

PLAT OF LOT SPLIT

FOR
DISTRICT COUNCIL OF WORKERS
GYMNASTICS UNION

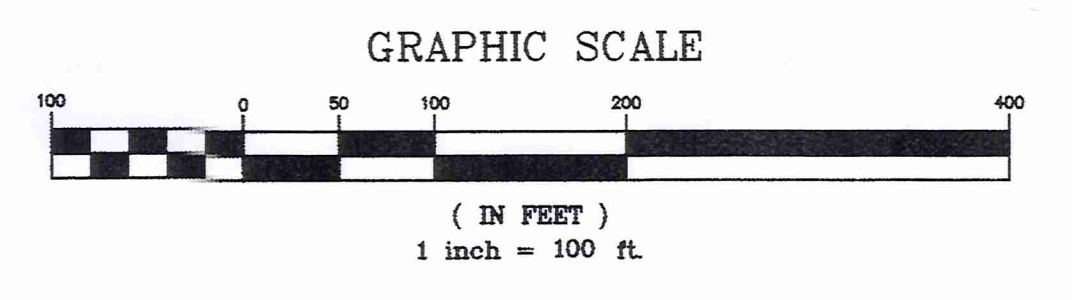
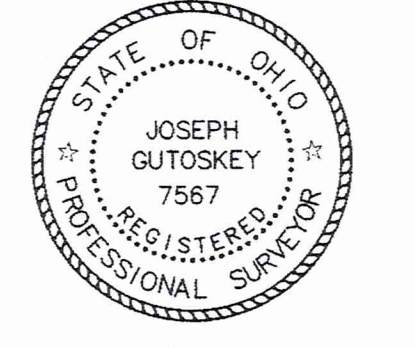
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 7, TRACT NO. 3, AND IS FURTHER KNOWN AS BEING ALL OF VACATED SUBLT NO. 31 IN SUNSET DRIVE SUBDIVISION AS RECORDED IN VOLUME 2, PAGES 27 AND 28 OF GEAGA COUNTY MAP RECORDS.

APRIL, 2016

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 USED HEREIN ARE BASED ON STATE PLANE COORDINATES, OHIO NORTH ZONE 3401 NAD 83 (CORS 2011), ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Michael Gutoskey
GEAGA COUNTY AUDITOR
TAX MAP DEPT.



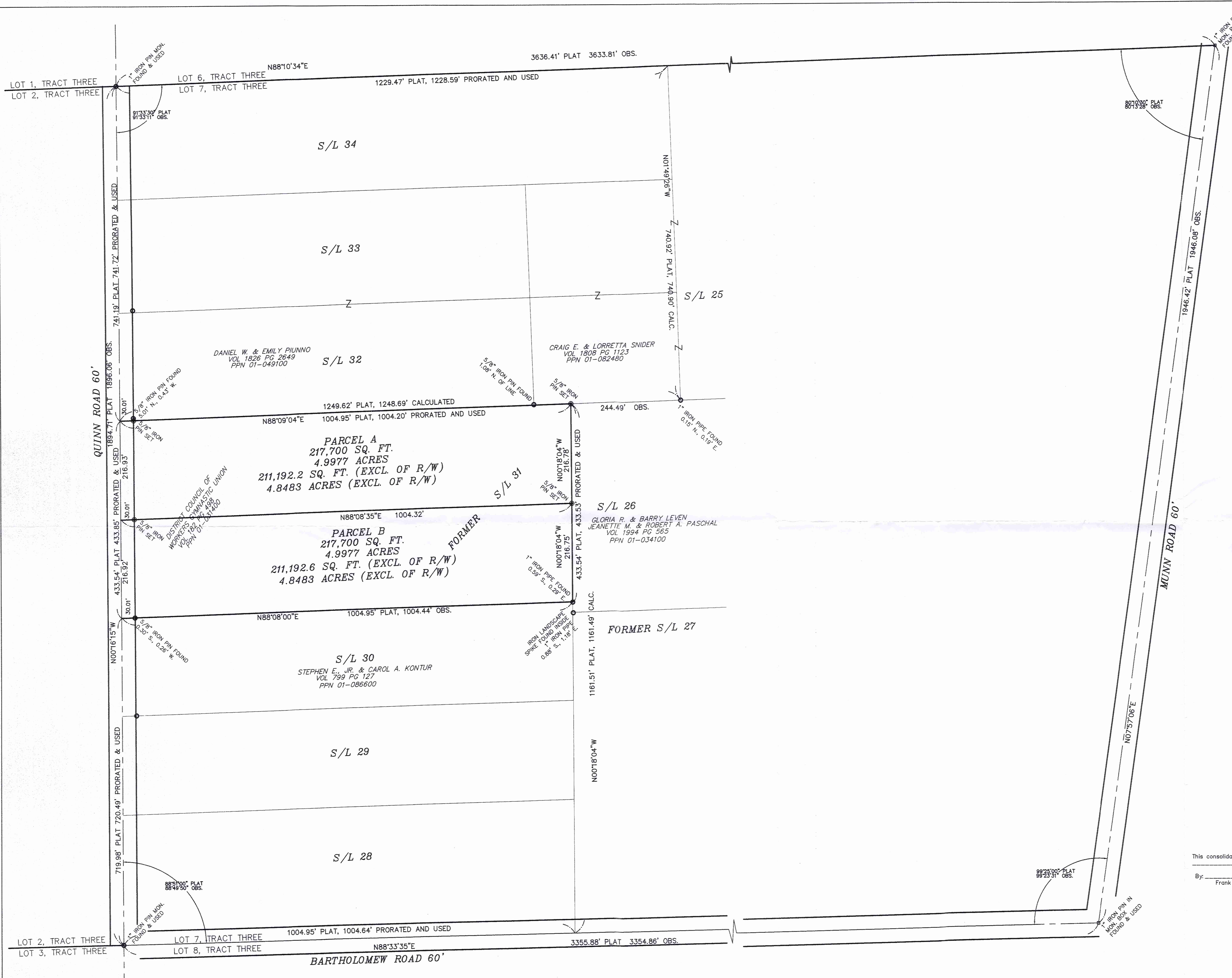
● 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567

DOCUMENTS USED:

- SUNSET DRIVE SUBDIVISION PLAT VOLUME 2, PAGES 27 & 28
- DEEDS AS SHOWN HEREON

This consolidation of land complies with the applicable Auburn Township Zoning Resolution this _____ day of _____, 2016.

By: Frank Kitko, Auburn Township Zoning Inspector





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

VOL. 2014 pg 296

PN# 01-119167

Legal Description

Parcel A
4.9977 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. 7, Tract No. 3 and further known as being part of former subplot 31 in Sunset Drive Subdivision as recorded in Volume 2, Pages 27 & 28 of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 1" iron pin found at the centerline intersection of Bartholomew Road (60 feet wide) and Quinn Road (60 feet wide) said point further being the southwest corner of said Original Auburn Township Lot No.7, Tract 3;

Thence **North 00° 16' 15" West**, along said Quinn Road centerline and the west line of said Lot No. 7, **937.41 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 00° 16' 15" West**, along said Quinn Road centerline and the west line of said Lot No. 7, **216.93 feet** to a point at the southwest corner of subplot 32 (PPN 01-049100) in said Sunset Drive Subdivision;

Course II Thence **North 88° 09' 04" East**, along the south line of said subplot 32, (passing over a 5/8" iron pin set at 30.01 feet, witness a 5/8" iron pin found 5.01 feet North and 0.43 feet West) **1004.20 feet** to a 5/8" iron pin set at the northwest corner of subplot 26 (PPN 01-034100) in said Sunset Drive Subdivision;

Course III Thence **South 00° 18' 04" East**, along the west line of said subplot 26, **216.78 feet** to a 5/8" iron pin set;

Course IV Thence **South 88° 08' 35" West**, (passing over a 5/8" iron pin set at 974.31 feet) **1004.32 feet** to a point at the Principal Place of Beginning, and containing 4.9977 Acres (217,700 square feet) (4.8483 Acres, (211,192.2 square feet) exclusive of right-of-way) of land as surveyed and described in April, 2016 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to describe a 4.9977 Acre parcel split from PPN 01-031400.

Prior deed of record

Volume 182, Page 498

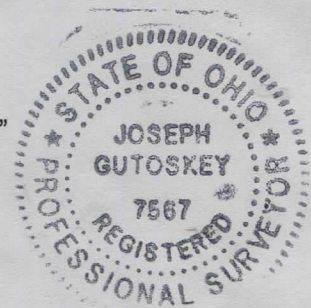
All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567"

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

[Signature] 06/10/16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

[Signature] 05/14/16





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel B

4.9977 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. 7, Tract No. 3 and further known as being part of former subplot 31 in Sunset Drive Subdivision as recorded in Volume 2, Pages 27 & 28 of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 1" iron pin found at the centerline intersection of Bartholomew Road (60 feet wide) and Quinn Road (60 feet wide) said point further being the southwest corner of said Original Auburn Township Lot No.7, Tract 3;

Thence **North 00° 16' 15" West**, along said Quinn Road centerline and the west line of said Lot No. 7, **720.49 feet** to a point at the northwest corner of subplot 30 (PPN 01-086600) in said Sunset Drive Subdivision and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 00° 16' 15" West**, along said Quinn Road centerline and the west line of said Lot No. 7, **216.92 feet** to a point;

Course II Thence **North 88° 08' 35" East**, (passing over a 5/8" iron pin set at 30.01 feet), **1004.32 feet** to a 5/8" iron pin set in the west line of subplot 26 (PPN 01-034100) in said Sunset Drive Subdivision;

Course III Thence **South 00° 18' 04" East**, along the west line of said subplot 26, **216.75 feet** to a point at the northeast corner of said subplot 30 (witness a 1" iron pipe found 0.59 feet South and 0.29 feet East);

Course IV Thence **South 88° 08' 00" West**, along the north line of said subplot 30 (passing over the east right-of-way line of said Quinn Road at 974.43 feet, witness a 5/8" iron pin found 0.30 feet South and 0.26 feet West) **1004.44 feet** to a point at the Principal Place of Beginning, and containing 4.9977 Acres (217,700 square feet) (4.8483 Acres, (211,192.6 square feet) exclusive of right-of-way) of land as surveyed and described in April, 2016 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to describe a 4.9977 Acre parcel split from PPN 01-031400.

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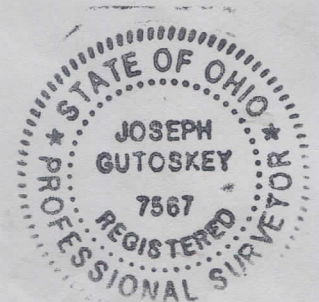
Volume 182, Page 498

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SURVEY PLAT & LEGAL DESCRIPTION
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[Signature] 06/10/16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT. 12



[Signature] PS 5/14/2016