

BOUNDARY SURVEY

FOR

GARY VERBIC

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF TRACT 3, LOT 65.

FEBRUARY, 2005

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 Gutosky 3/18/05
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



CITY OF AKRON
VOL. 869, PG. 1016,1018

CITY OF AKRON DEPT. OF PUBLIC UTILITIES
VOL. 932, PG. 849

GARY J. & CAMILLE VERBIC
VOL. 1720, PG. 1942
P.P.N. 01-109800

4.0586 AC.
176,791 S.F.

1-1/4" IRON PINCH
PIPE FND. & USED
ANGLE POINT IN ☉

MON. USED
30.00' OFF ☉

MAG NAIL SET

N07°58'10"E
191.26' REC.
191.23' OBS.

N66°12'10"E
568.16' CALC.
568.67' OBS.

35.32'

541.03' OBS.

541.32' REC.

1343.82' REC.

1343.95' OBS.

FOX ROAD 60'

N76°03'58"W
485.19' REC. & OBS.

MAG NAIL SET

MON. USED
30.00' OFF ☉

30.16'

MON. USED
30.00' OFF ☉

5/8" IRON
PIN FND.
0.11"W

543.43' OBS.

304.51' OBS.

542.98' REC.

304.29' REC.

GEAUGA
PORTAGE

COUNTY
COUNTY

29.89'
OBS.

30.34'
OBS.

MAG NAIL SET

○ CITY OF AKRON CONCRETE MONUMENT
W/BRASS PLATE FND. & USED



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

R.S. 3/16/05
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.

Civil Engineers, Surveyors & Land Planners

17078 MUNN ROAD, SUITE 3
CHAGRIN FALLS, OHIO 44023

Tel (440) 543-6900
Fax (440) 543-7178



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

4.0586 Acres

VOL 1757 PG 2335

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 65, Tract No. 3 and is further bounded and described as follows;

Beginning at a mag nail set at the centerline intersection of Fox Road (60 feet wide) with the south line of Lot 65, said line also being the County Line between Geauga and Portage Counties;

Thence **North 08° 04' 00" East**, along said Fox Road centerline, **543.43 feet** to a mag nail set at the northeast corner of a parcel of land conveyed to the City of Akron Dept. Of Public Utilities by deed recorded in Volume 932, Page 849 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 76° 03' 58" West**, along the north line of said City of Akron, (passing over a City of Akron concrete monument with brass plate found at 30.16 feet) **485.19 feet** to a City of Akron concrete monument with brass plate found at an angle point in said City's north line;

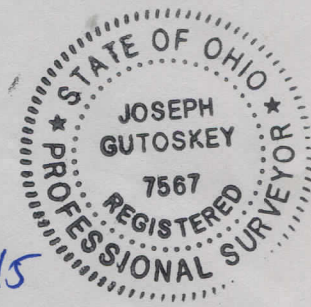
Course II Thence **North 07° 58' 10" East**, along an east line of said City of Akron, **191.23 feet** to a City of Akron concrete monument with brass plate found in the southeasterly line of a parcel of land conveyed to the City of Akron by deed recorded in Volume 869, Page 1016, 1018 of Geauga County Records;

Course III Thence **North 66° 12' 10" East**, along said City of Akron's southeasterly line (and passing over a City of Akron concrete monument with brass plate found at 532.84 feet), **568.16 feet** to a mag nail set in the centerline of said Fox Road at said City of Akron's southeast corner;

Course IV Thence **South 08° 04' 00" West** along said Fox Road centerline, **541.03 feet** to the Principal Place of Beginning and containing 4.0586 Acres (176,791 square feet) of land as surveyed and described in February, 2005 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.

Previous recording Volume 1720 Page 1942

Joseph Gutoskey PS 3/16/05



SURVEY PLAT & LEGAL DESCRIPTION
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3/16/05
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GEAUGA COUNTY ENGINEER