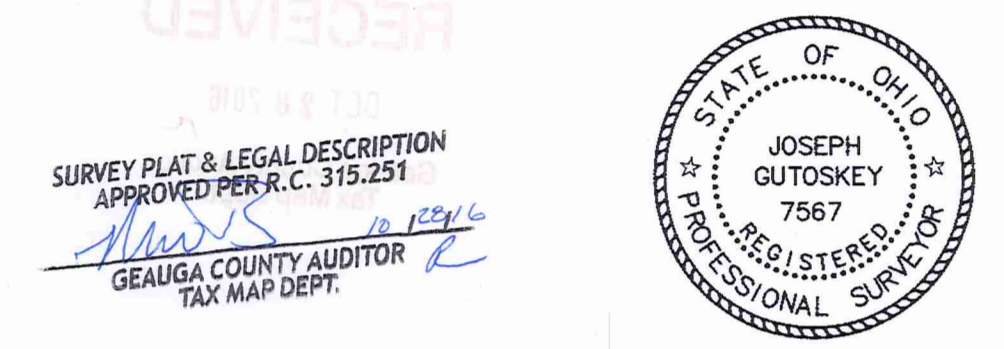


PLAT OF CONSOLIDATION AND LOT SPLIT FOR GOTTSCHALK PARKWAY, LLC

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 3, SECTION NO. 3, TRACT NO. 1 AND ALL OF FORMER SUBLT 9 IN GOTTSCHALK INDUSTRIAL PARK PHASE 1 AS RECORDED IN VOLUME 38, PAGES 78-79 OF THE GEAUGA COUNTY PLAT RECORDS.

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 THE SUBDIVISION PLAT, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 10/27/16



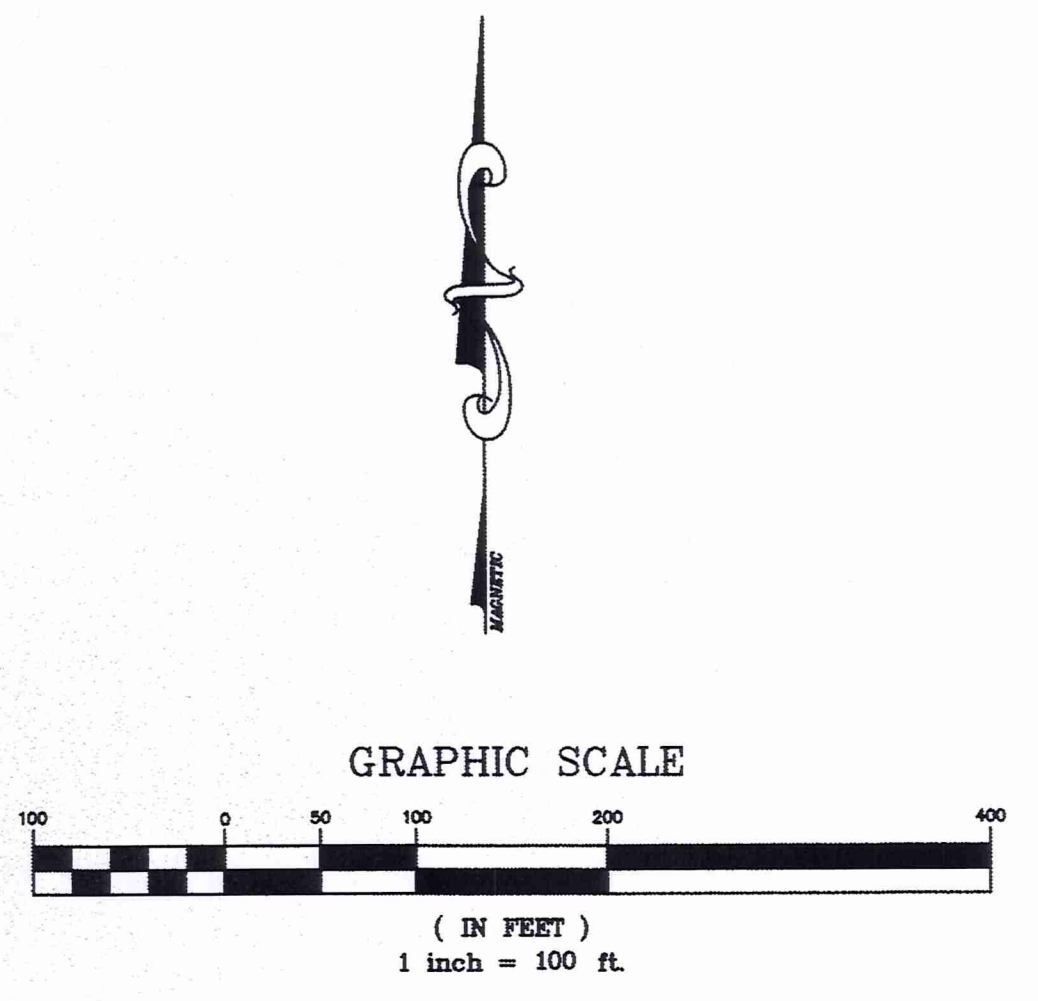
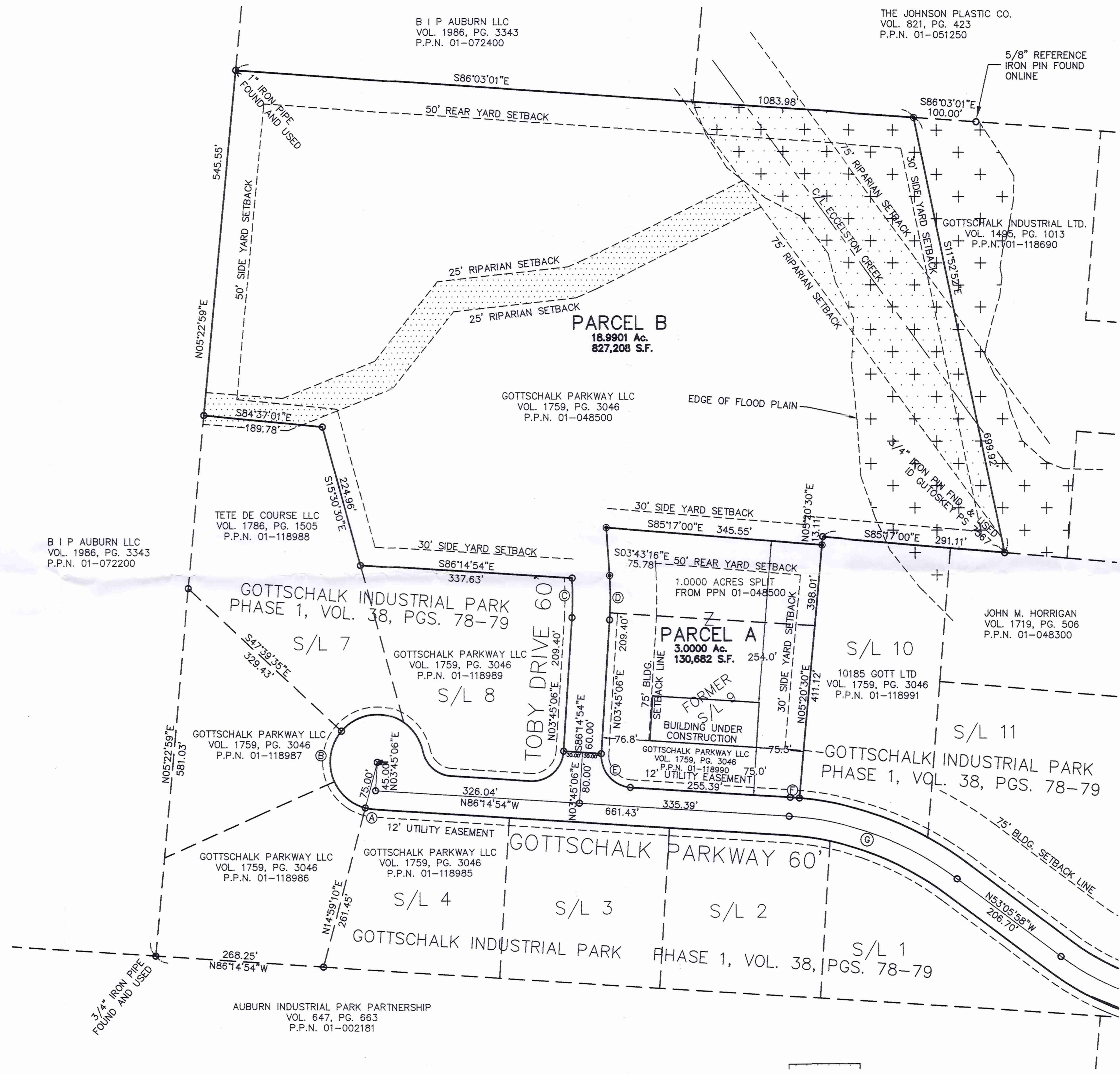
REFERENCES:
DEEDS AND PLATS SHOWN HEREON

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
A	75.00'	14.71'	14.68'	N80°37'52"W	111°4'04"
B	75.00'	151.77'	127.17'	N17°02'34"W	115°56'33"
C	470.00'	61.30'	61.26'	S00°00'55"W	7°28'22"
D	530.00'	69.13'	69.08'	S00°00'55"W	7°28'22"
E	50.00'	78.54'	70.71'	S41°14'54"E	90°00'00"
F	530.00'	14.71'	14.71'	N85°27'11"W	1°35'26"
G	500.00'	289.28'	285.26'	N69°40'26"W	33°08'56"

○ = 5/8" IRON PIN FOUND (I.D. GUTOSKEY PS 7567)
(UNLESS OTHERWISE NOTED)
● = 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567

This division of land complies with the applicable Auburn Township Zoning Resolution this _____ day of _____, 2016.
By: Frank Kitko, Auburn Township Zoning Inspector

- FLOOD PLAIN
- 25' RIPARIAN SETBACK
- 75' RIPARIAN SETBACK



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors and Land Planners
10135 GOTTSCHALK PKWY, SUITE 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.

Vol. 2021 pg 2721

ph# 01-118990

Legal Description
Consolidated Parcel
Parcel A
3.0000 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. 3, Section No. 3, Tract No. 1 and all of former subplot 9 in Gottschalk Industrial Park Subdivision Phase 1as recorded in Volume 38, Pages 78-79 of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 5/8" iron pin found (ID Gutoskey, PS 7567) at the centerline intersection of Gottschalk Parkway (60 feet wide) and Toby Drive (60 feet wide) as recorded in Volume 38, Pages 78-79 of Geauga County Plat Records;

Thence **North 03° 45' 06" East**, along said Toby Drive centerline, **80.00 feet** to a point at the north terminus of said Toby Drive and in the broken south line of a parcel of land conveyed to Gottschalk Parkway, LLC by deed recorded in Volume 1759, Page 3046 of Geauga County Records (PPN 01-048500);

Thence **South 86° 14' 54" East**, along the north terminus of said Toby Drive and the broken south line of a said Gottschalk Parkway, LLC, **30.00 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the intersection of the north terminus of said Toby Drive with the southeast curved right-of-way turnout of said Gottschalk Parkway and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 03° 45' 06" East**, continuing along the broken south line of a said Gottschalk Parkway, LLC, **209.40 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at a point of curvature;

Course II Thence along an arc of a curve deflecting to the left, continuing along the broken south line of a said Gottschalk Parkway, LLC, and creating a new line along its extension, an arc distance of **69.13 feet** to a 5/8" iron pin set, said curve having a radius of **530.00 feet**, a delta of **7° 28' 22"** and a chord which bears **North 00° 00' 55" East, 69.08 feet**;

Course III Thence **North 03° 43' 16" West**, creating a new line, **75.78 feet** to a 5/8" iron pin set;

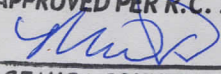
- Course IV Thence **South 85° 17' 00" East**, creating a new line, **345.55 feet** to a 5/8" iron pin set in the west line of Sublot 10 in said Gottschalk Industrial Park Subdivision Phase 1;
- Course V Thence **South 05° 20' 30" West**, along the west line of said Sublot 10, **398.01 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) in the northerly curved right-of-way line of said Gottschalk Parkway;
- Course VI Thence along the northerly curved right-of-way line of said Gottschalk Parkway, along an arc of a curve deflecting to the left, an arc distance of **14.71 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at a point of tangency, said curve having a radius of 530.00 feet, a delta of 01° 35' 26" and a chord which bears **North 85° 27' 11" West, 14.71 feet**;
- Course VII Thence **North 86° 14' 54" West**, continuing along the north right-of-way line of said Gottschalk Parkway, **255.39 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at a point of curvature;
- Course VIII Thence along the southeasterly curved right-of-way turnout of said Gottschalk Parkway and Toby Drive, along an arc of a curve deflecting to the right, an arc distance of **78.54 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at a point of tangency and the Principal Place of Beginning, (said curve having a radius of 50.00 feet, a delta of 90° 00' 00" and a chord which bears **North 41° 14' 54" West, 70.71 feet**) and containing 3.0000 Acres (130,682 square feet) of land as surveyed and described in October, 2016 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on the Subdivision Plat.

The intent is to consolidate 1.0000 Acre split from PPN 01-048500 with 2.0000 Acres all of PPN 01-118990 (said former subplot 9).

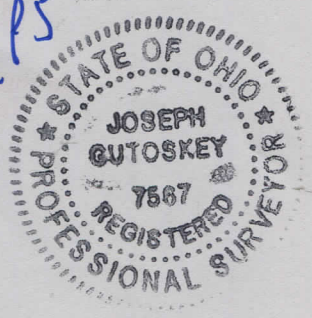
Prior deed of record

Volume 1759, Page 3046

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

 GEauga COUNTY AUDITOR
 TAX MAP DEPT. 10/28/16 R

Handwritten notes:
 Joseph Gutoskey PS
 10/27/16





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel B

18.9901 Acres

VOL. 2021 pg 2721
pn# 01-048500

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

Beginning at a 5/8" iron pin found (ID Gutoskey, PS 7567) at the centerline intersection of Gottschalk Parkway (60 feet wide) and Toby Drive (60 feet wide) as recorded in Volume 38, Pages 78-79 of Geauga County Plat Records;

Thence **North 03° 45' 06" East**, along said Toby Drive centerline, **80.00 feet** to a point at the north terminus of said Toby Drive;

Thence **North 86° 14' 54" West**, along the north terminus of said Toby Drive, **30.00 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) in the east line of Sublot 8 in said Gottschalk Industrial Park Subdivision Phase 1, further being the intersection of the north terminus of said Toby Drive with the southwest curved right-of-way turnout of said Gottschalk Parkway and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 03° 45' 06" East**, along the east line of said subplot 8, **209.40 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at a point of curvature;

Course II Thence along an arc of a curve deflecting to the left, along the east line of said subplot 8, an arc distance of **61.30 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the northeast corner of Sublot 8, said curve having a radius of **470.00 feet**, a delta of **7° 28' 22"** and a chord which bears **North 00° 00' 55" East, 61.26 feet**;

Course III Thence **North 86° 14' 54" West**, along the north line of said subplot 8, **337.63 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the northwest corner of Sublot 8 and in the east line of Sublot 7 in said Gottschalk Industrial Park Subdivision Phase 1;

Course IV Thence **North 15° 30' 30" West**, along the east line of said subplot 7, **224.96 feet** to a to 5/8" iron pin found (ID Gutoskey, PS 7567) at the northeast corner of Sublot 7;

Course V Thence **North 84° 37' 01" West**, along the north line of said subplot 7, **189.78 feet** to a to 5/8" iron pin found (ID Gutoskey, PS 7567) at the northwest corner of Sublot 7 and in the east line of a parcel of land conveyed to B I P Auburn LLC by deed recorded in Volume 1986, Page 3343 of Geauga County Records (PPN 01-072200);

- Course VI Thence **North 05° 22' 59" East** along said B I P Auburn LLC's east line, **545.55 feet** to a 1" iron pipe found at the southwest corner of a parcel of land conveyed to B I P Auburn LLC by deed recorded in Volume 1986, Page 3343 of Geauga County Records (PPN 01-072400);
- Course VII Thence **South 86° 03' 01" East**, along said B I P Auburn LLC's south line and the south line of a parcel of land conveyed to The Johnson Plastic Co. by deed recorded in Volume 821, Page 423 of Geauga County Records (PPN 01-051250), **1083.98 feet** to a 5/8" iron pin set (witness a 5/8" iron pin found (I.D. Gutoskey, PS 7567)) at **South 86° 03' 01" East, 100.00 feet** said point being the northwest corner of a parcel of land conveyed to Gottschalk Industrial, Ltd. by deed recorded in Volume 1495, Page 1013 of Geauga County Records (PPN 01-118690);
- Course VIII Thence **South 11° 52' 52" East**, along said Gottschalk's westerly line, **699.92 feet** to a 3/4" iron pin found (ID Gutoskey, PS 7567) in the north line of a parcel of land conveyed to John M. Horrigan by deed recorded in Volume 1719, Page 506 of Geauga County Records, (PPN 01-048300);
- Course IX Thence **North 85° 17' 00" West**, along said Horrigan's north line and the north line of Sublot 10 in said Gottschalk Industrial Park Subdivision Phase 1, **291.11 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the northwest corner of said Sublot 10;
- Course X Thence **South 05° 20' 30" West**, along the west line of said Sublot 10, **13.11 feet** to a 5/8" iron pin set;
- Course XI Thence **North 85° 17' 00" West**, creating a new line, **345.55 feet** to a 5/8" iron pin set;
- Course XII Thence **South 03° 43' 16" East**, creating a new line, **75.78 feet** to a 5/8" iron pin set at a point of curvature;
- Course XIII Thence along an arc of a curve deflecting to the right, creating a new line and along the west curved line of former Sublot 9 in said Gottschalk Industrial Park Subdivision Phase 1, an arc distance of **69.13 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567), said curve having a radius of **530.00 feet**, a delta of **7° 28' 22"** and a chord which bears **South 00° 00' 55" West, 69.08 feet**;
- Course XIV Thence **South 03° 45' 06" West**, continuing along the west line of said former Sublot 9, **209.40 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the intersection of the north terminus of said Toby Drive with the southeast curved right-of-way turnout of said Gottschalk Parkway;

Course XV Thence **North 86° 14' 54" West**, along the north terminus of said Toby Drive, **60.00 feet** to 5/8" iron pin found (ID Gutoskey, PS 7567) at the Principal Place of Beginning and containing 18.9901 Acres (827,208 square feet), of land as surveyed and described in October, 2016 by Joseph Gutoskey, PS 7567 be the same, more or less, but subject to all legal highways. Bearings used herein are based on the Subdivision plat.

The intent is to describe 18.9901 Acres remaining after a 1.0000 Acre split from PPN 01-048500.

Prior deed of record

Volume 1759, Page 3046 (19.9901 Acres)

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] 10/28/16
GEauga COUNTY AUDITOR
TAX MAP DEPT. *R*

John Gutoskey
10/27/16

