



AUB-00262

Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Pinnacle (07-129)
Home sales pickup date
08-21-07

Vol 1828 PG 632

61-111640

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

LEGAL DESCRIPTION

Parcel 'A'

16.2963 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lots 7 & 12, Tract No. 3 and further known as being all of former sublots 16, 17 and 18 in Sunset Drive Subdivision as recorded in Volume 2, Pages 27 and 28 of Geauga County Map Records and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Munn Road (60 feet wide) and Bartholemew Road (60 feet wide) said pin also being the southeast corner of subplot 9 in said Subdivision;

Thence **North 90°00'00" West**, along said Bartholemew Road centerline and the south line of said subplot 9, **965.45 feet** to a point (witness a 1" iron pipe found 0.11 feet North and 0.20 feet West) at the southwest corner of said subplot 9 and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 90°00'00" West**, along said Bartholemew Road centerline, 964.94 feet to a point at the centerline intersection of Sunset Drive (60 feet wide, Private) and the southeast corner of former subplot 27 in said Subdivision;

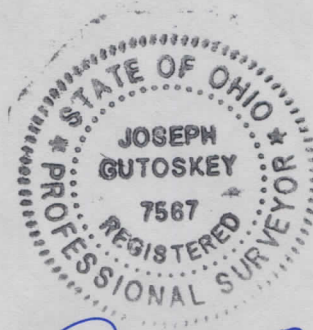
Course II Thence **North 00°00'00" East**, along said centerline and the east line of said former subplot 27, **294.78 feet** to a 5/8" iron pin set at a point of curvature;

Course III Thence along an arc of a curve deflecting to the right, along said centerline and the east line of said former subplot 27, an arc distance of **199.45 feet** to a 5/8" iron pin set at a point of tangency, said curve having a radius of **300.00 feet**, a delta of **38°05'30"**, and a chord which bears **North 19°02'45" East, 195.80 feet**;

Course IV Thence **North 38°05'30" East**, along said centerline and the east line of said former subplot 27, **198.20 feet**, to a 5/8" iron pin set at a point of curvature;

Course V Thence along an arc of a curve deflecting to the left, along said centerline, the east line of said former subplot 27 and the east line of subplot 26 in said Subdivision, an arc distance of **132.21 feet**, to 5/8" iron pin set at the southwest corner of subplot 19 in said Subdivision, said curve having a radius of **200.00 feet**, a delta of **37°52'34"** and a chord which bears **North 19°09'13" East, 129.82 feet**;

- Course VI Thence **North 90°00'00" East**, along the south line of said subplot 19 and the south line of subplot 20 in said Subdivision, **826.53 feet** to a point at the southeast corner of said subplot 20 and also being the southwest corner of subplot 21 and the northwest corner of subplot 11 in said Subdivision (witness a 5/8" iron pin found (ID Braun) 0.40 feet South, 0.08 feet West);
- Course VII Thence **South 00°00'58 East"**, along the west line of said subplot 11, **305.83 feet** to a point in the north line of subplot 10 in said Subdivision and being the southwest corner of said subplot 11, (witness a 5/8" iron pin found (ID Braun) 0.43 feet South, 0.14 feet West);
- Course VIII Thence **North 90°00'00 West**, along the north line of said subplot 10, **90.55 feet** to a point at the northwest corner of said subplot 10, (witness a 5/8" iron pin found (ID Braun) 0.44 feet South);
- Course IX Thence **South 00°00'51" East**, along the west line of said subplot 10 and 9 (and passing over a 1" iron pipe found at **422.43 feet**) **452.65 feet** to a point at the Principal Place of Beginning and containing 16.2963 acres (709,865 square feet) of land as surveyed and described in August, 2007 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.



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

PAK 8/9/07

OFFICE OF THE *REV*
 GEauga COUNTY ENGINEER

*Joseph Gutoskey PS
 8/9/07*

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 AUG 9 2007
 GEAGA COUNTY
 ENGINEERS