

LOT SPLIT

FOR

LA COUNTRIA WEST, LLC.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 37, SECTION 3, TRACT 3 & SUBLOTS 19 & 20 IN LADUE HIGHLANDS SUBDIVISION AS RECORDED IN VOLUME 26, PAGE 43 OF GEAUGA COUNTY RECORDS.

JULY, 2007

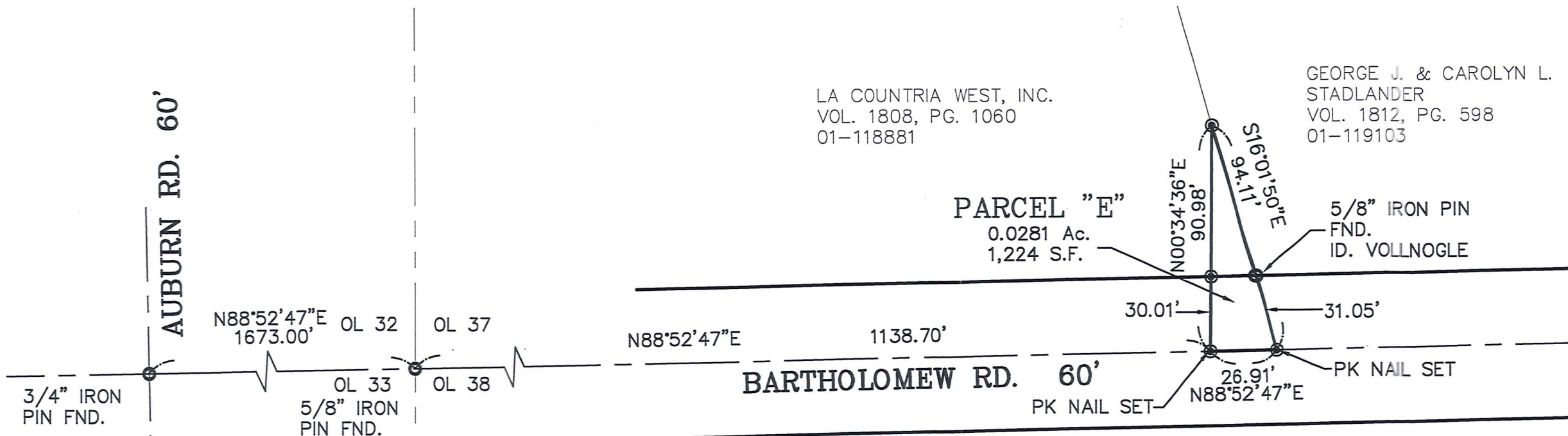
© 5/8" IRON PIN SET ID. GUTOSKEY PS 7567



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 TO AN ASSUMED MERIDIAN AND INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

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

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE



LA COUNTRIA WEST, INC.
VOL. 1808, PG. 1060
01-118881

GEORGE J. & CAROLYN L.
STADLANDER
VOL. 1812, PG. 598
01-119103

PARCEL "E"
0.0281 Ac.
1,224 S.F.

BARTHOLOMEW RD. 60'

AUBURN RD. 60'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



GUTOSKEY & ASSOCIATES INC.

Civil Engineers, Surveyors & Land Planners

17078 MUNN ROAD, SUITE 3
CHAGRIN FALLS, OHIO 44023

Tel (440) 543-6900
Fax (440) 543-7176

CONTRACT NO.
05-223

CONSOLIDATION & BOUNDARY SURVEY

FOR LA COUNTRIA WEST, LLC.

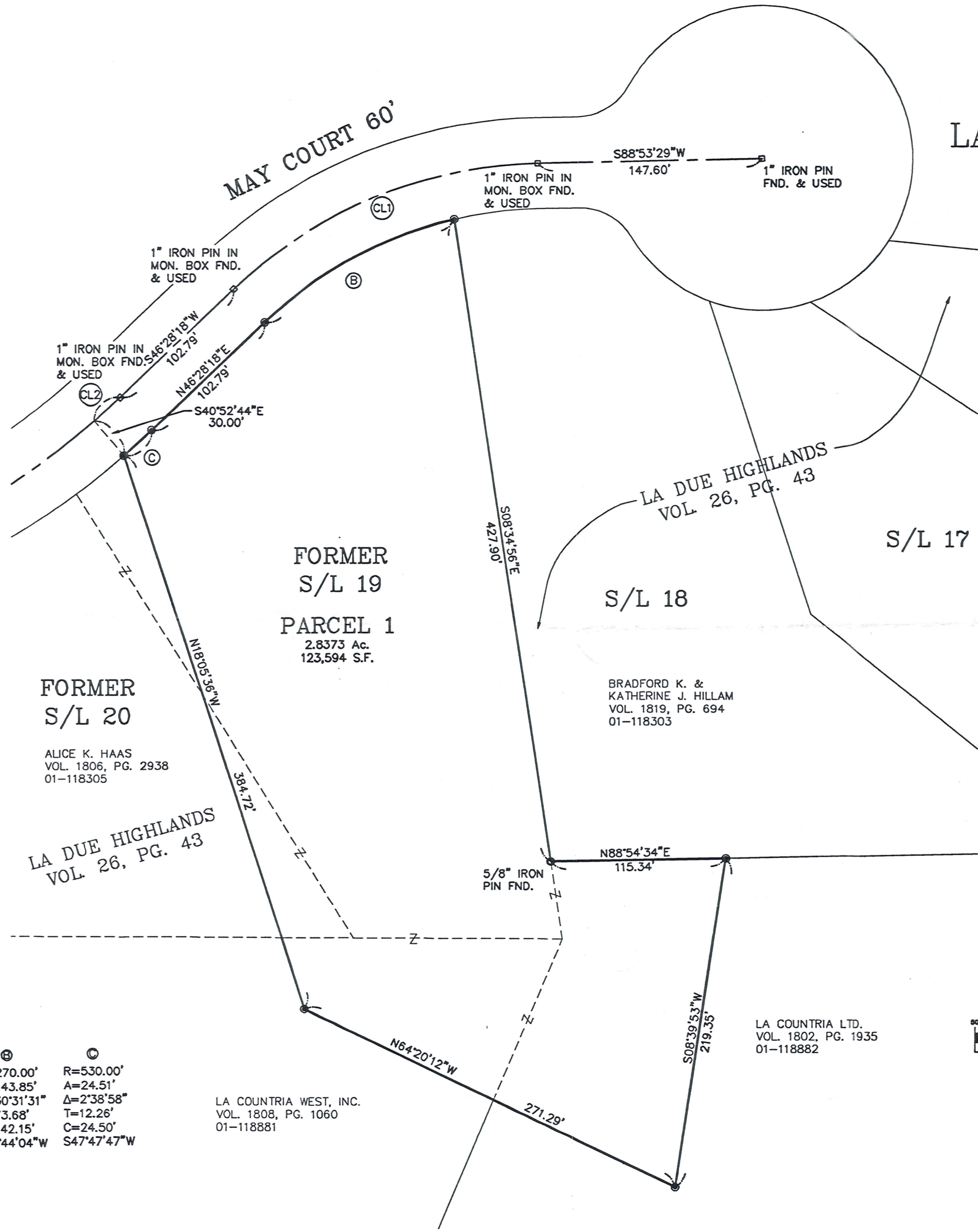
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 37.

JULY, 2007

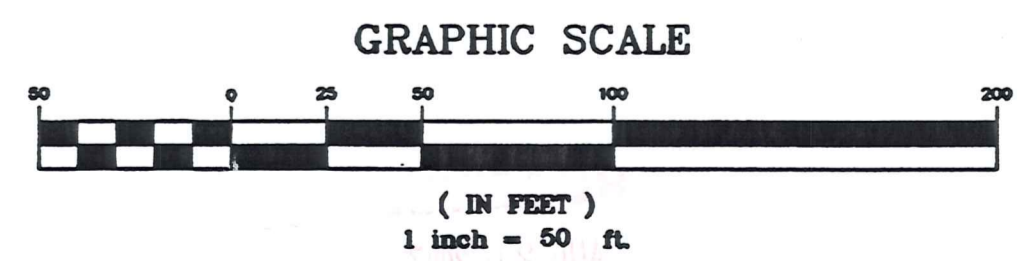
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON THE SUBDIVISION PLAT, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

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

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE



5/8" IRON PIN SET ID. GUTOSKEY PS 7567



CL1	CL2	⊕	⊙
R=300.00'	R=500.00'	R=270.00'	R=530.00'
A=222.11'	A=23.12'	A=143.85'	A=24.51'
Δ=42°25'11"	Δ=02°38'58"	Δ=30°31'31"	Δ=2°38'58"
T=116.42'	T=11.56'	T=73.68'	T=12.26'
C=217.07'	C=23.12'	C=142.15'	C=24.50'
S67°40'54"W	S47°47'47"W	S61°44'04"W	S47°47'47"W

LA COUNTRIA WEST, INC.
VOL. 1808, PG. 1060
01-118881

LA COUNTRIA LTD.
VOL. 1802, PG. 1935
01-118882

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 MUNN ROAD, SUITE 3 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

LOT SPLIT FOR LA COUNTRIA WEST, LLC.

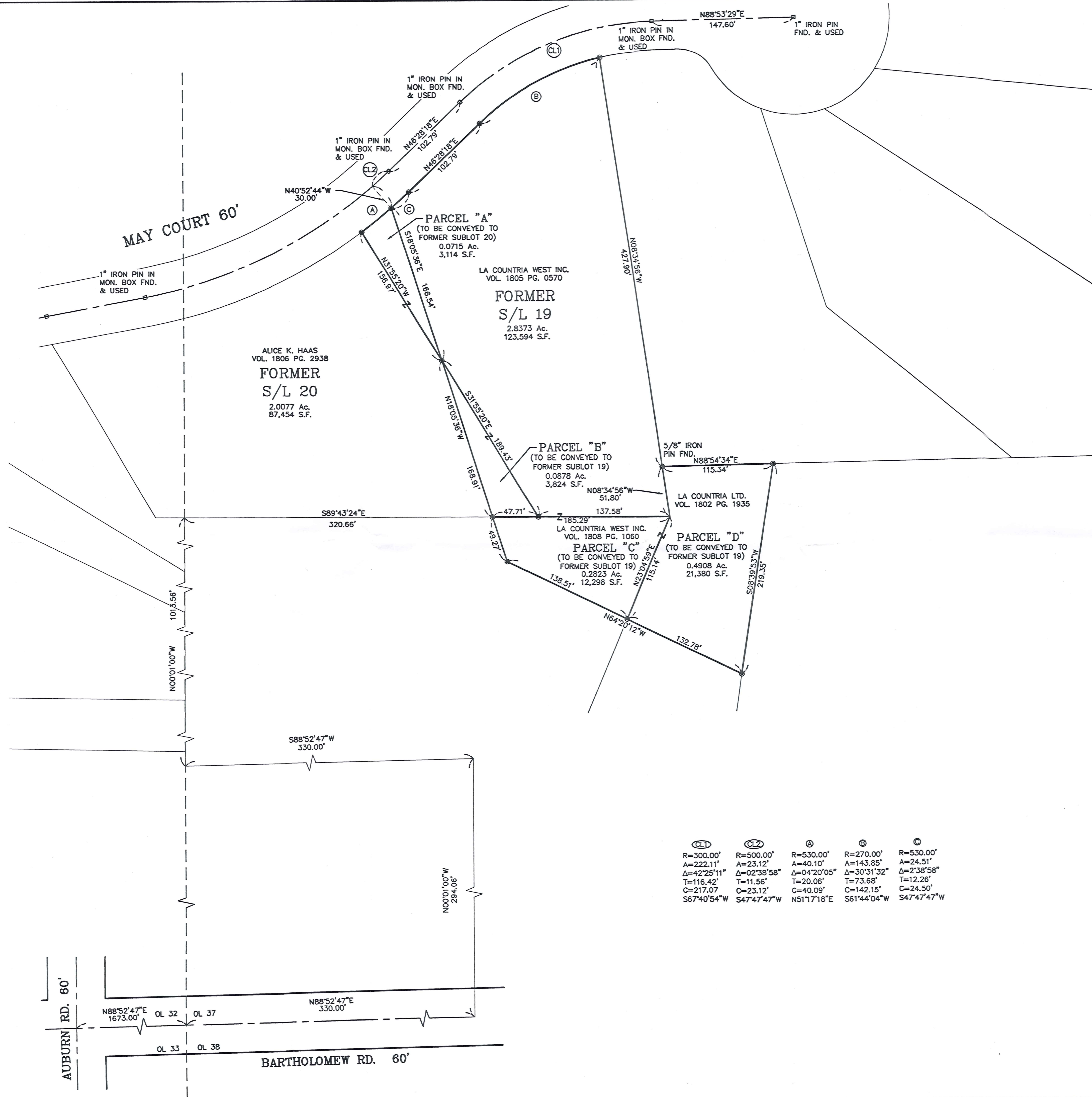
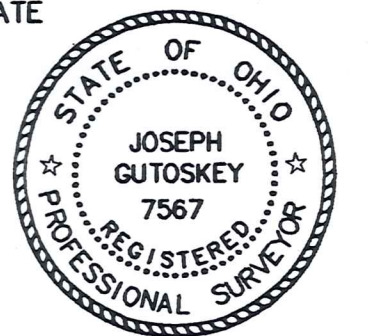
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 37, SECTION 3, TRACT 3 & SUBLOTS 19 & 20 IN LADUE HIGHLANDS SUBDIVISION AS RECORDED IN VOLUME 26, PAGE 43 OF GEAGA COUNTY RECORDS.

JULY, 2007

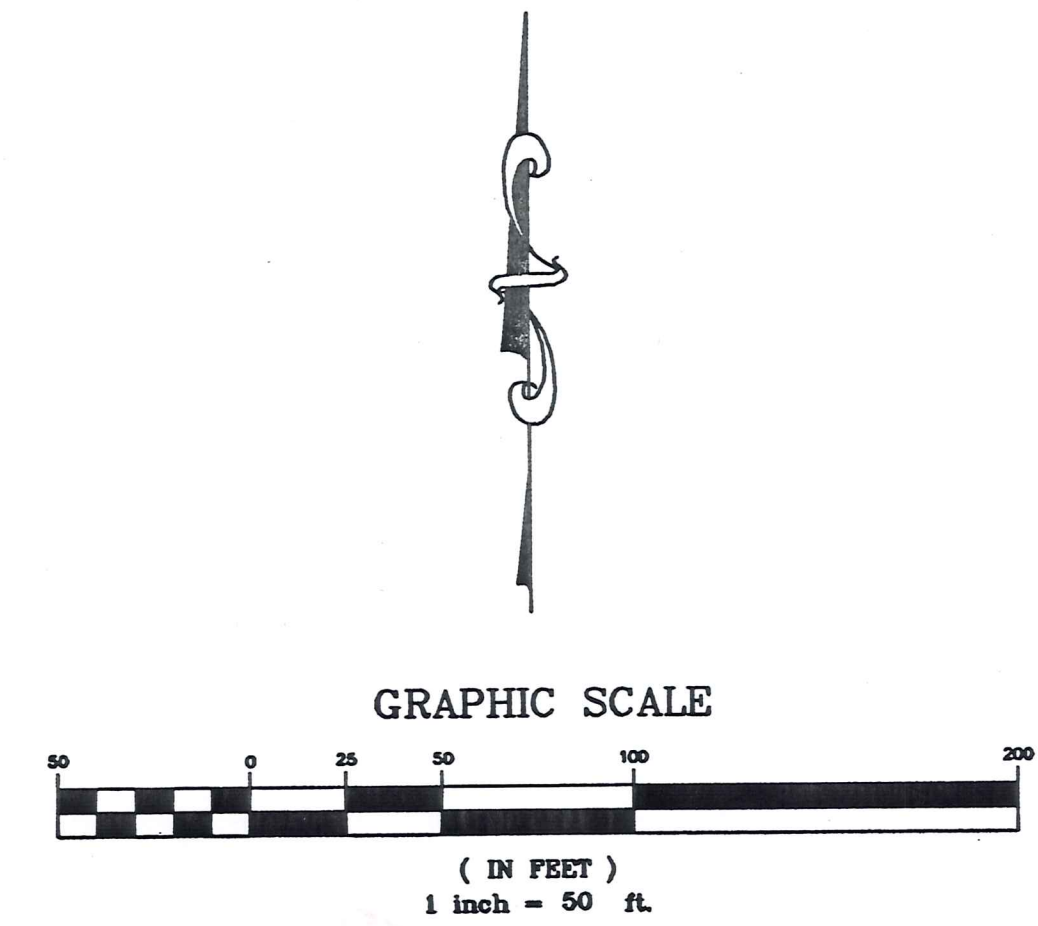
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

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

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE



CL1	CL2	A	B	C
R=300.00'	R=500.00'	R=530.00'	R=270.00'	R=530.00'
A=222.11'	A=23.12'	A=40.10'	A=143.85'	A=24.51'
Δ=42°25'11"	Δ=02°38'58"	Δ=04°20'05"	Δ=30°31'32"	Δ=2°38'58"
T=116.42'	T=11.56'	T=20.06'	T=73.68'	T=12.26'
C=217.07'	C=23.12'	C=40.09'	C=142.15'	C=24.50'
S67°40'54"W	S47°47'47"W	N51°17'18"E	S61°44'04"W	S47°47'47"W



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 MUNN ROAD, SUITE 3 Tel (440) 543-8900
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176



LEGAL DESCRIPTION

Parcel 1
2.8373 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 37, Section 3, Tract 3 and is more fully bounded and described as follows;

Beginning at a 1 inch iron pin found at the radius point in the centerline of May Court (60 feet wide) as shown on the plat of Ladue Highlands as recorded in Volume 26 Page 42 of Geauga County Map Records;

Thence **South 88°53'29" West**, along said May Court centerline, **147.60 feet** to a 1 inch iron pin found in a monument box at a point of curvature;

Thence along the arc of a curve deflecting to the left, an arc distance of 222.11 feet to a 1 inch iron pin found in a monument box at a point of tangency in the centerline of said May Court, said curve having a radius of 300.00 feet a delta of 42° 25'11" and a chord which bears **South 67°40'54" West, 217.07 feet;**

Thence **South 46°28'18" West**, along said May Court centerline, **102.79 feet** to a 1 inch iron pin found in a monument box at a point of curvature;

Thence along the arc of a curve deflecting to the right, an arc distance of 23.12 feet to a point in the centerline of said May Court, said curve having a radius of 500.00 feet a delta of 02° 38'58" and a chord which bears **South 47°47'47" West, 23.12 feet;**

Thence **South 40°52'44" East, 30.00 feet** to a 5/8 inch iron pin set in the southerly right of way line of said May Court and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence along the arc of a curve deflecting to the left, an arc distance of 24.51 feet to a 5/8 inch iron pin set at a point of tangency in the southerly right of way line of said May Court, said curve having a radius of 530.00 feet a delta of 02° 38'58", and a chord which bears **North 47°47'47" East, 24.50 feet;**

Course II Thence **North 46°28'18" East, 102.79 feet** to a 5/8 inch iron pin set at a point of curvature;

Course III Thence along the arc of a curve deflecting to the right, an arc distance of 143.85 feet to a 5/8 inch iron pin set in the southerly right of way line of said May Court at the northwest corner of subplot 18 in said Ladue Highlands subdivision and also being the northwest corner of a parcel of land conveyed to Bradford K. &

Katherine J. Hillam by deed recorded in Volume 1819, Page 694 of Geauga County Records, said curve having a radius of 270.00 feet, a delta of 30° 31'31", and a chord which bears **North 61°44'04" East, 142.15 feet;**

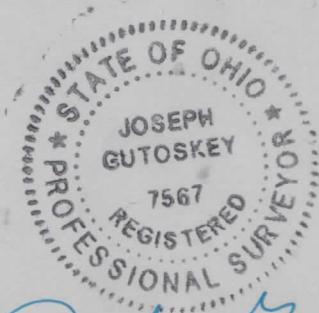
- Course IV Thence **South 08°34'56" East**, along the west line of said S/L 18 and said Hillam, **427.90 feet** to a 5/8" iron pin found;
- Course V Thence **North 88°54'34" East**, along the south line of said S/L 18 and said Hillam, **115.34 feet** to a 5/8" iron pin set;
- Course VI Thence **South 08°39'53" West**, **219.35 feet** to a 5/8" iron pin set;
- Course VII Thence **North 64°20'12" West**, **271.29 feet** to a 5/8" iron pin set;
- Course VIII Thence **North 18°05'36" West**, **384.72 feet** to the Principal Place of Beginning and containing 2.8373 Acres (123,594 square feet) of land as surveyed and described in July, 2007 by Joseph Gutoskey, PS 7567, be the same, more or less, but subject to all legal highways. Bearings are based on the subdivision plat.

Prior Deed of Record Volume 1805, Page 570
01-118304 – 1.9764 Acres Former S/L 19

Prior Deed of Record Volume 1806, Page 2938
01-118305 – 0.0878 Acres Former S/L 20

Prior Deed of Record Volume 1808, Page 1060
01-118881 – 0.2823 Acres

Prior Deed of Record Volume 1802, Page 1935
01-118882 – 0.4908 Acres



Joseph Gutoskey
8/20/17

RECEIVED
AUG 20 2017
AUG 20 2017



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

LEGAL DESCRIPTION

Parcel "A"
0.0715 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 37, Section 3, Tract 3 and further known as being part of Former Sublot 20 in Ladue Highlands Subdivision as recorded in Volume 26, Page 42 of Geauga County Map Records and is more fully bounded and described as follows;

Beginning at a 1 inch iron pin found at the radius point in the centerline of May Court (60 feet wide) in said Ladue Highlands;

Thence **South 88°53'29" West**, along said May Court centerline, **147.60 feet** to a 1 inch iron pin found in a monument box at a point of curvature;

Thence along the arc of a curve deflecting to the left, an arc distance of 222.11 feet to a 1 inch iron pin found in a monument box at a point of tangency in the centerline of said May Court, said curve having a radius of 300.00 feet, a delta of 42°25'11" and a chord which bears **South 67°40'54" West, 217.07 feet**;

Thence **South 46°28'18" West**, along said May Court centerline, **102.79 feet** to a 1 inch iron pin found in a monument box found at a point of curvature;

Thence along the arc of a curve deflecting to the right, an arc distance of 23.12 feet to a point in the centerline of said May Court, said curve having a radius of 500.00 feet, a delta of 02°38'58" and a chord which bears **South 47°47'47" West, 23.12 feet**;

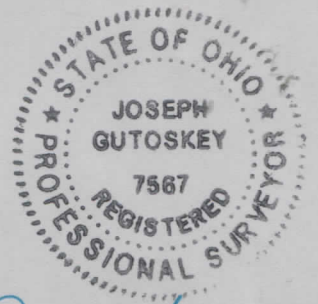
Thence **South 40°52'44" East, 30.00'** to a 5/8 inch iron pin set in the southerly right of way line of said May Court and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 18°05'36" East, 166.54 feet** to a 5/8 inch iron pin set;

Course II Thence **North 31°55'20" West, 156.97 feet** to a 5/8 inch iron pin set in the southerly right of way line of said May Court;

Course III Thence along the arc of a curve deflecting to the left, an arc distance of 40.10 feet, said curve having a radius of 530.00 feet, a delta of 04°20'05" and a chord which bears **North 51°17'18" East, 40.09 feet** to the Principal Place of Beginning and containing 0.0715 Acres (3,114 square feet) of land as surveyed and described in July, 2007 by Joseph Gutoskey, PS 7567, be the same, more or less, but subject to all legal highways. Bearings are based on the subdivision plat.

Prior deed of record Volume 1805, Page 570



Joseph Gutoskey
8/20/07

RECEIVED
AUG 20 0 2 31 PM
COUNTY CLERK
COLUMBUS, OHIO

(07-114)



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

LEGAL DESCRIPTION

Parcel "B"
0.0878 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 37, Section 3, Tract 3 and is further known as being part of Former subplot 19, in Ladue Highlands Subdivision as recorded in Volume 26, Page 42 of Geauga County Map Records and is more fully bounded and described as follows;

Beginning at a 1 inch iron pin found at the radius point in the centerline of May Court (60 feet wide) in said Ladue Highlands;

Thence **South 88°53'29" West**, along said May Court centerline, **147.60 feet** to a 1 inch iron pin found in a monument box at a point of curvature;

Thence along the arc of a curve deflecting to the left, an arc distance of 222.11 feet to a 1 inch iron pin found in a monument box at a point of tangency in the centerline of said May Court, said curve having a radius of 300.00 feet, a delta of 42°25'11" and a chord which bears **South 67°40'54" West, 217.07 feet;**

Thence **South 46°28'18" West**, along said May Court centerline, **102.79 feet** to a 1 inch iron pin found in a monument box at a point of curvature;

Thence along the arc of a curve deflecting to the right, an arc distance of 23.12 feet to a point in the centerline of said May Court, said curve having a radius of 500.00 feet, a delta of 02°38'58" and a chord which bears **South 47°47'47" West, 23.12 feet;**

Thence **South 40°52'44" East, 30.00 feet** to a 5/8 inch iron pin set in the southerly right of way line of said May Court;

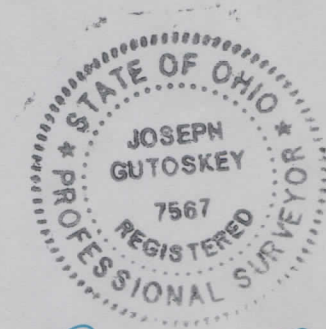
Thence **South 18°05'36" East, 166.54 feet** to a 5/8 inch iron pin set and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 31°55'20" East, 189.43 feet** to a 5/8 inch iron pin set in the north line of a parcel of land conveyed to LaCountria West, LLC., by deed recorded in Volume 1808, Page 1060 of Geauga County Records;

Course II -Thence **North 89°43'24" West**, along said LaCounria West's north property line, **47.71 feet** to a 5/8 inch iron pin set;

Course III Thence **North 18°05'36" West, 168.91 feet** to the Principal Place of Beginning and containing 0.0878 Acres (3,824 square feet) of land as surveyed and described in July, 2007 by Joseph Gutoskey, PS 7567, be the same, more or less, but subject to all legal highways. Bearings are based on the subdivision plat.

Prior deed of record Volume 1806, Page 2938



Joseph Gutoskey PS
8/20/17

RECEIVED

AUG 20 2017

RECORDS SECTION

(07-114)



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel "C"

(To be conveyed to Former S/L 19)

0.2823 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Section 3, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **330.00 feet** to a 5/8" iron pin found at the southeast corner of a parcel of land conveyed to Donald R. and Josephine E. May, Trustees, by deed recorded in Volume 1752 Page 1462 of Geauga County Records;

Thence **North 00°01'00" West**, along said May's east line, **294.06 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) (and passing over a 5/8" iron pin found (ID Howells/Baird 6958/7308) at 30.01 feet);

Thence **South 88°52'47" West**, along said May's north line, **330.00 feet** to a 5/8 inch iron pin found, (ID Howells/Baird 6958/7308) in the east line of a parcel of land conveyed to Brian Kresevic by deed recorded in Volume 1781 Page 3227 of Geauga County Records;

Thence **North 00°01'00" West**, along said Kresevic's east line and the east line of sublots 25, 24, 23, 22 and 21 in Ladue Highlands Subdivision as recorded in Volume 26 Page 42 of Geauga County Plat Records, **1013.56 feet** to a 5/8 inch iron pin found in the south line of subplot 20;

Thence **South 89°43'24" East**, along the south line of subplot 20 in said subdivision, **320.66 feet** to a 5/8" iron pin set and the Principal Place of Beginning of the parcel of land herein intended to be described;

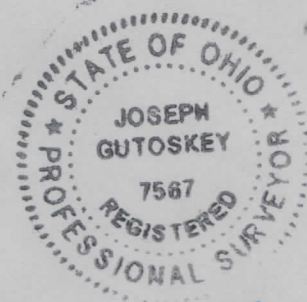
Course I Thence continuing **South 89°43'24" East, 185.29 feet** to a 5/8 inch iron pin found;

Course II Thence **South 23°04'59" West, 115.14 feet** to a 5/8 inch iron pin set;

Course III Thence **North 64°20'12" West, 138.51 feet** to a 5/8 inch iron pin set;

Course IV Thence **North 18°05'36" West, 49.27 feet** to the Principal Place of Beginning and containing 0.2823 Acres (12,298 square feet) of land as surveyed and described in July, 2007 by Joseph Gutoskey, PS 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.

Prior Deed of Record: Volume 1808, Page 1060



Joseph Gutoskey
8/27

RECEIVED
AUG 5 2007
DEPT. OF REVENUE

(07-114)



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel "D"

(To be conveyed to Former S/L 19)

0.4908 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Section 3, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **330.00 feet** to a 5/8" iron pin found at the southeast corner of a parcel of land conveyed to Donald R. and Josephine E. May, Trustees, by deed recorded in Volume 1752 Page 1462 of Geauga County Records;

Thence **North 00°01'00" West**, along said May's east line, **294.06 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) (and passing over a 5/8" iron pin found (ID Howells/Baird 6958/7308) at 30.01 feet);

Thence **South 88°52'47" West**, along said May's north line, **330.00 feet** to a 5/8 inch iron pin found, (ID Howells/Baird 6958/7308) in the east line of a parcel of land conveyed to Brian Kresevic by deed recorded in Volume 1781 Page 3227 of Geauga County Records;

Thence **North 00°01'00" West**, along said Kresevic's east line and the east line of sublots 25, 24, 23, 22 and 21 in Ladue Highlands Subdivision as recorded in Volume 26 Page 42 of Geauga County Plat Records, **1013.56 feet** to a 5/8 inch iron pin found in the south line of subplot 20;

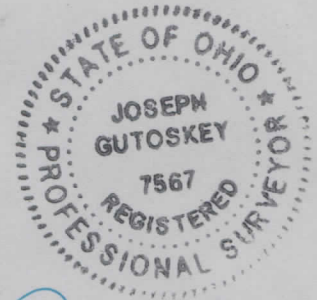
Thence **South 89°43'24" East**, along the south line of sublots 20 and 19 in said subdivision, **505.95 feet** to a 5/8 inch iron pin found and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 08°34'56" West, 51.80 feet** to a 5/8 inch iron pin found;

Course II Thence **North 88°54'34" East**, along the south line of subplot 18 in said Subdivision, **115.34 feet** to a 5/8 inch iron pin set;

- Course III Thence **South 08°39'53" West, 219.35 feet** to a 5/8 inch iron pin set;
- Course IV Thence **North 64°20'12" West, 132.78 feet** to a 5/8 inch iron pin set;
- Course V Thence **North 23°04'59" East, 115.14 feet** to the Principal Place of Beginning and containing 0.4908 Acres (21,380 square feet) of land as surveyed and described in July, 2007 by Joseph Gutoskey, PS 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.

Prior Deed of Record: Volume 1808, Page 1060



Joseph Gutoskey PS
Blvd 7

STATE OF OHIO
DEPARTMENT OF REVENUE
RECORDS DIVISION

(07-115)



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel "E"
0.0281 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 37, Section 3, Tract 3 and is further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 37, Tract 3, said iron pin also being in the centerline of Bartholomew Road, (60 feet wide), said iron pin being **North 88°52'47" East, 1673.00 feet** from a 3/4 inch iron pin found at the intersection of the centerlines of Bartholomew Road and Auburn Road (60 feet wide);

Thence **North 88°52'47" East**, along the south line of said Lot 37 and said centerline, **1138.70 feet** to a p.k. nail set in the centerline of said Bartholomew Road and the Principal Place of Beginning of the parcel of land herein intended to be described ;

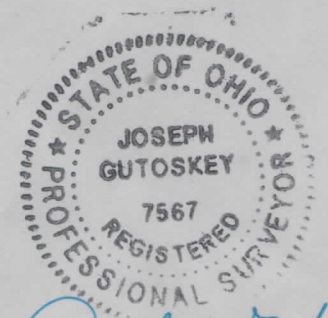
Course I Thence **North 00°34'36" West, 90.98 feet** to a 5/8 inch iron pin set (and passing over a 5/8" iron pin set at 30.01 feet);

Course II Thence **South 16°01'50" East, 94.11 feet** to a p.k. nail set in the centerline of said Bartholomew Road (and passing over a 5/8" iron pin found (ID Vollnogle) at 63.06 feet);

Course III Thence **South 88°52'47" West, 26.91 feet** to the Principal Place of Beginning and containing 0.0281 Acres (1,224 square feet) of land as surveyed and described in July, 2007 by Joseph Gutoskey, PS 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.

East

along the westerly line of George J. + Carolyn L. Stadlander Vol 1812 P598



Joseph Gutoskey
8/20/07