

BOUNDARY SURVEY AND LOT SPLIT FOR JOHN B. TRET HEWEY FEBRUARY, 2005

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF
GEAUGA, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP
LOT No. 1, SECTION 3, 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
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 2/17/05

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

JOHN L. & SANDRA K.
NELSON
VOL.1662, PG.0506
P.P.N. 01-074400

5/8" IRON PIN FND. & USED
N 88°47'32" W 1504.6' DD. 1501.31' OBS.
1 1/4" IRON PIPE FND. & USED FOR LINE @ 28.70' OFF C

PARCEL 'A'
34.0308 Acres
1,482,382 SQ. FT.

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

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

SECTION 2
SECTION 3

826.01' OBS.
1123.7' DD. 1124.12' OBS.

SECTION LINE

LOT 9
LOT 1

1" IRON PIPE FND. & USED AT LOT CORNER

287.8' DD. 287.60' OBS.

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

1" IRON PIPE FND. 0.06' N

LOT 6

767.01' LOT LINE
N 88°43'34" W 1450.68' DD 1450.42' OBS.

THOMAS & NORA
MC GINNIS
VOL.1248, PG.0142
P.P.N. 01-032000

PARCEL 'B'
4.0791 Acres
177,687 SQ. FT.
3.9000 Acres (Exclusive of R/W)
169,884 SQ.FT. (Exclusive of R/W)

N88°43'34"W 683.41'

1 1/4" IRON PIPE FND. & USED FOR LINE @ 29.90' OFF C

MAG. NAIL SET

WING ROAD 60'

MAG. NAIL SET

866.01' 5/8" IRON PIN FND. 30' OFF C
1125.0' DD. 1126.11' OBS.

86°57'16" REC.
86°56'12" OBS.

WILLOWRIDGE ESTATES
S/L 1
VOL.____ PG.____

MON. BOX W/ 5/8" IRON PIN FND. & USED

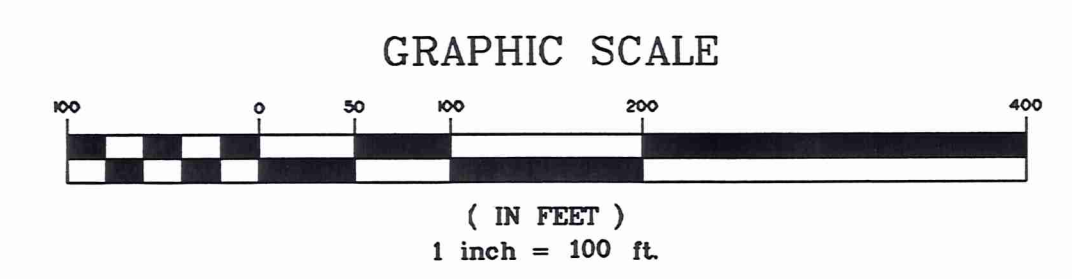
598.40' REC. 598.75' OBS.

MON. BOX W/ 5/8" IRON PIN FND. & USED

ROBERT LANE 60'

30.04' REC. 30.28' OBS.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.J. 2/24/05
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 MUNN ROAD, SUITE #3 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

AUB00241

Trathewey
picked up 2-24-05
01-108200



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel "A"
34.0308 Acres

Vol. 1761 - Pg. 2182

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 1, Section No. 3, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pipe found at the southwest corner of said Lot 1, said pipe also being at 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, said pipe also being in the west line of Section 3 and the east line 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. 01-108500);

Course I Thence **North 00° 15' 47" East**, along the west line of said Lot and Section, and the east line of said Trethewey and the east 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, **1124.12 feet** to a 5/8" iron pin found at the southwest corner of a parcel of land conveyed to John L. and Sandra K. Nelson by deed recorded in Volume 1682, Page 506 of Geauga County Records;

Course II Thence **South 88° 47' 32" East**, along said Nelson's south line, (and passing over a 1-1/4" iron pipe found at 1472.61 feet), **1501.31 feet** to a mag nail set in the centerline of Wing Road (60 feet wide) and the southeast corner of said Nelson;

Course III Thence **South 02° 51' 15" West**, along said centerline, **866.01 feet** to a mag nail set;

Course IV Thence **North 88° 43' 34" West**, (passing over a 3/4" iron pin set at 30.01 feet), **683.41 feet** to a 3/4" iron pin set;

Course V Thence **South 02° 51' 15" West**, **260.10 feet** to a 3/4" iron pin set in the south line of said Lot No. 1 and in the north line of a parcel of land conveyed to Thomas and Nora McGinnis by deed recorded in Volume 1248, Page 142 of Geauga County Records;

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Legal Description
34.0308 Acres

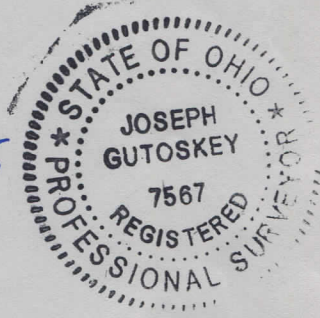
Course VI Thence **North 88° 43' 34" West**, along the north lines of said McGinnis and Grubich, and the south line of said Lot No. 1, **767.01 feet** to the Place of Beginning and containing 34.0308 Acres (1,482,382 square feet) of land as surveyed and described in February, 2005 by Joseph Gutoskey, 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

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

R.S. 2 24105
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

Joseph Gutoskey
2/22/05



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01-118890
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Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

TRETHEWEY

Legal Description

Parcel "B"
4.0791 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 1, Section No. 3, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pipe found at the southwest corner of said Lot 1, said pipe also being at 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, said pipe also being in the west line of Section 3 and the east line 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. 01-108500);

Thence **South 88° 43' 34" East**, along the south line of said Lot No. 1, the north line of said Grubich and the north line of a parcel of land conveyed to Thomas and Nora McGinnis by deed recorded in Volume 1248, Page 142 of Geauga County Records, **767.01 feet** to a 3/4" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 02° 51' 15" East, 260.10 feet** to a 3/4" iron pin set;

Course II Thence **South 88° 43' 34" East**, (and passing over a 3/4" iron pin set at 653.40 feet) **683.41 feet** to a mag nail set in the centerline of Wing Road (60 feet wide);

Course III Thence **South 02° 51' 15" West**, along said centerline, **260.10 feet** to a mag nail set in the south line of said Lot No. 1 and the northeast corner of a parcel of land conveyed to Richard C. and Sharon A. Pitcher by deed recorded in Volume 732, Page 889 of Geauga County Records;

Course IV Thence **North 88° 43' 34" West**, along the south line of said Lot No. 1, and the north line of said Pitcher and McGinnis (passing over a 1-1/4" iron pipe found at 29.90 feet), **683.41 feet** to Principal Place of Beginning and containing 4.0791 Acres (177,687 square feet) of land (3.9000 Acres, 169,884 square feet exclusive of Right-of-Way) 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

SURVEY PLAT & LEGAL DESCRIPTION
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*Joseph Gutoskey P.S.
2/22/05*

