

PLAT OF SURVEY AND LOT SPLIT

FOR
ROBERT H. TOUZALIN

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 9, SECTION 3, TRACT ONE.

SEPTEMBER, 2007

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

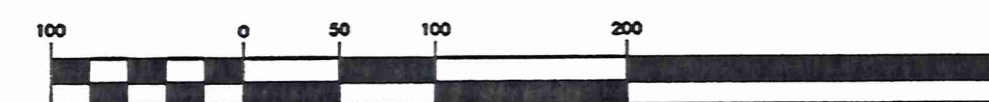


● 5/8" IRON PIN SET, ID. GUTOSKEY PS 7567

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 10/21/07
OFFICE OF THE
GEAUGA COUNTY ENGINEER



GRAPHIC SCALE



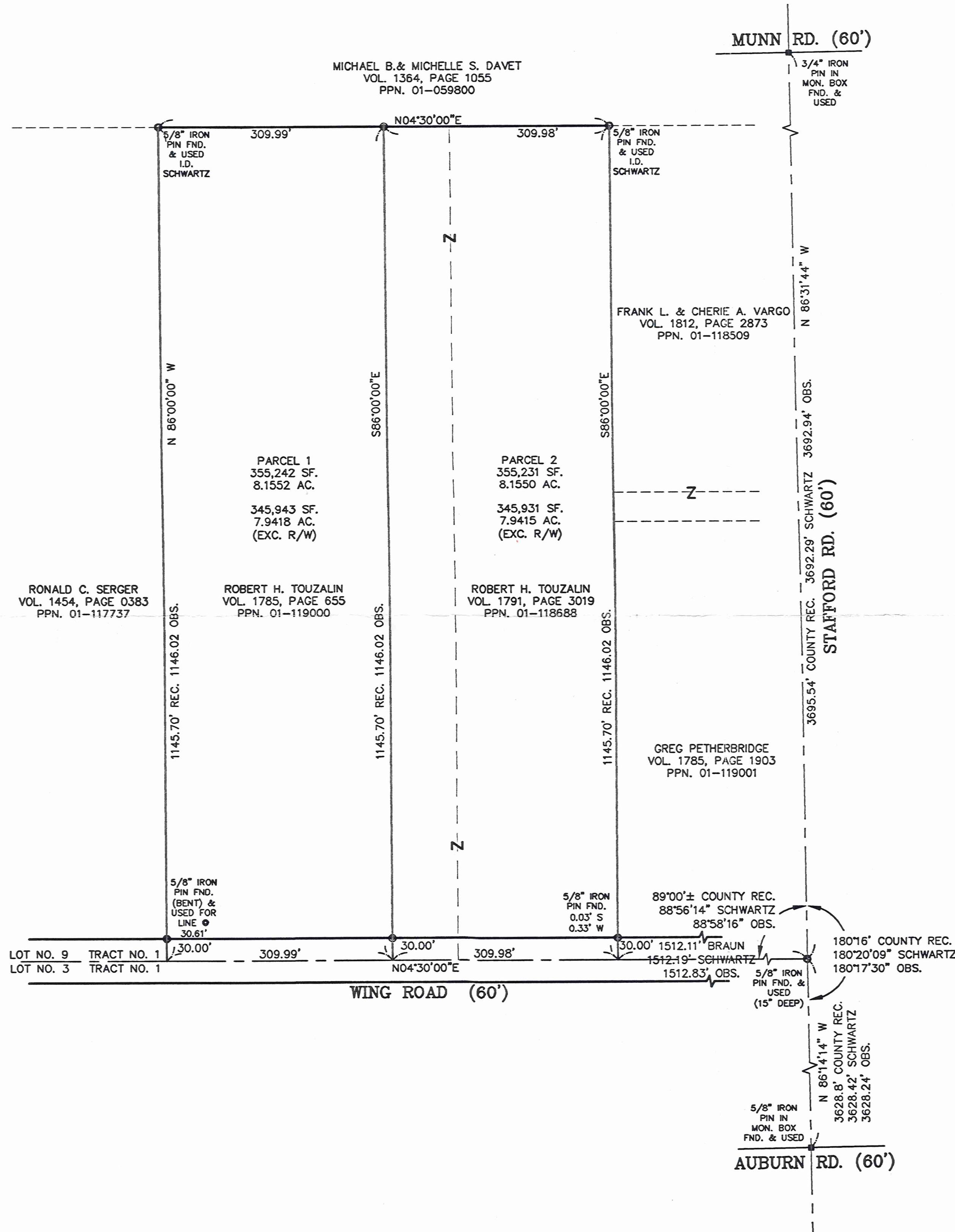
(IN FEET)
1 inch = 100 ft.



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors, and Land Planners

17078 MUNN ROAD, SUITE 3 Tel (440) 643-6900
CHAGRIN FALLS, OHIO 44023 Fax (440) 643-7176

CONTRACT NO.
06-2157





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

AUB-00260

Legal Description
Parcel No. 1
8.1552 Acres

Touzalin (07-169)
picked up 10-02-07
01-119000

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

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Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot No. 9, Section 3, Tract No. 1, and is further bounded and described as follows;

Beginning at a 5/8" iron pin found (15" deep) at the centerline intersection of Wing Road (60 feet wide) and Stafford Road (60 feet wide), said pin being distant **North 86° 14' 14" West, 3,628.24 feet** from a 5/8" iron pin found in a monument box at the centerline intersection of said Stafford Road with Auburn Road (60 feet wide);

Thence **South 04° 30' 00" West**, along said Wing Road centerline, **1,822.81 feet** to a point in the centerline of Wing Road and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 04° 30' 00" West**, along said centerline, **309.99 feet** to a point at the northeast corner of a parcel of land conveyed to Ronald C. Serger by deed recorded in Volume 1454, Page 383 of Geauga County Records;

Course II Thence **North 86° 00' 00" West**, (and passing over a 5/8" iron pin found bent at 30.61 feet), **1146.02 feet** to a 5/8" iron pin found (ID Schwartz) in the east line of a parcel of land conveyed to Michael B and Michelle S. Davet by deed recorded in Volume 1364, Page 1055 of Geauga County Records and being the northwest corner said Serger;

Course III Thence **North 04° 30' 00" East**, along said Davet's east line, **309.99 feet** to a 5/8" iron pin set;

Course IV Thence **South 86° 00' 00" East, 1146.02 feet** to the centerline of said Wing Road (and passing over a 5/8" iron pin set at 1116.02 feet) and the Principal Place of Beginning and containing 8.1552 Acres (355,242 square feet) of land ((7.9418 Acres (345,943 square feet of land exclusive of right-of-way) as surveyed and described in September, 2007 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.

SURVEY PLAT & LEGAL DESCRIPTION
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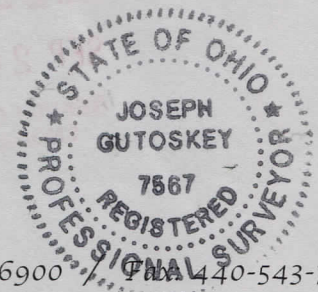
R.S. 10/2/07

OFFICE OF THE
GEGAUGA COUNTY ENGINEER

06-2157 9/21/2007

Prior Deed of Record:
Volume 1785, Page 655

Joseph Gutoskey PS
9/24/07



AMB 00260

(07-169)

01-118688

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Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description
Parcel No. 2
8.1550 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot No. 9, Section 3, Tract No. 1, and is further bounded and described as follows;

Beginning at a 5/8" iron pin found (15" deep) at the centerline intersection of Wing Road (60 feet wide) and Stafford Road (60 feet wide), said pin being distant **North 86° 14' 14" West, 3,628.24 feet** from a 5/8" iron pin found in a monument box at the centerline intersection of said Stafford Road with Auburn Road (60 feet wide);

Thence **South 04° 30' 00" West**, along said Wing Road centerline, **1512.83 feet** to a point in the centerline of Wing Road at the southeast corner of a parcel of land conveyed to Greg Petherbridge by deed recorded in Volume 1785, Page 1903 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 04° 30' 00" West**, along said centerline, **309.98 feet** to a point;

Course II Thence **North 86° 00' 00" West**, (and passing over a 5/8" iron pin set at 30.00 feet), **1146.02 feet** to a 5/8" iron pin set in the east line of a parcel of land conveyed to Michael B and Michelle S. Davet by deed recorded in Volume 1364, Page 1055 of Geauga County Records;

Course III Thence **North 04° 30' 00" East**, along said Davet's east line, **309.98 feet** to a 5/8" iron pin found (ID Schwartz) at the southwest corner of a parcel of land conveyed to Frank L. and Cherie A. Vargo by deed recorded in Volume 1812, Page 2873 of Geauga County Records;

Course IV Thence **South 86° 00' 00" East**, along said Vargo's south line, and along said Petherbridge's south line, **1146.02 feet** to the centerline of said Wing Road and the Principal Place of Beginning (witness a 5/8" iron pin found 0.03 feet South and 0.33 feet West of said south lines intersection with the west right-of-way line of said Wing Road) and containing 8.1550 Acres (355,231 square feet) of land ((7.9415 Acres (345,931 square feet of land exclusive of right-of-way) as surveyed and described in September, 2007 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 Deeds of Record:

- Volume 1791, Page 3019, PPN 01-118688, 5.7865 Acres
- Volume 1785, Page 655, PPN 01-119000, 2.3685 Acres

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

R.S. 10/2/07

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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Joseph Gutoskey
10/2/07

