

# PLAT OF SURVEY FOR LACOUNTRIA, LTD.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT 37, TRACT 3.

DECEMBER, 2008

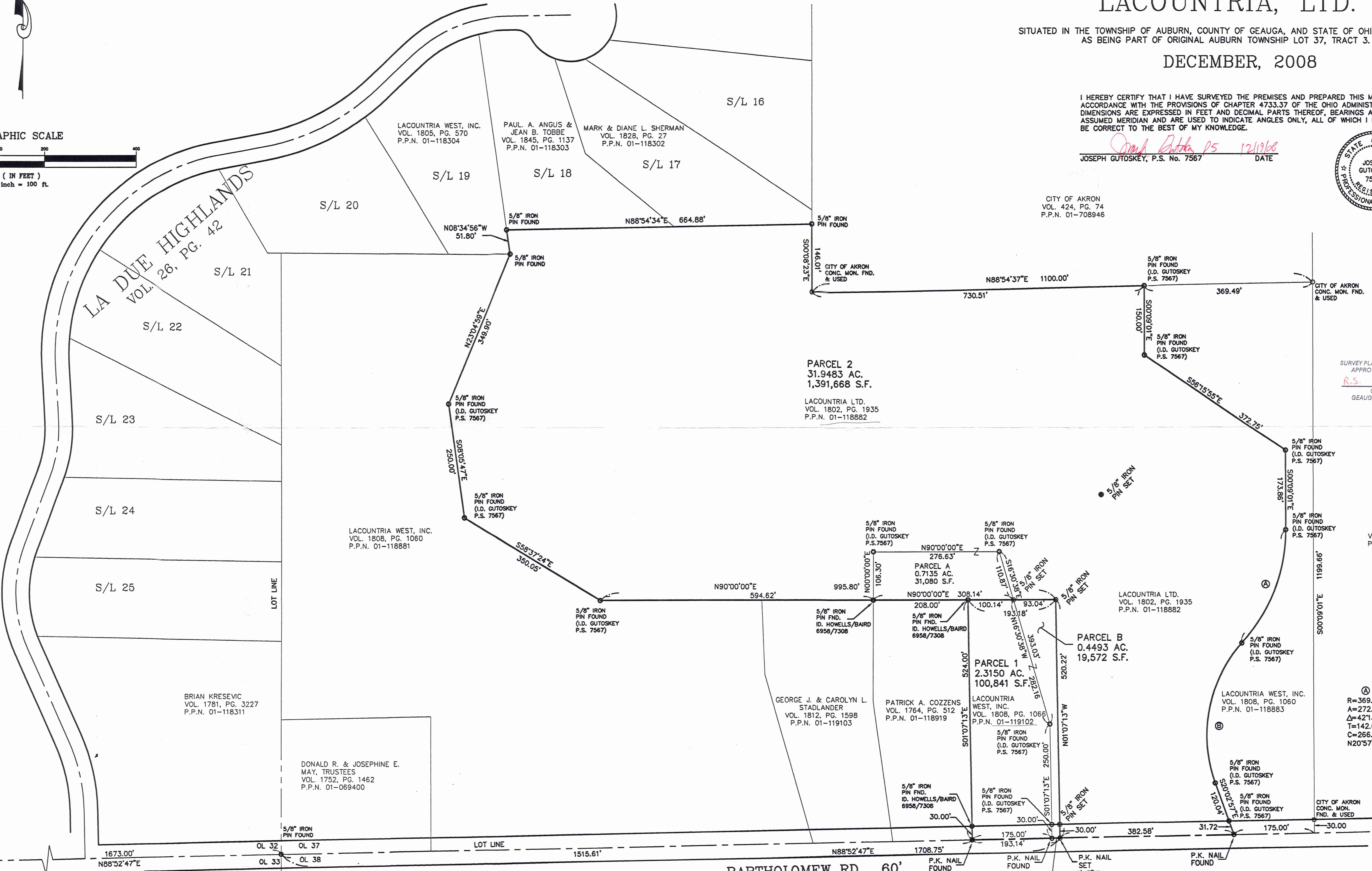
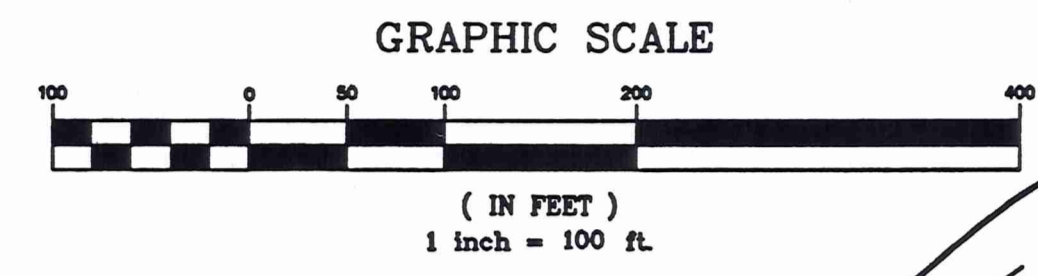
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 12/22/08



CITY OF AKRON  
VOL. 424, PG. 74  
P.P.N. 01-708946

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 12/22/08  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



AUBURN RD. 60'

BARTHOLOMEW RD. 60'

Ⓐ	Ⓑ
R=369.39'	R=300.00'
A=272.27'	A=325.31'
Δ=42°13'50"	Δ=62°07'46"
T=142.65'	T=180.72'
C=266.14'	C=309.60'
N20°57'54"E	S110°57'56"W

- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET ID. GUTOSKEY PS 7567

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
17078 MUNN ROAD, SUITE 3  
CHAGRIN FALLS, OHIO 44023  
Tel (440) 543-8900  
Fax (440) 543-7176

AUB00270

LaBountria (08-155)  
picked up 12-22-08  
01-119127



**Gutoskey & Associates, Inc.**  
Civil Engineers, Surveyors, & Land Planners

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

Vol. 1853-Pg. 1773

**Legal Description**  
Parcel "A"  
0.7135 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **1515.61 feet** to a PK nail found at the southeast corner of a parcel of land conveyed to Patrick A. Cozzens as recorded in Volume 1764, Page 512 of Geauga County Records;

Thence **North 01°07'13" West, 524.00 feet** to 5/8 inch iron pin found (ID.Howells/Baird 6958/7308) at the northeast corner of said Cozzen's and crossing over a 5/8 inch iron pin found (ID. Howells/Baird 6958/7308) at 30.00 feet and the Principal Place of Beginning of the Parcel of land herein intended to be described;

Course I Thence **South 90°00'00" West** along the north line of said Cozzens', **208.00 feet** to a 5/8 inch iron pin found (ID. Howells/ Baird 6958/7308) at the northwest corner thereof;

Course II Thence **North 00°00'00" West, 106.30 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567);

Course III Thence **North 90°00'00" East, 276.63 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567);

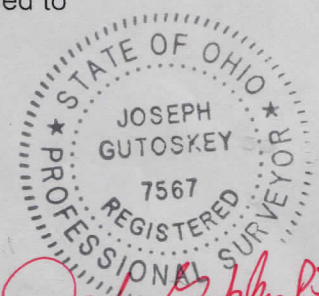
Course IV Thence **South 16°30'38" East, 110.87 feet** to a 5/8 inch iron pin set;

Course V Thence **South 90°00'00" West, 100.14 feet** to the Principal Place of Beginning and containing 0.7135 Acres (31,080 square feet) of land as surveyed and described in December, 2008 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;

Prior Deed of Record: Volume 1808, Page 1066  
0.7135 Acres out of PPN 01-119102

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

R.S. 12/22/08  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



*Joseph Gutoskey PS*  
*12/22/08*



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel "B"  
0.4493 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **1690.61 feet** to a PK nail found at the southeast corner of a parcel of land conveyed to LaCountria West, Inc. as recorded in Volume 1808, Page 1066 of Geauga County Records and the Principal Place of Beginning of the Parcel of land herein intended to be described;

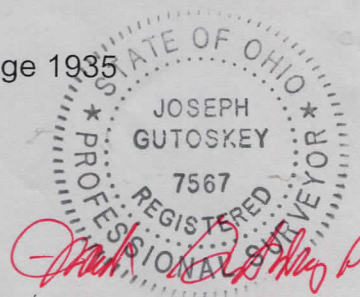
- Course I Thence **North 01°07'13" West**, along the easterly line of said LaCountria West, **250.00 feet** to a 5/8 inch iron pin found (ID. Gutoskey PS 7567) at an angle point therein and crossing over a 5/8 inch iron pin found (ID. Gutoskey PS 7567) at 30.00 feet;
- Course II Thence **North 16°30'38" West**, continuing along the easterly line of said LaCountria West, **282.16 feet** to a 5/8 inch iron pin set;
- Course III Thence **North 90°00'00" East, 93.04 feet** to a 5/8 inch iron pin set;
- Course IV Thence **South 01°07'13" East, 520.22 feet** (crossing over a 5/8 inch iron pin set at 490.22 feet) to a PK nail set in the centerline of said Bartholomew Road (60 feet wide)
- Course V Thence **South 88°52'47" West**, along said centerline, **18.14 feet** to the Principal Place of Beginning and containing 0.4493 Acres (19,572 square feet) of land as surveyed and described in December, 2008 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

Prior Deed of Record: Volume 1802, Page 1935

R.S. 12/22/08  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

0.4493 Acres out of PPN 01-118882





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel "1"  
2.3150 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **1515.61 feet** to a PK nail found at the southeast corner of a parcel of land conveyed to Patrick A. Cozzens as recorded in Volume 1764, Page 512 of Geauga County Records and the Principal Place of Beginning of the Parcel of land herein intended to be described

Course I Thence **North 01°07'13" West, 524.00 feet** to a 5/8 inch iron pin found (ID. Howells/Baird 6958/7308) at the northeast corner of said Cozzen's and crossing over a 5/8 inch iron pin found (ID. Howells/Baird 6958/7308) at 30.00 feet;

Course II Thence **South 90°00'00" East, 193.18 feet** to a 5/8 inch iron pin set;

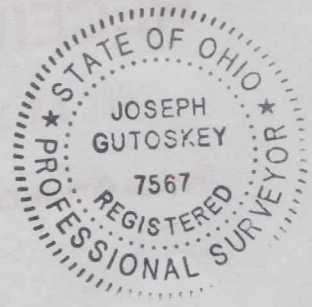
Course V Thence **South 01°07'13" East, 520.22 feet** (crossing over a 5/8 inch iron pin set at 490.22 feet) to a PK nail set in the centerline of said Bartholomew Road (60 feet wide);

Course VI Thence **South 88°52'47" West**, along said centerline, **193.14 feet** to the Principal Place of Beginning and containing 2.3150 Acres (100,841 square feet) of land as surveyed and described in December, 2008 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;

Prior Deed of Record: Volume 1802, Page 1935 and Volume 1808, Page 1066

0.4493 Acres out of PPN 01-118882  
1.8657 Acres out of PPN 01-119102

*Joseph Gutoskey P.S.*  
12/12/08



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

*R.S.* 12/22/08  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel "2"

31.9483 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **1708.75 feet** to a PK nail set at the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **North 01°07'13" West, 520.22 feet** to a 5/8 inch iron pin set and passing through a 5/8" iron pin set at 30.00 feet;
- Course II Thence **North 90°00'00" West, 995.80 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567) and passing along the northerly line of lands conveyed to Patrick A. Cozzens by deed recorded in Volume 1764, Page 512, George J. and Carolyn L. Stadlander by deed recorded in Volume 1812, Page 1598 and LaCountria West, Inc. by deed recorded in Volume 1808, Page 1060 all of Geauga County Records;
- Course III Thence **North 58°37'24" West**, along said LaCountria West's easterly line, **350.05 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567);
- Course IV Thence **North 08°05'47" West**, along said LaCountria West's easterly line, **250.00 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567);
- Course V Thence **North 23°04'59" East**, along said LaCountria West's easterly line, **349.90 feet** to a 5/8 inch iron pin found at the southeast corner of subplot 19 in LaDue Highlands Subdivision as recorded in Volume 26 Page 42 of Geauga County Map Records;

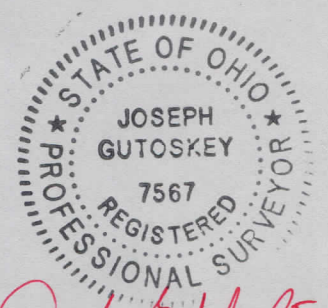
- Course VI Thence **North 08°34'56" West**, along the east line of said subplot 19, **51.80 feet** to a 5/8 inch iron pin found at the southwest corner of subplot 18;
- Course VII Thence **North 88°54'34" East**, along the south line of sublots 18 and 17 in said Subdivision, **664.88 feet** to a 5/8 inch iron pin found at the southeast corner of said subplot 17 and in the west line of a parcel of land conveyed to the City of Akron by deed recorded in Volume 424 Page 74 of Geauga County Records;
- Course VIII Thence **South 00°08'23" East**, along the west line of said City of Akron, **146.01 feet** to a City of Akron concrete monument found at the southwest corner thereof;
- Course IX Thence **North 88°54'37" East**, along said City of Akron's south line, **730.51 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567) at the northwest corner of a parcel of land conveyed to LaCountria West, Inc. by deed recorded in Volume 1808, Page 1060 (Parcel No. 01-118883);
- Thence following the westerly line of said LaCountria West by the following six courses;
- Course X Thence **South 00°09'01" East**, **150.00 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567);
- Course XI Thence **South 56°15'55" East**, **372.75 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567);
- Course XII Thence **South 00°09'01" East**, **173.86 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567) at a point of curvature;
- Course XIII Thence along an arc of a curve deflecting to the right an arc distance of **272.27 feet**, to a 5/8 inch iron pin found (ID Gutoskey PS 7567) at a point of reverse curvature, said curve having a radius of **369.39 feet**, a delta of **42°13'50"**, and a chord which bears **South 20° 57' 54" West, 266.14 feet**;
- Course XIV Thence along an arc of a curve deflecting to the left an arc distance of **325.31 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567) at a point of tangency, said curve having a radius of **300.00 feet**, a delta of **62°07'46"**, and a chord which bears **South 11° 00' 56" West, 309.60 feet**;

Course XV Thence **South 20° 02' 57" East, 120.04 feet** to a PK nail found in the centerline of said Bartholomew Road and passing over a 5/8 inch iron pin found (ID Gutoskey PS 7567) at 88.32 feet;

Course XVI Thence **South 88° 52' 47" West**, along said centerline, **382.58 feet** to the Principal Place of Beginning and containing 31.9483 Acres (1,391,668 square feet) of land as surveyed and described in December, 2008 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;

Prior Deed of Record: Volume 1802, Page 1935 and Volume 1808 Page 1066

0.7135 Acres out of PPN 01-119102  
31.2348 Acres out of PPN 01-118882



*Joseph Gutoskey PS*  
*12/18/08*

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

R.S. 12/22/08  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

RECEIVED

*12/18/08*

GEAUGA COUNTY ENGINEER