



# GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

10205 Queens Way, Unit 6 TEL. (440) 543-6900  
CHAGRIN FALLS, OHIO 44028 FAX (440) 543-7176

## LOT SPLIT & BOUNDARY SURVEY

FOR:  
**BAINBRIDGE TOWNSHIP TRUSTEES**

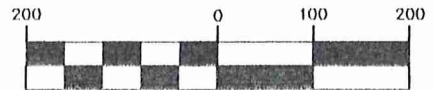
JULY, 2000

28.5611 ACRES TOTAL

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. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

KNOWN AS BEING PART OF LOT 15, TRACT 2, AND SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO

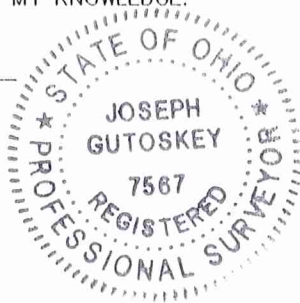
### GRAPHIC SCALE



( IN FEET )

1 inch = 200 ft.

JOSEPH GUTOSKEY P.S. No. 7567



1-1/8" IRON PIPE FND. & USED

283.2' ADJ. DD.  
283.01' OBS.

1/2" IRON PIN IN 1" IRON PIPE FND. 0.12' E.

KENSTON BOARD OF EDUCATION  
DEED VOL. 565, PG. 721

812' DD. 814.7' ADJ. DD. 815.34' OBS.  
N89°20'16"E

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

*R.S. 8/7/2000 Revised*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

DRILL HOLE & CROSS IN LARGE BOULDER IN CREEKBED FND. & USED

⊙ = 5/8" IRON PIN SET (I.D. GUTOSKEY 7567)

HARRIET KAY HOWARD  
DEED VOL. 977, PG. 707

H. & W. HOWARD AND S. & J. MURRAY  
DEED VOL. 907, PG. 86

**PARCEL A**  
27.7532 AC.

3/4" IRON PIPE FND. & USED

N00°25'20"E  
1700.5' DD. 1697.64' OBS.  
S00°25'20"W

1259.13' OBS.  
S00°28'41"W  
1700.5' DD. 1694.26' OBS.

**SNYDER ROAD 60' R/W**

RAY E. HARRIS  
VOL. 1025, PG. 232

236.67' DD. & MEAS.

5/8" IRON PIN SET

1/2" IRON PIN FND. 1.21' S. 7.61' W.

HOWARD FAMILY TRUST  
VOL. 977, PG. 707

MON. BOX W/ 1" IRON PIN FND. & USED  
SUSAN D. ZEMLJIC  
VOL. 1163, PG. 68

710' DD. & MEAS.  
S00°25'20"W 473.33'

5/8" IRON PIN FND. (I.D. SCHWARTZ) 2.17' N. 1.13' W.

5/8" IRON PIN FND. (I.D. SCHWARTZ) 0.25' S. 1.32' W.

1-1/2" IRON PIPE FND. & USED FOR LINE

1-1/2" IRON PIPE FND. & USED

DAVID & SALINA VAN CUREN  
DEED VOL. 996, PG. 849

IRENE LANESKY  
DEED VOL. 932, PG. 964

1" IRON PIPE FND. & USED

3/4" IRON PIPE FND. & USED  
S89°09'31"W  
400.74' OBS.

HOWARD FAMILY TRUST  
DEED VOL. 959, PG. 1113

5/8" IRON PIN SET

PAUL E. HARRIS & PAMELA S. KROTZER  
DEED VOL. 964, PG. 375

1" IRON PIPE FND. & USED

229.12' OBS.  
MON. BOX W/ 1" IRON PIN FND. & USED

BAINBRIDGE TOWNSHIP  
AUBURN TOWNSHIP

**BAINBRIDGE ROAD 60' R/W**

1053.0' DD.  
1052.96' OBS.

CONTRACT No. 00-1316

SP111410WG 8-4-00 1:34:35 PM EST



Legal Description  
Parcel A

- Course IV Thence **South 00° 28' 41" West**, along said Howard's west line, the west line of a parcel of land conveyed to the Howard Family Trust by deed recorded in Volume 959, Page 1113 of Geauga County Records and part of the west line of a parcel of land conveyed to Paul E. Harris and Pamela S. Krotzer by deed recorded in Volume 964, Page 375 of Geauga County Records, **1259.13 feet** to a 5/8" iron pin set;
- Course V Thence **South 89° 09' 31" West**, along the north line of a 0.8079 Acre parcel of land, the north line of a parcel of land conveyed to Irene Lanesky by deed recorded in Volume 932, Page 964 of Geauga County Records and the north line of said VanCuren, **400.74 feet** to a 1 1/2" iron pipe found;
- Course VI Thence **South 00° 52' 32" East**, along said VanCuren's west line, **435.43 feet** (and passing over a 1 1/2" iron pipe found at 405.59 feet), to the centerline of said Bainbridge Road and the Principal Place of Beginning and containing 27.7532 Acres of land, as surveyed and described in July, 2000 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.

Deed of Record - Volume 513, Page 437



# Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

## Legal Description Parcel B

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Lot 15, Tract 2 and is further described as follows;

Beginning at a 1" iron pin found in a monument box in the centerline of Bainbridge Road (60 feet wide) at its intersection with the east line of Bainbridge Township;

Thence **South 89° 10' 02" West**, along said centerline, **823.84 feet** to a 1" iron pin found in a monument box;

Thence **South 89° 05' 50" West**, along said Bainbridge Road centerline, **229.12 feet** to a point at the southwest corner of a parcel of land conveyed to Paul E. Harris and Pamela S. Krotzer by deed recorded in Volume 964, Page 375 of Geauga County Records and the Principal Place of Beginning for the parcel of land herein intended to be described;

Course I Thence continuing **South 89° 05' 50" West**, along said centerline, **75.65 feet** to a point at the southeast corner of a parcel of land conveyed to Irene Lanesky by deed recorded in Volume 932, Page 964 of Geauga County Records;

Course II Thence **North 00° 54' 08" West**, along said Lanesky's east line, (and passing over a 1" iron pipe found at 29.62 feet), 435.09 feet to a 3/4" iron pipe found at said Lanesky's northeast corner;

Course III Thence **North 89° 09' 31" East**, **86.14 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to said Harris and Krotzer;

Course IV Thence **South 00° 28' 41" West**, along said Harris and Krotzer's west line, (and passing over 1" iron pipe found at 405.44 feet), 435.13 feet to the centerline of said Bainbridge Road and the Principal Place of Beginning and containing 0.8079 Acres of land, as surveyed and described in July, 2000 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.

Deed of Record - Volume 513, Page 437

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

*R.S.* *8/7/2000*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

00-1316 \ revised August 4, 2000

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