

PLAT OF CONSOLIDATION- PARCEL C 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 FURTHER KNOWN AS BEING ALL OF FORMER SUBLOTS 5 AND 6 IN GOTTSCHALK INDUSTRIAL PARK PHASE 1 AS RECORDED IN VOLUME 38, PAGES 78-79 OF THE GEAGA 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 10/20/16

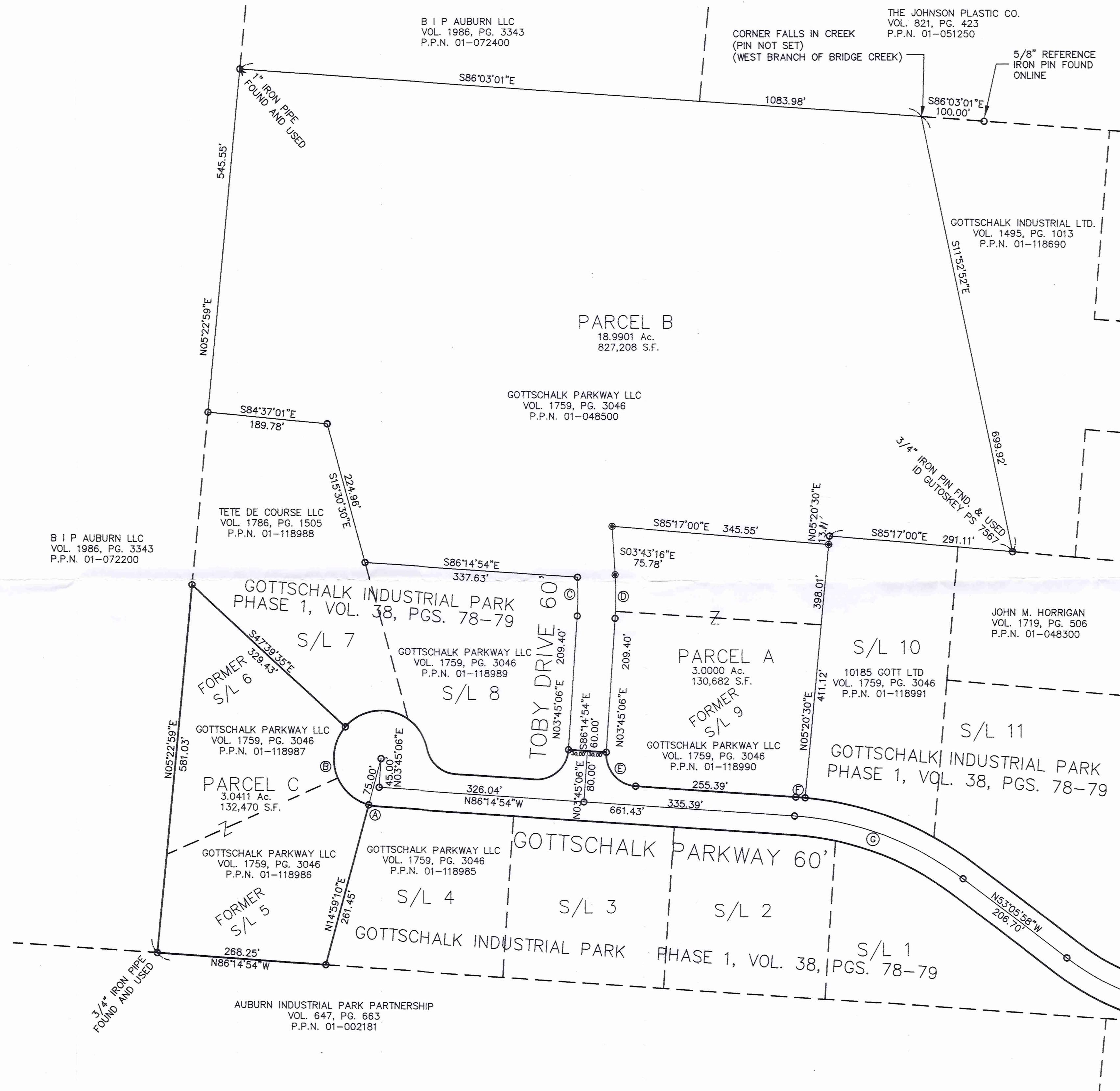
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Joseph Gutoskey
GEAGA COUNTY AUDITOR
TAX MAP DEPT.



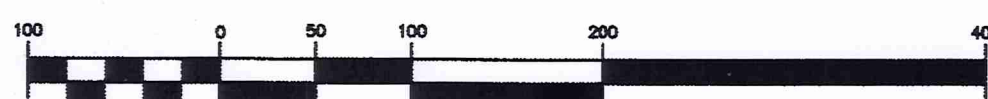
REFERENCES:
DEEDS AND PLATS SHOWN HEREON

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
A	75.00'	14.71'	14.68'	N80°37'52"W	11°14'04"
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



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

RECEIVED

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors and Land Planners
10135 GOTTSCHALK PKWY, SUITE 4 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7178

CONTRACT No.
16-3080



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

VOL. 2039 pg 3055

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

pn # 01-118986

Legal Description
Consolidated Parcel
Parcel C
3.0411 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 is further known as all of former sublots 5 and 6 in Gottschalk Industrial Park Subdivision Phase 1 as 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) in the centerline of Gottschalk Parkway (60 feet wide) as recorded in Volume 38, Pages 78-79 of Geauga County Plat Records at its northerly terminus being the cul-de-sac radius point;

Thence **South 14° 59' 10" West, 75.00 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) in the curved cul-de-sac right-of-way line of said Gottschalk Parkway at the northwest corner of Sublot 4 in said Gottschalk Industrial Park Subdivision Phase 1 and the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **South 14° 59' 10" West**, along the west line of said Sublot 4, **261.45 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the southwest corner of said subplot 4 and in the north line of a parcel of land conveyed to Auburn Industrial Park Partnership by deed recorded in Volume 647, Page 663 of Geauga County Deed Records (PPN 01-002181);
- Course II Thence **North 86° 14' 54" West**, along the northerly line of said Auburn Industrial Park Partnership, **268.25 feet** to a 3/4" iron pipe found at the southeast 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 01-072200);
- Course III Thence **North 05° 22' 59" East** along said B I P Auburn LLC's east line, **581.03 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at an angle point in the westerly line of Sublot 7 in said Gottschalk Industrial Park Subdivision Phase 1;

Course IV Thence **South 47° 39' 35" East**, along the southwesterly line of said subplot 7, **329.43 feet** to a to 5/8" iron pin found (ID Gutoskey, PS 7567) in the curved cul-de-sac right-of-way line of said Gottschalk Parkway and the southwest corner of said subplot 7;

Course V Thence along the curved cul-de-sac right-of-way line of said Gottschalk Parkway, along an arc of a curve deflecting to the left, an arc distance of **151.77 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the Principal Place of Beginning, (said curve having a radius of 75.00 feet, a delta of 115° 56' 33" and a chord which bears **South 17° 02' 34" East, 127.17 feet**) and containing 3.0411 Acres (132,470 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 1.5411 Acres all of PPN 01-118986 with 1.5000 Acres all of PPN 01-118987. (FORMER SUBLOTS 5+6.)

Prior deed of record

Volume 1759, Page 3046

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

[Signature] 10/28/16
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

*John Gutoskey PS
10/20/14*

