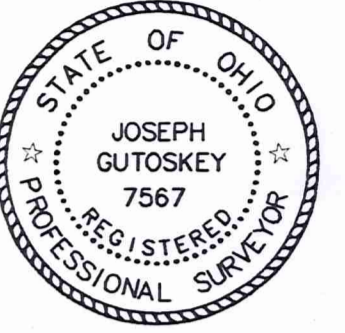


LOT SPLIT FOR CHRISTOPHER G. FREEMAN OCTOBER, 2013

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF
GEAUGA, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP
LOT No. 1, SECTION 3, TRACT 2

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 11/4/13
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

● 30" LONG BY 5/8" DIAMETER IRON PIN SET, I.D. GUTOSKEY PS 7567

PARCEL "A"
33.0308 ACRES FROM PPN 01-108200
PARCEL "B"
1.0000 ACRE FROM PPN 01-108200
4.0791 ACRES FROM PPN 01-118890

ELLEN T. KUHNLE,
TRUSTEE
VOL.1831, PG.2722
P.P.N. 01-118097

MARK W. TRETHERWEY
VOL.1771, PG.2482
P.P.N. 01-118955

JOHN L. & SANDRA K.
NELSON
VOL.1682, PG.0506
P.P.N. 01-074400

PARCEL "A"
33.0308 Acres
1,438,821 SQ. FT.
32.4344 Acres (Exclusive of R/W)
1,412,842 SQ.FT. (Exclusive of R/W)

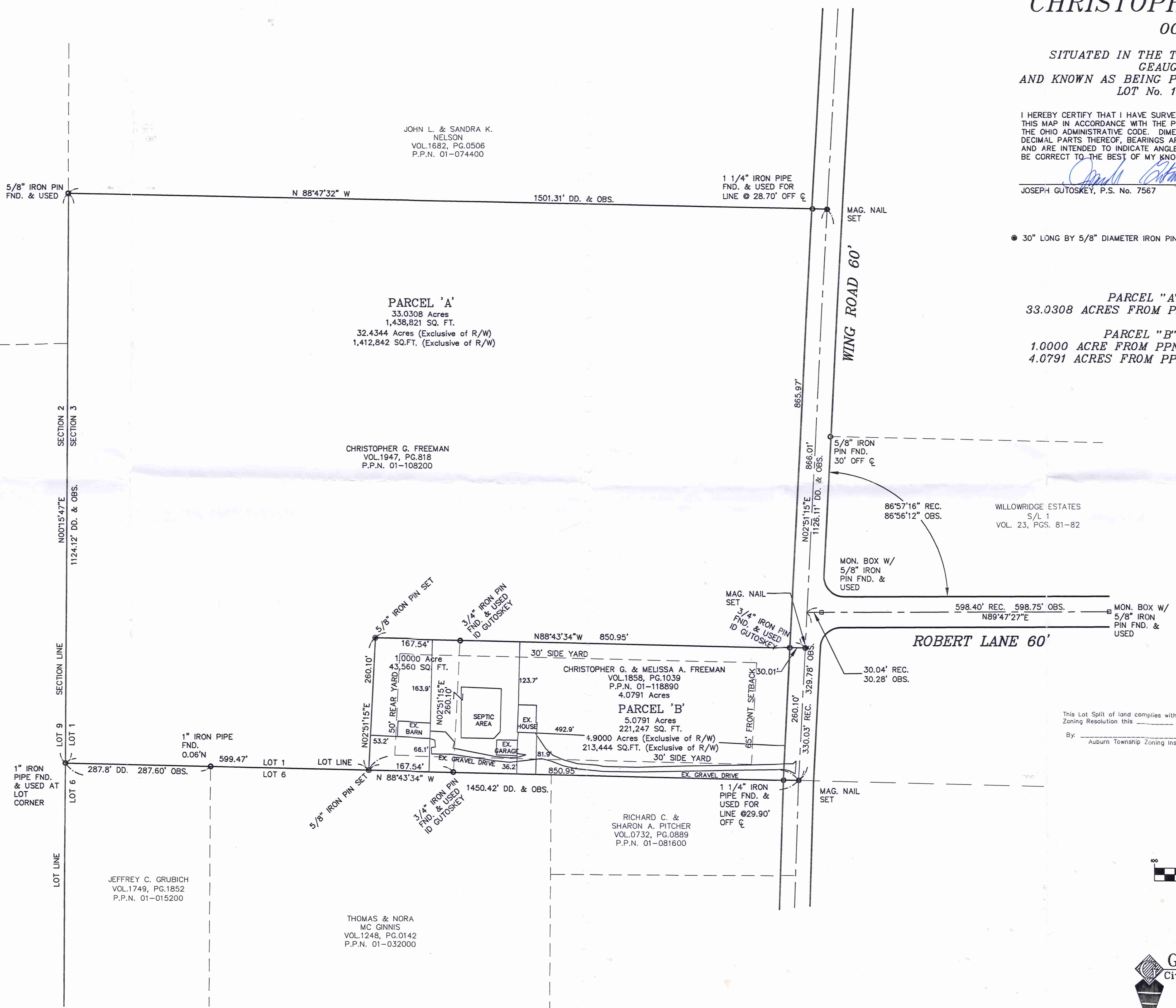
CHRISTOPHER G. FREEMAN
VOL.1947, PG.818
P.P.N. 01-108200

CHRISTOPHER G. & MELISSA A. FREEMAN
VOL.1858, PG.1039
P.P.N. 01-118890
4.0791 Acres
PARCEL "B"
5.0791 Acres
221,247 SQ. FT.
4.9000 Acres (Exclusive of R/W)
213,444 SQ.FT. (Exclusive of R/W)
30' SIDE YARD

RICHARD C. &
SHARON A. PITCHER
VOL.0732, PG.0889
P.P.N. 01-081600

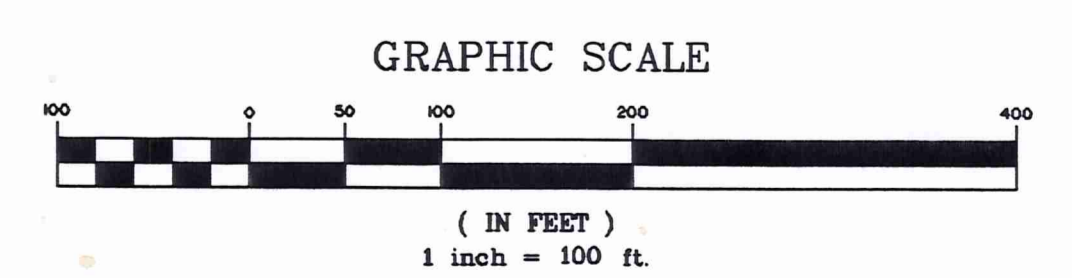
JEFFREY C. GRUBICH
VOL.1749, PG.1852
P.P.N. 01-015200

THOMAS & NORA
MC GINNIS
VOL.1248, PG.0142
P.P.N. 01-032000



This Lot Split of land complies with the applicable Auburn Township
Zoning Resolution this _____ day of _____ 2013.
By: _____
Auburn Township Zoning Inspector

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER S.C.O. 315.251
MWB 11/4/13
OFFICE OF THE
GEAUGA COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
10195 COTTSCALK PARKWAY, #4 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description
Parcel "B"
5.0791 Acres

01-118890
Vol. 1962, Pg. 1838

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 1, Section No. 3, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pipe found at the southwest corner of said Lot 1, said pipe also being at the northwest corner of a parcel of land conveyed to Jeffrey C. Grubich by deed recorded in Volume 1749, Page 1852 of Geauga County Records (P.P.N. 01-015200) and the southwest corner of a parcel of land conveyed to Christopher G. Freeman by deed recorded in Volume 1947, Page 818 of Geauga County Records (P.P.N. 01-108200), said pipe also being in the west line of Section 3, and the east line of a parcel of land conveyed to Mark W. Trethewey by deed recorded in Volume 1771, Page 2482 of Geauga County Records (P.P.N. 01-108500);

Thence **South 88° 43' 34" East**, along the south line of said Lot No. 1, the south line of said Freeman, the north line of said Grubich and the north line of a parcel of land conveyed to Thomas and Nora McGinnis by deed recorded in Volume 1248, Page 142 of Geauga County Records (P.P.N. 01-032000), **599.47 feet** to a 5/8" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 02° 51' 15" East**, creating a new line, **260.10 feet** to a 5/8" iron pin set;

Course II Thence **South 88° 43' 34" East**, creating a new line along the westerly extension of the south line of said Freeman and the south line of said Freeman (and passing over a 3/4" iron pin found at 167.54 feet and 653.40 feet (ID Gutoskey)) **850.95 feet** to a mag nail set in the centerline of Wing Road (60 feet wide) at the southeast corner of said Freeman;

Course III Thence **South 02° 51' 15" West**, along said centerline, **260.10 feet** to a mag nail set in the south line of said Lot No. 1 and the northeast corner of a parcel of land conveyed to Richard C. and Sharon A. Pitcher by deed recorded in Volume 732, Page 889 of Geauga County Records(P.P.N. 01-081600);

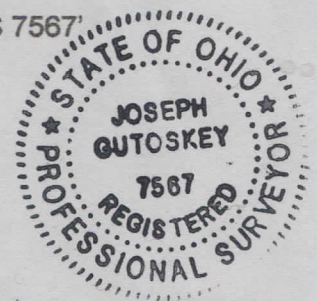
Course IV Thence **North 88° 43' 34" West**, along the south line of said Lot No. 1, and the north line of said Pitcher and McGinnis (passing over a 1-1/4" iron pipe found at 29.90 feet and a 3/4" iron pin found at 683.41 feet (ID Gutoskey)), **850.95 feet** to Principal Place of Beginning and containing 5.0791 Acres (221,247 square feet) (4.9000 Acres, 213,444 square feet exclusive of Right-of-Way) of land as surveyed and described in October, 2013 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.

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'
1.0000 Acre from P.P.N. 01-108200
4.0791 Acres from P.P.N. 01-118890
Prior Deed of Record Volume 1858, Page 1039

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

[Signature] 11/4/13
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

[Signature]
11/4/13





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Freeman

13-098

PICKED up 11-6-13

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

Legal Description

Parcel to be conveyed to C & M Freeman
1.0000 Acres

01-119155

Vol. 1962, Pg. 1831

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 1, Section No. 3, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pipe found at the southwest corner of said Lot 1, said pipe also being at the northwest corner of a parcel of land conveyed to Jeffrey C. Grubich by deed recorded in Volume 1749, Page 1852 of Geauga County Records (P.P.N. 01-015200) and the southwest corner of a parcel of land conveyed to Christopher G. Freeman by deed recorded in Volume 1947, Page 818 of Geauga County Records (P.P.N. 01-108200), said pipe also being in the west line of Section 3, and the east line of a parcel of land conveyed to Mark W. Trethewey by deed recorded in Volume 1771, Page 2482 of Geauga County Records (P.P.N. 01-118955);

Thence **South 88° 43' 34" East**, along the south line of said Lot No. 1, the south line of said Freeman, the north line of said Grubich and the north line of a parcel of land conveyed to Thomas and Nora McGinnis by deed recorded in Volume 1248, Page 142 of Geauga County Records (P.P.N. 01-032000), **599.47 feet** to a 5/8" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 02° 51' 15" East**, creating a new line, **260.10 feet** to a 5/8" iron pin set;

Course II Thence **South 88° 43' 34" East**, creating a new line along the westerly extension of the south line of said Christopher G. Freeman **167.54 feet** to a 3/4" iron pin found (ID Gutoskey) at the northwest corner of a parcel of land conveyed to Christopher G. & Melissa A. Freeman by deed recorded in Volume 1858, Page 1039 of Geauga County Records (P.P.N. 01-118890);

Course III Thence **South 02° 51' 15" West**, along the west line of said Christopher G. & Melissa A. Freeman, **260.10 feet** to a 3/4" iron pin found (ID Gutoskey) at the southwest corner of said Christopher G. & Melissa A. Freeman, and in the south line of said Lot No. 1 and in the north line of a parcel of land conveyed to Thomas and Nora McGinnis;

Course IV Thence **North 88° 43' 34" West**, along the south line of said Lot No. 1, and the north line of said McGinnis, **167.54 feet** to Principal Place of Beginning and containing 1.0000 Acre (43,560 square feet) of land as surveyed and described in October, 2013 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.

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

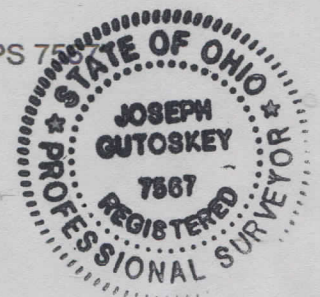
1.0000 Acre from P.P.N. 01-108200

Prior Deed of Record Volume 1947, Page 818

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

[Signature] 11/14/13
OFFICE OF THE
GEAUGA COUNTY ENGINEER *Rev*

[Signature] PS
11/14/13





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel "A"
33.0308 Acres

01-108200
Vol. 1962, Pg. 183A

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 1, Section No. 3, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pipe found at the southwest corner of said Lot 1, said pipe also being at the northwest corner of a parcel of land conveyed to Jeffrey C. Grubich by deed recorded in Volume 1749, Page 1852 of Geauga County Records (P.P.N. 01-015200), said pipe also being in the west line of Section 3 and the east line of a parcel of land conveyed to Mark W. Trethewey by deed recorded in Volume 1771, Page 2482 of Geauga County Records (P.P.N. 01-118955);

- Course I Thence **North 00° 15' 47" East**, along the west line of said Lot and Section, and the east line of said Trethewey and the east line of a parcel of land conveyed to Ellen T. Kuhnle, Trustee by deed recorded in Volume 1831, Page 2722 of Geauga County Records (P.P.N. 01-118097), **1124.12 feet** to a 5/8" iron pin found at the southwest corner of a parcel of land conveyed to John L. and Sandra K. Nelson by deed recorded in Volume 1682, Page 506 of Geauga County Records (P.P.N. 01-074400);
- Course II Thence **South 88° 47' 32" East**, along said Nelson's south line, (and passing over a 1-1/4" iron pipe found at 1472.61 feet), **1501.31 feet** to a mag nail set in the centerline of Wing Road (60 feet wide) and the southeast corner of said Nelson;
- Course III Thence **South 02° 51' 15" West**, along said centerline, **866.01 feet** to a mag nail set at the northeast corner of a parcel of land conveyed to Christopher G. & Melissa A. Freeman by deed recorded in Volume 1858, Page 1039 of Geauga County Records (P.P.N. 01-118890);
- Course IV Thence **North 88° 43' 34" West**, along said Freeman's north line and the westerly extension thereof (passing over a 3/4" iron pin found at 30.01 feet and 683.41 feet (ID Gutoskey)), **850.95 feet** to a 5/8" iron pin set;
- Course V Thence **South 02° 51' 15" West**, **260.10 feet** to a 5/8" iron pin set in the south line of said Lot No. 1 and in the north line of a parcel of land conveyed to Thomas and Nora McGinnis by deed recorded in Volume 1248, Page 142 of Geauga County Records (P.P.N. 01-032000);

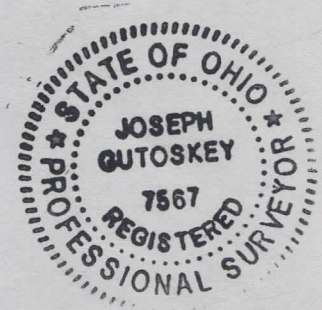
Course VI Thence **North 88° 43' 34" West**, along the north lines of said McGinnis and Grubich, and the south line of said Lot No. 1, **599.47 feet** to the Place of Beginning and containing 33.0308 Acres (1,438,821 square feet), (32.4344 Acres, 1,412,842 square feet exclusive of Right-of-Way) of land as surveyed and described in October, 2013 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.

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

33.0308 Acres from P.P.N. 01-108200

Prior Deed of Record Volume 1947 Page 818

Joseph Gutoskey PS
11/4/13



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

Hubb 11/4/13
OFFICE OF THE *Rev.*
GEAUGA COUNTY ENGINEER