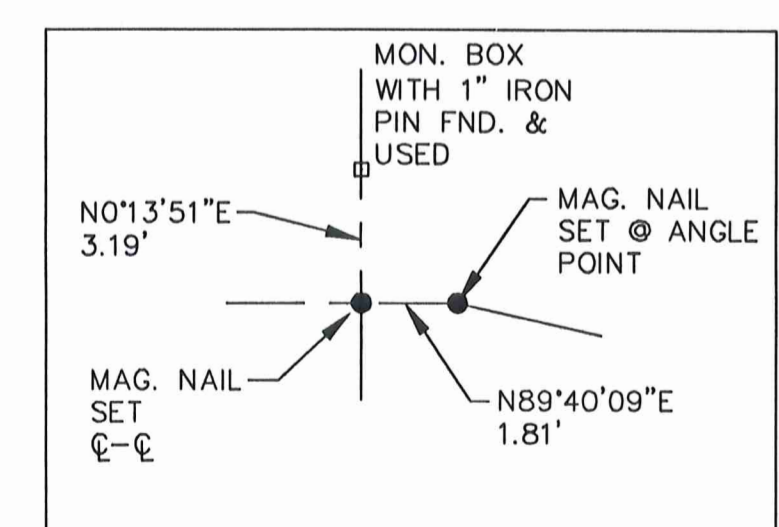
82.6296 AC.
3,599,346 SQ.FT.

JEFFREY C. GRUBICH
VOL.1749, PG.1852
P.P.N. 01-015200

JOHN B. TRETHEWEY
VOL.1740, PG.1609
P.P.N. 01-108300

JOHN B. TRETHEWEY
P.P.N. 01-108400
VOL.1740, PG.1609

JOHN B. TRETHEWEY
P.P.N. 01-062050
VOL.1740, PG.1609

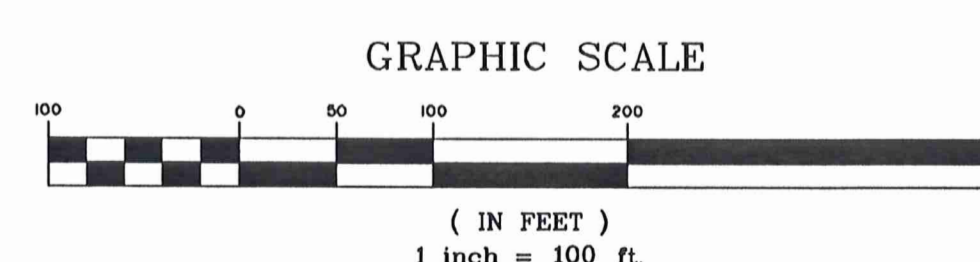


MUNN ROAD (WIDTH VARIES)

WASHINGTON STREET (WIDTH VARIES)

RECORD	ACTUAL
R=5729.65'	R=5711.43'
A=04°36'00"	A=04°37'00"
A=460.00'	A=460.20'
T=230.10'	T=230.23'
C=459.83'	C=460.08'
S87°01'00"E	S87°00'30"E

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
OFFICE OF THE
GAUGA COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 MUNN ROAD, SUITE #3 TEL. (440) 548-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 548-7176



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

82.6296 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot Nos. 8 and 9, Section No. 2, Tract No. 2 and is further bounded and described as follows;

Beginning at a mag nail set at the centerline intersection of Munn Road (width varies) and Washington Street (width varies);

Course I Thence **North 00° 13' 51" East**, along said Munn Road centerline (and passing over a 1" iron pin found in a monument box at 3.19 feet) **1047.33 feet** to a mag nail set at the southwest corner of a parcel of land conveyed to Elaine A. Yuratovac by deed recorded in Volume 893, Page 91 of Geauga County Records;

Course II Thence **North 88° 48' 40" East**, along said Yuratovac's south line, (and passing over a 1" iron pipe found at 30.07 feet), **450.02 feet** to a 5/8" iron pin found at said Yuratovac's southeast corner;

Course III Thence **North 00° 23' 07" West**, along said Yuratovac's east line and the east line of a parcel of land conveyed to Frank C. Gharky by deed recorded in Volume 990, Page 1243 of Geauga County Records, **400.16 feet** (passing over a 3/4" iron pipe found at 400.10 feet) to the northeast corner of said Gharky and in the south line of a parcel of land conveyed to Eastview Rod & Gun Club, Inc. by deed recorded in Volume 205, Page 336 of Geauga County Records;

Course IV Thence **South 78° 02' 59" East** along said Rod & Gun Club's south line, **271.62 feet** to a 1" iron pipe found at an angle point therein;

Course V Thence **South 89° 11' 02" East**, along said Rod & Gun Club's south line, **282.02 feet** to a 5/8" iron pin found at said Rod & Gun Club's southeast corner;

Course VI Thence **North 11° 21' 27" East**, along said Rod & Gun Club's east line **846.18 feet** to a 3/4" iron pipe found at said Rod & Gun Club's northeast corner and in the south line of a parcel of land conveyed to Kim Taylor and Ellen T. Kuhnle by deed recorded in Volume 1023, Page 844 of Geauga County Records;

Course VII Thence **North 89° 22' 28" East**, along said Taylor and Kuhnle's south line (and passing over a 5/8" iron pin found at 929.37 feet) **929.65 feet** to a point in the east line of said Lot No. 9, Section 2, the west line of Lot No. 1, Section 3, and in the west line of a parcel of land conveyed to John B.

Legal Description
82.6296 Acres

Trethewey by deed recorded in Volume 1740, Page 1609 of Geauga County Records (P.P.N. 01-108200);

Course VIII Thence **South 00° 15' 47" West**, along the west line of said Trethewey, the east line of said Lot No. 9, Section 2 and the west line of said Lot No. 1, Section 3, **826.01 feet** to a 1" iron pipe found at the southwest corner of Lot No. 1, Section 3 also being the northwest corner of a parcel of land conveyed to Jeffrey C. Grubich by deed recorded in Volume 1749, Page 1852 of Geauga County Records;

Course IX Thence **South 00° 20' 49" West**, along the west line of said Grubich, the east line of said Lot No. 9 and Lot No. 8, Section 2 and the west line of Lot No. 6, Section 3, **1173.14 feet** to a spike found (I.D. Gutoskey PS 7567) at the northeast corner of a parcel of land conveyed to John B. Trethewey by deed recorded in Volume 1740, Page 1609 of Geauga County Records (P.P.N. 01-062050);

Course X Thence **North 84° 42' 00" West**, along the north line of said Trethewey, **217.80 feet** to a 3/4" iron pin found (I.D. Gutoskey PS 7567) at the northwest corner thereof;

Course XI Thence **South 00° 20' 49" West**, along said Trethewey's west line, **300.00 feet** to a 3/4" iron pin found (I.D. Gutoskey PS 7567) in the north right-of-way line of said Washington Street and at the southwest corner of said Trethewey;

Course XII Thence **South 84° 42' 00" East**, along the south line of said Trethewey and the north right-of-way line of said Washington Street, **217.80 feet** to a 1" iron pipe found in the west line of said Grubich and the east line of said Lot No. 8, Section 2 and at the southeast corner of said Trethewey;

Course XIII Thence **South 00° 20' 49" West**, along the east line of said Lot No. 8, Section 2, and the west line of said Grubich, **30.11 feet** to a mag nail set in the centerline of said Washington Street and at said Grubich's southwest corner;

Course XIV Thence **North 84° 42' 00" West**, along said centerline, **616.04 feet** to a mag nail set at a point of curvature in said centerline;

Course XV Thence along said centerline along an arc of a curve deflecting to the left an arc distance of **460.20 feet** to a mag nail set at a point of tangency in said centerline, said curve having a radius of 5711.43 feet, a delta of 04° 37' 00" and a chord which bears **North 87° 00' 30" West, 460.08 feet**;

AUB00239

Legal Description
82.6296 Acres

Course XVI Thence **North 89° 19' 00" West**, along said centerline, **1007.92 feet** to a mag nail set at an angle point in said centerline;

Course XVII Thence **South 89° 40' 09" West**, along said centerline, **1.81 feet** to the Place of Beginning and containing 82.6296 Acres (3,599,346 square feet) of land as surveyed and described in February, 2005 by Joseph Gutoskey, P.S. 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 1740 Page 1609

P.P.N. 01-108300
P.P.N. 01-108400
P.P.N. 01-108500

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

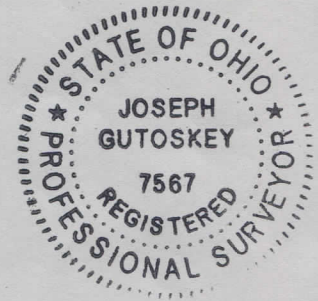
R.S.

2/24/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised

Joseph Gutoskey
2/22/05



RECEIVED

FEB 28 2005