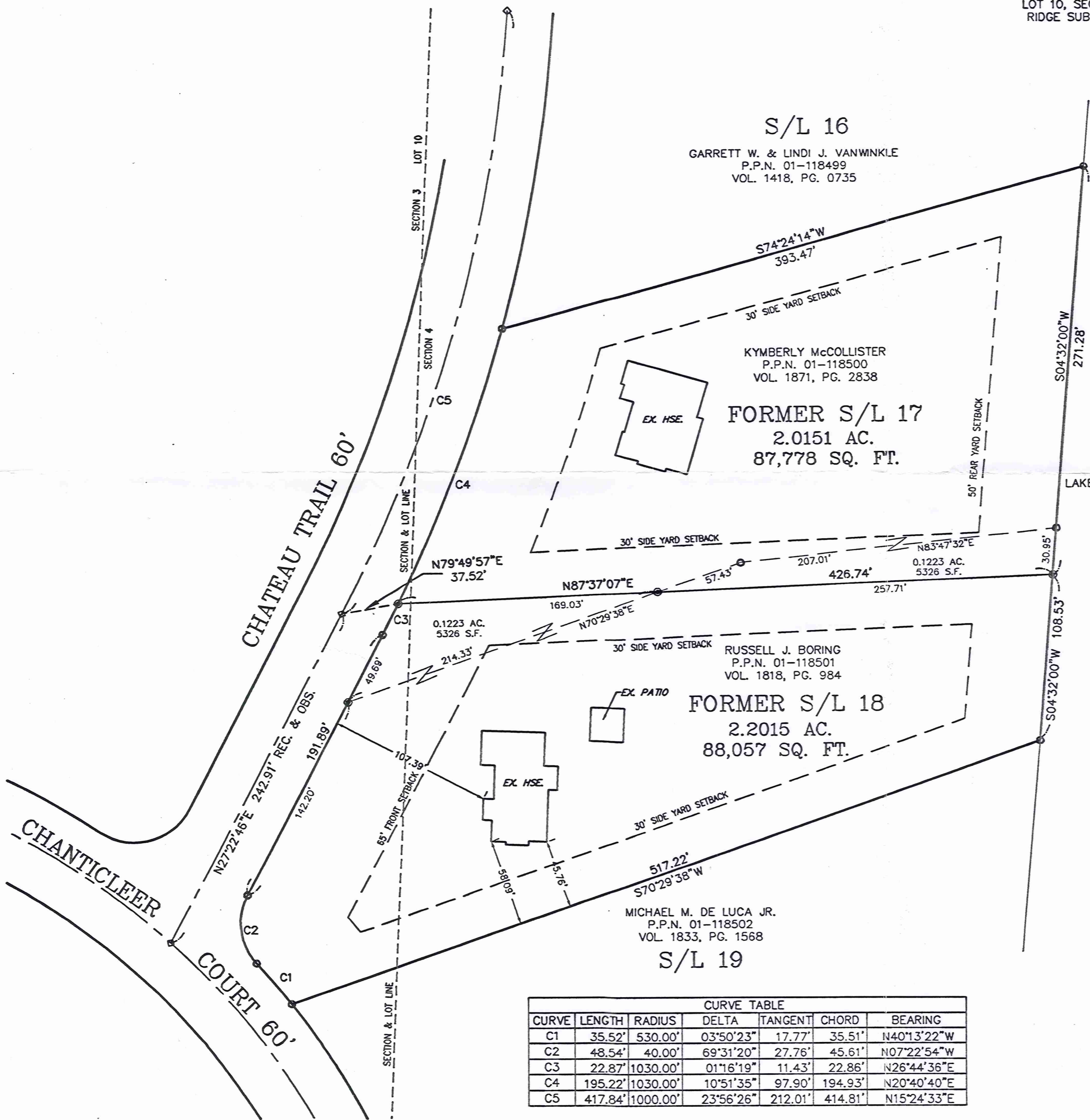


LOT SPLIT AND CONSOLIDATION PLAT

FOR
RUSSELL J. BORING

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GEauga, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT 10, SECTION 3, TRACT 2 AND SECTION 4, TRACT 2 AND FORMERLY KNOWN AS SUBLot NOS. 17 AND 18 IN MAPLE RIDGE SUBDIVISION PHASE 1, AS SHOWN BY RECORDED PLAT IN VOLUME 30, PAGE 28 OF GEauga COUNTY RECORDS.

JANUARY, 2011



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.

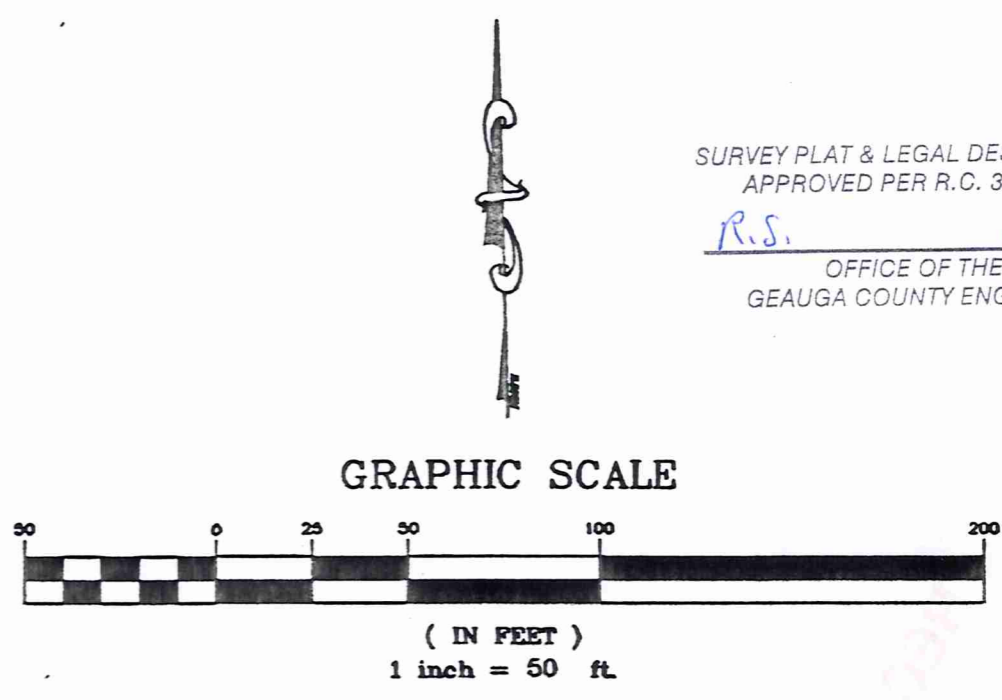
Joseph Gutoskey PS 2/18/11
 JOSEPH GUTOSKEY, P.S. No. 7567 DATE



LEGEND

- 5/8" X 30" LONG IRON PIN SET
I.D. GUTOSKEY, PS 7567
- 5/8" IRON PIN FOUND
ID "HOWELLS/BAIRD 5928 7308"
- 1" IRON PIN IN
MON. BOX FD. & USED

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
R.S. 05/17/11
 OFFICE OF THE *Revised*
 GEauga COUNTY ENGINEER



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	35.52'	530.00'	03°50'23"	17.77'	35.51'	N40°13'22"W
C2	48.54'	40.00'	69°31'20"	27.76'	45.61'	N07°22'54"W
C3	22.87'	1030.00'	01°16'19"	11.43'	22.86'	N26°44'36"E
C4	195.22'	1030.00'	10°51'35"	97.90'	194.93'	N20°40'40"E
C5	417.84'	1000.00'	23°56'26"	212.01'	414.81'	N15°24'33"E

GUTOSKEY & ASSOCIATES INC.
 Civil Engineers, Surveyors & Land Planners
 17078 MUNN ROAD, SUITE 1 Tel (440) 543-6900
 CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

AUB00285

(AUB 00285)

Boring-McCollister (11-016)

Picked up 5-24-11

01-119146

Vol. 1915- Pg. 3047

LEGAL DESCRIPTION

Parcel to be conveyed to Boring
0.1223 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. 10, Section No. 3, Tract No. 2 and Section No. 4, Tract No. 2 and further known as being part of former subplot 17 in Maple Ridge Subdivision Phase 1 as recorded in Volume 30, Page 28 of Geauga County Map Records and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Chanticleer Court (60 feet wide) and Chateau Trail (60 feet wide);

Thence **North 27° 22' 46" East**, along said Chateau Trail centerline, **242.91 feet** to a 1" iron pin found in a monument box at a point of curvature in said centerline;

Thence **North 79° 49' 57" East**, **37.52 feet** to a 5/8" iron pin set in the curved easterly right-of-way line of said Chateau Trail at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 87° 37' 07" East**, **169.03 feet** to a 5/8" iron pin set in the northwesterly line of former subplot 18 in Maple Ridge Subdivision Phase 1 as recorded in Volume 30, Page 28 of Geauga County Map Records;

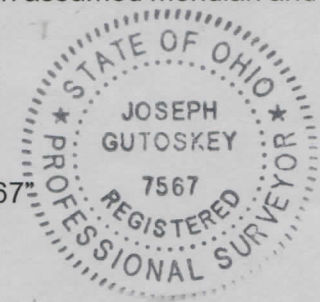
Course II Thence **South 70° 29' 38" West**, along the northwesterly line of said former subplot 18, **214.33 feet** to a 5/8" iron set in the easterly right-of-way line of said Chateau Trail;

Course III Thence **North 27° 22' 46" East**, along the easterly right-of-way line of said Chateau Trail, **49.69 feet** to a 5/8 inch iron pin found (ID Howells/Baird 5928 7308) at a point of curvature;

Course IV Thence along said right-of-way line along an arc of a curve deflecting to the left an arc distance of **22.87 feet**, to a 5/8 inch iron pin set at the Principal Place of Beginning, said curve having a radius of **1030.00 feet**, a delta of **01° 16' 19"**, and a chord which bears **North 26° 44' 36" East**, **22.86 feet** and containing 0.1223 Acres (5326 square feet) of land as surveyed and described in January, 2011 by Joseph Gutoskey, P.S. #7567 be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Prior deed reference: Volume 1871, Page 2838
0.1223 Acres out of parcel # 01-118500
All iron pins set are 5/8" diameter by 30" long
bearing a yellow cap marked "GUTOSKEY PS 7567"

Joseph Gutoskey PS 2/18/11



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

R.S.

05/17/11

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION

McCollister
2.0151 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. 10, Section No. 3, Tract No. 2 and Section No. 4, Tract No. 2 and further known as being part of former sublots 17 and 18 in Maple Ridge Subdivision Phase 1 as recorded in Volume 30, Page 28 of Geauga County Map Records and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Chanticleer Court (60 feet wide) and Chateau Trail (60 feet wide);

Thence **North 27° 22' 46" East**, along said Chateau Trail centerline, **242.91 feet** to a 1" iron pin found in a monument box at a point of curvature in said centerline;

Thence **North 79° 49' 57" East**, **37.52 feet** to a 5/8" iron pin set in the curved easterly right-of-way line of said Chateau Trail and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence along said right-of-way line along an arc of a curve deflecting to the left an arc distance of **195.22 feet**, to a 5/8" iron pin found (ID Howells/Baird 5928 7308) at the southwest corner of subplot 16 in said Subdivision, said curve having a radius of **1030.00 feet**, a delta of **10°51'35"**, and a chord which bears **North 20°40' 40" East**, **194.93 feet**;

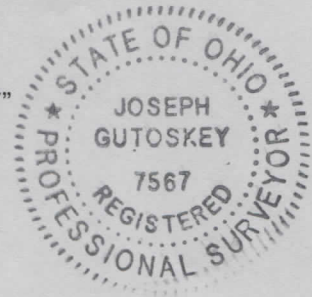
Course II Thence **North 74° 24' 14" East**, along the southeasterly line of said subplot 16, **393.47 feet** to a 5/8" iron pin found (ID Howells/Baird 5928 7308) in the west line of a parcel of land conveyed to Lake Effect Investment Corp. (P.P. # 01-037900) by deed recorded in Volume 1681, Page 895 of Geauga County Records;

Course III Thence **South 04° 32' 00" West**, along said Lake Effect's west line, **271.28 feet** to a 5/8" iron pin set;

Course IV Thence **South 87° 37' 07" West**, **426.74 feet** to a 5/8" iron pin set at the Principal Place of Beginning, and containing 2.0151 Acres (87,778 square feet) of land as surveyed and described in January, 2011 by Joseph Gutoskey, P.S. #7567 be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Prior deed reference: Volume 1871, Page 2838 and Volume 1818, Page 984
0.1223 Acres out of parcel # 01-118501
1.8928 Acres out of parcel #01-118500
All iron pins set are 5/8" diameter by 30" long
bearing a yellow cap marked "GUTOSKEY PS 7567"

Joseph Gutoskey PS 2/1/11



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

R.S.
05/17/11
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION

Boring
2.2015 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. 10, Section No. 3, Tract No. 2 and Section No. 4, Tract No. 2 and further known as being part of former sublots 17 and 18 in Maple Ridge Subdivision Phase 1 as recorded in Volume 30, Page 28 of Geauga County Map Records and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Chanticleer Court (60 feet wide) and Chateau Trail (60 feet wide);

Thence **North 27° 22' 46" East**, along said Chateau Trail centerline, **242.91 feet** to a 1" iron pin found in a monument box at a point of curvature in said centerline;

Thence **North 79° 49' 57" East**, **37.52 feet** to a 5/8" iron pin set in the curved easterly right-of-way line of said Chateau Trail and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 87° 37' 07" East**, **426.74 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to Lake Effect Investment Corp. (P.P. #01-037900) by deed recorded in Volume 1681, Page 895 of Geauga County Records;

Course II Thence **South 04° 32' 00" West**, along said Lake Effect's west line, **108.53 feet** to a 5/8" iron pin found (ID Howells/Baird 5928 7308) at the northeast corner of subplot 19 in said Subdivision;

Course III Thence **South 70° 29' 38" West**, along the northwesterly line of said subplot 19, **517.22 feet** to a 5/8" iron pin found (ID Howells/Baird 5928 7308) at the northwest corner of subplot 19 and in the curved northeasterly right-of-way line of said Chanticleer Court;

Course IV Thence along said right-of-way line along an arc of a curve deflecting to the left an arc distance of **35.52 feet**, to a 5/8 inch iron pin found (ID Howells/Baird 5928 7308) at a point of reverse curvature, said curve having a radius of **530.00 feet**, a delta of **03°50'23"**, and a chord which bears **North 40° 13' 22" West**, **35.51 feet**;

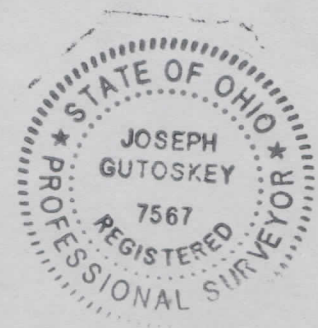
Course V Thence along the curved turnout between said Chanticleer Court and Chateau Lane along an arc of a curve deflecting to the right an arc distance of **48.54 feet**, to a 5/8 inch iron pin found (ID Howells/Baird 5928 7308) at a point of tangency, said curve having a radius of **40.00 feet**, a delta of **69°31'20"**, and a chord which bears **North 07° 22' 54" West**, **45.61 feet**;

Course VI Thence **North 27° 22' 46" East**, along the easterly right-of-way line of said Chateau Trail, **191.89 feet** to a 5/8 inch iron pin found (ID Howells/Baird 5928 7308) at a point of curvature;

Course VII Thence along said right-of-way line along an arc of a curve deflecting to the left an arc distance of **22.87 feet**, to a 5/8 inch iron pin set at the Principal Place of Beginning, said curve having a radius of **1030.00 feet**, a delta of **01°16'19"**, and a chord which bears **North 26°44' 36" East, 22.86 feet** and containing 2.2015 Acres (88,057 square feet) of land as surveyed and described in January, 2011 by Joseph Gutoskey, P.S. #7567 be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Prior deed reference: Volume 1818, Page 984 and Volume 1871, Page 2838
 0.1223 Acres out of parcel # 01-118500
 2.0792 Acres out of parcel #01-118501
 All iron pins set are 5/8" diameter by 30" long
 bearing a yellow cap marked "GUTOSKEY PS 7567"

Joseph Gutoskey PS
2/10/11



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

R.S. 05/17/11
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 GEauga COUNTY ENGINEER

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