

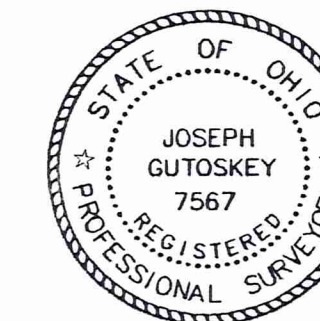
PLAT OF SURVEY,  
CONSOLIDATION & LOT SPLIT  
FOR  
AUBURN TOWNSHIP TRUSTEES

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GEauga AND STATE  
OF OHIO: PART OF ORIGINAL TOWNSHIP SECTION NO. 4, TRACT NO. 2.

APRIL, 2012

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 P.S. 7567*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



LEGEND

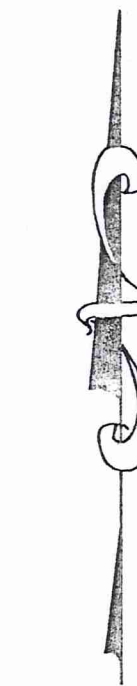
● 5/8" X 30" LONG IRON PIN SET, I.D. GUTOSKEY P.S. 7567

This division of land complies with the  
applicable Auburn Township Zoning Resolution. This  
day of \_\_\_\_\_, 2012.

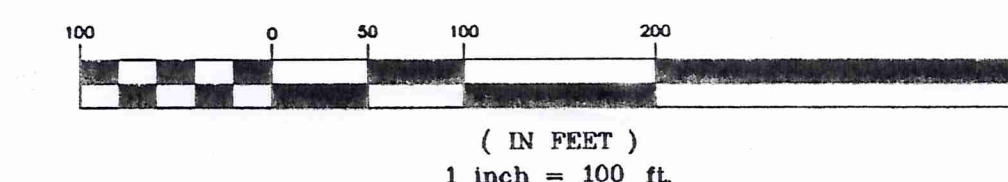
By: Frank V. Kitko, Jr., Auburn Township Inspector

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

*Sum P.M. 8/31/12*  
OFFICE OF THE  
Rensco  
GEAUGA COUNTY ENGINEER



GRAPHIC SCALE



**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers, Surveyors & Land Planners  
10135 GOTTSCALK PKWY, SUITE 4 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

CONTRACT No.  
12-2699





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

picked up  
9-5-12  
01-119149  
1934-2708

## LEGAL DESCRIPTION 13.8035 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section No. 4, Tract No. 2 and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Washington Street (60 feet wide) with the centerline of Ravenna Road (State Route 44) (60 feet wide and varies);

Thence **North 85°46'00" West**, along said Washington Street centerline, **702.65 feet** to a point in said centerline at the northwest corner of a parcel of land conveyed to ANNE M. LA RUE & PATSY ANNE GRECAR TRUSTEE (P.P. #01-062100) by deed recorded in Volume 1817 Page 340 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

**Course I** Thence **South 5°29'01" West** along said LARUE'S and GRECAR'S west line and its southerly prolongation (passing over a 5/8" iron pin set at 30.01 feet and a 1" iron pipe found at 469.81 feet), **677.09 feet** to a 5/8" iron pin set in the northerly line of a parcel of land conveyed to AUBURN COMMERCIAL I INC (P.P. #01-011720) by deed recorded in Volume 825 Page 3 of Geauga County Records;

**Course II** Thence **South 64°29'18" West**, along said AUBURN COMMERCIAL I INC'S north line, **122.56 feet** to a point (witness a 5/8" iron pin found 0.17 feet North and 0.17 feet East);

**Course III** Thence **South 10°42'49" West**, along said AUBURN COMMERCIAL I INC'S west line, **235.85 feet** to a point in the northerly Limited Access Line of U.S. Route 422 as recorded in Volume 9, Pages 76-78 of Geauga County Map Records (witness a 5/8" iron pin found 1.38 feet North and 1.32 feet East)(ID Campbell);

**Course IV** Thence **South 87°54'27" West**, along said Limited Access Line, **474.31 feet** to a 5/8" iron pin set at an angle point therein;

**Course V** Thence **North 84°29'52" West**, along said Limited Access Line, **46.37 feet** to a 5/8" iron pin set at the southeast corner of a parcel of land conveyed to BESSER COMPANY LLC (P.P. #01-005200) by deed recorded in Volume 1373 Page 1052 of Geauga County Records;

**Course VI** Thence **North 4°33'14" East**, along said BESSER COMPANY LLC'S east line, **597.11** to a 5/8" iron pin found at an angle point therein;

**Course VII** Thence **South 85°48'18" East**, along said BESSER COMPANY LLC'S east line, **35.81** to a 5/8" iron pin found at an angle point therein;

**Course VIII** Thence **North 5°29'57" East**, along said BESSER COMPANY LLC'S east line, (and passing over 1" iron pipes found at 40.77 feet and 395.74 feet), **425.59 feet** to a point in the centerline of said Washington Street;

**Course IX** Thence **South 85°55'00" East**, along said Washington Street centerline, **266.00 feet** to an angle point in said centerline;

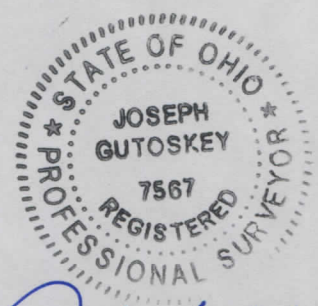
**Course X** Thence **South 85°46'00" East**, along said Washington Street centerline, **351.03 feet** to a point at the Principal Place of Beginning and containing 13.8035 Acres (601,282 square feet) (13.3786 Acres (582,771 square feet) exclusive of right-of-way) of land as surveyed and described in April, 2012 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.

Pins set are 5/8" diameter by 30" long with yellow ID cap "Gutoskey PS 7567".

Prior deed references: Volume 1903, Page 1488 (P.P. #01-069300 (7.8525 Acres))  
Volume 210, Page 305 (P.P. #01-703200 (2.3691 Acres))  
Volume 64, Page 70 (P.P. #01-703100 (3.0785 Acres) and  
01-709003 (0.5034 Acres))

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

s.m/p.v 8/31/12  
OFFICE OF THE Reviser  
GEAUGA COUNTY ENGINEER



*Joseph Gutoskey PS*  
8/30/12



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

01-069300  
1934-2704

## LEGAL DESCRIPTION

2.1505 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section No. 4, Tract No. 2 and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection Ravenna Road (State Route 44) (60 feet wide and varies) with the centerline of Washington Street (60 feet wide);

Thence **South 11° 28' 30" West**, along said Ravenna Road centerline, **504.60 feet** to a point in said centerline;

Thence **North 85° 50' 52" West, 50.41 feet** to a point in the westerly right-of-way line of said Ravenna Road at the southeast corner of a parcel of land conveyed to F T ASSOCIATES (P.P. #01-064600) by deed recorded in Volume 826 Page 294 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described (witness a 5/8" iron pin found 0.64 feet South and 0.09 feet East);

**Course I** Thence **South 14°15'09" West** along said westerly right-of-way line, **150.00 feet** to a point at the northeasterly corner of a parcel of land conveyed to AUBURN COMMERCIAL I INC (P.P. #01-011720) by deed recorded in Volume 825 Page 3 of Geauga County Records (witness a 5/8" iron pin found 0.04 feet North and 0.03 feet West);

**Course II** Thence **South 56°21'39" West**, along said AUBURN COMMERCIAL I INC'S north line, **52.21** to an angle point therein (witness a 5/8" iron pin found 0.05 feet South and 0.18 feet West);

**Course III** Thence **North 78°48'01" West**, along said AUBURN COMMERCIAL I INC'S north line, **450.00 feet** to an angle point therein (witness a 5/8" iron pin found 0.08 feet South and 0.06 feet West);

**Course IV** Thence **South 64°29'18" West**, along said AUBURN COMMERCIAL I INC'S north line, **102.99 feet** to a 5/8" iron pin set;

**Course V** Thence **North 5°29'01" East, 207.28 feet** to a 1" iron pipe found at the southwest corner of a parcel of land conveyed to ANNE M. LA RUE & PATSY ANNE GRECAR TRUSTEE (P.P. #01-062100) by deed recorded in Volume 1817 Page 340 of Geauga County Records;

**Course VI** Thence **South 78°38'38" East**, along said LARUE'S and GRECAR'S south line and an additional parcel of land conveyed to LARUE and GRECAR (P.P. #01-117444), **253.53** to a 1" iron pipe found at said LARUE'S and GRECAR'S southeast corner and said F T ASSOCIATES' southwest corner;

AUB 00290

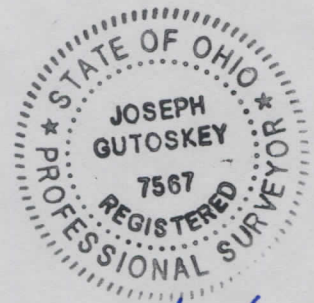
**Course VII** Thence **South 85°50'52" East**, along said F T ASSOCIATES' south line, **347.31feet** to a point at the Principal Place of Beginning and containing 2.1505 Acres (93,678 square feet) of land as surveyed and described in April, 2012 by Joseph Gutoskey, P.S. #7567 be the same, more or less, 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.

Pins set are 5/8" diameter by 30" long with yellow ID cap "Gutoskey PS 7567".

Prior deed reference: Volume 1903, Page 1488 (P.P. #01-069300)

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

s.m.l.v. 8/31/12  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER



*Joseph Gutoskey PS*  
*8/30/12*