

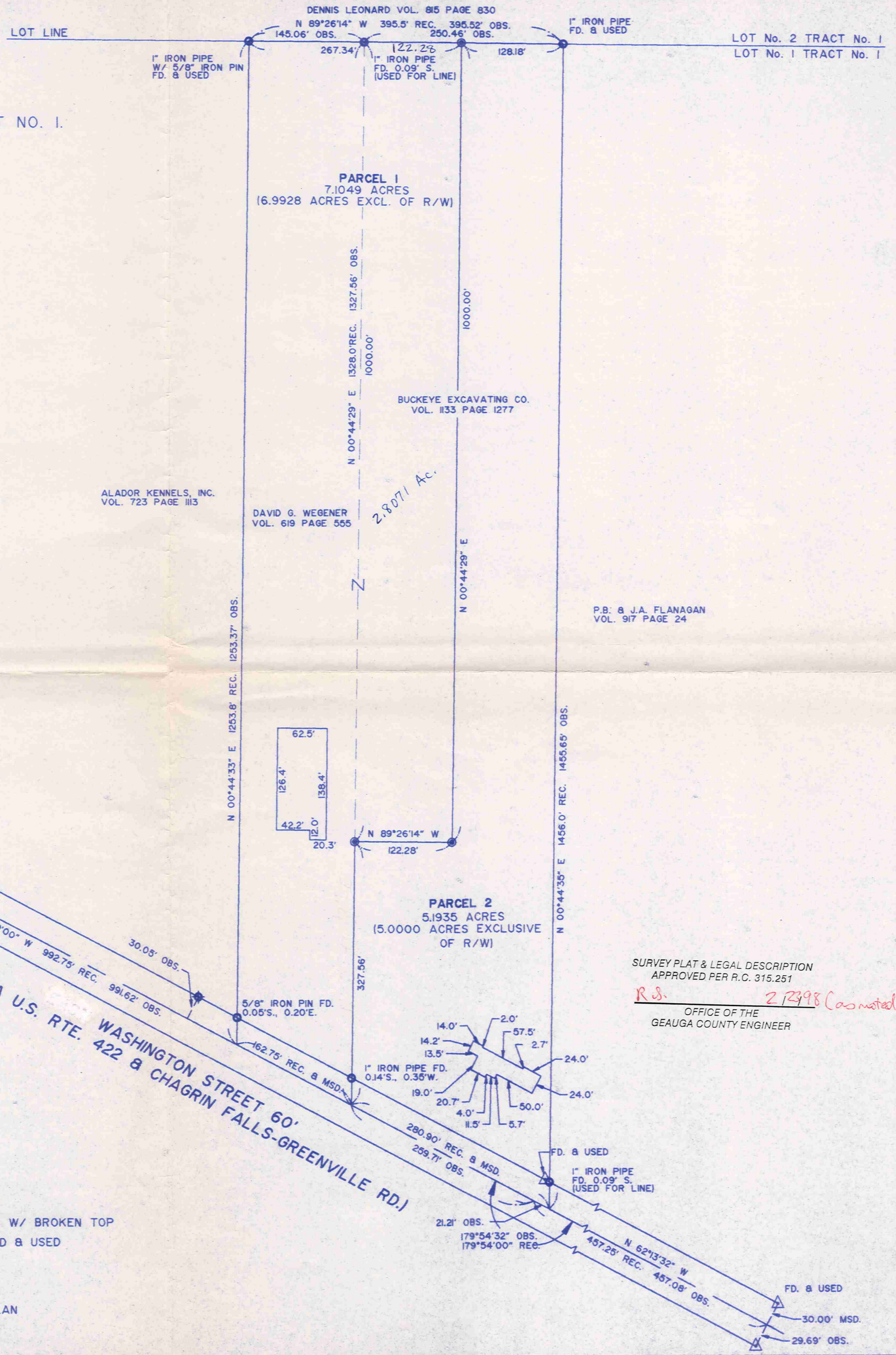
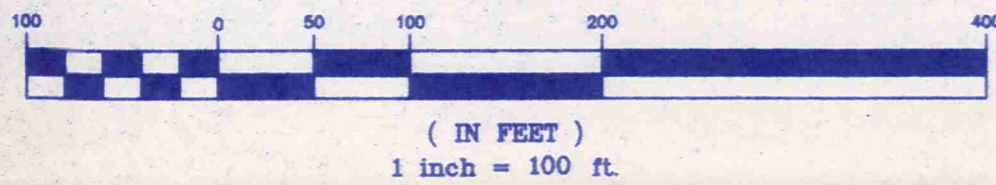
# PLAT OF SURVEY AND LOT SPLIT

FOR: BUCKEYE EXCAVATING CO.

KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 1, TRACT NO. 1.  
IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO.



GRAPHIC SCALE



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 EAST WASHINGTON STREET CENTER LINE. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey* *RS* 2/10/98  
JOSEPH GUTOSKEY P.S. No. 7567 DATE



**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
8227 E. WASHINGTON ST. Tel (440) 543-8900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

- ▲ CONC. R/W MARKER
- ◆ CONC. R/W MARKER W/ BROKEN TOP
- IRON PIPE/PIN FOUND & USED
- 5/8" IRON PIN SET

4PT. STA. 222+42.75  
PER ODOT 1931 R/W PLAN

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 27398 (as noted)  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

BA106022

Buckeye  
picked up 3-3-1998



# Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

02-420469

## Legal Description 2.8071 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Lot No. 1 in Tract No. 1 and is more fully described as follows;

Beginning at a point in the centerline of Washington Street (60 feet wide) (FKA U.S. Route 422 and Chagrin Falls-Greenville Road) at the southeast corner of a parcel of land conveyed to David G. Wegener by deed recorded in Volume 619, Page 555 of Geauga County Records, said point being further located **North 62°19' 00" West, 259.71 feet** from an angle point in the centerline of said Washington Street;

Thence **North 00°44' 29" East**, along said Wegener's east line, **327.56 feet** to a 5/8" iron pin set at the Principal Place of Beginning (witness a 1" iron pipe found 0.14 feet south and 0.35 feet west at the northeasterly right-of-way line of said Washington Street);

Course I Thence **North 00°44' 29" East**, along said Wegener's east line, **1000.00 feet** to a point at said Wegener's northeast corner and in the south line of a parcel of land conveyed to Dennis Leonard by deed recorded in Volume 815, Page 830 of Geauga County Records, (witness a 1" iron pipe found on line 0.09 feet south);

Course II Thence **South 89°26' 14" East**, along said Leonard's south line, **122.28 feet** to a 5/8" iron pin set;

Course III Thence **South 00°44' 29" West**, **1000.00 feet** to a 5/8" iron pin set;

Course IV Thence **North 89° 26' 14" West**, **122.28 feet** to the Principal Place of Beginning and containing 2.8071 Acres of land as surveyed and described in January, 1998 by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are based on the centerline of Washington Street.

Prior recording Volume 113, Page 1277

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

R.S. 2/23/98 (Revised)

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

98-968/February 18, 1998/rev.

8227 East Washington Street, Chagrin Falls, OH 44023-4507

Telephone: 440-543-6900 - Fax: 440-543-7176 - Toll Free: 888-543-6900

BA100022



# Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

## Legal Description Parcel 1 7.1049 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Lot No. 1 in Tract No. 1 and is more fully described as follows;

Beginning at a point in the centerline of Washington Street (60 feet wide) (FKA U.S. Route 422 and Chagrin Falls-Greenville Road) at the southeast corner of a parcel of land conveyed to David G. Wegener by deed recorded in Volume 619, Page 555 of Geauga County Records, said point being further located **North 62°19' 00" West, 259.71 feet** from an angle point in the centerline of said Washington Street;

- Course I Thence **North 62°19' 00" West**, along said centerline, **162.75 feet** to a point at the southeast corner of a parcel of land conveyed to Alador Kennels, Inc. by deed recorded in Volume 723, Page 1113 of Geauga County Records;
- Course II Thence **North 00°44' 33" East**, along said Kennels' east line, **1253.37 feet** to a 1" iron pipe with a 5/8" iron pin found, at said Kennels' northeast corner and in the south line of a parcel of land conveyed to Dennis Leonard by deed recorded in Volume 815, Page 830 of Geauga County Records, (witness a 5/8" iron pin found 0.05 feet south and 0.20 feet east at the northeasterly right-of-way line of said East Washington Street);
- Course III Thence **South 89°26' 14" East**, along said Leonards' south line, **267.34 feet** to a 5/8" iron pin set;
- Course IV Thence **South 00°44' 29" West**, **1000.00 feet** to a 5/8" iron pin set;
- Course V Thence **North 89°26' 14" West**, **122.28 feet** to a 5/8" iron pin set in the east line of said Wegener;
- Course VI Thence **South 00°44' 29" West**, along said Wegener's east line, **327.56 feet** to the Place of Beginning (witness a 1" iron pipe found 0.14 feet south and 0.35 feet west at the northeasterly right-of-way line of said Washington Street) and containing 7.1049 Acres of land (6.9928 Acres exclusive of right-of-way) as surveyed and described in January, 1998, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are based on the centerline of Washington Street.

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

R.S. 2/23/98 (Revised)  
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Prior recording Volume 619, Page 555  
Prior recording Volume 1133, Page 1277

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BA100022



# Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

02-080500

## Legal Description Parcel 2 - 5.1939 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Lot No. 1 in Tract No. 1 and is more fully described as follows;

Beginning at a point in the centerline of Washington Street (60 feet wide) (FKA U.S. Route 422 and Chagrin Falls-Greenville Road) at the southeast corner of a parcel of land conveyed to David G. Wegener by deed recorded in Volume 619, Page 555 of Geauga County Records, said point being further located **North 62°19' 00" West, 259.71 feet** from an angle point in the centerline of said Washington Street;

Course I Thence **North 00°44' 29" East**, along said Wegener's east line, **327.56 feet** to a 5/8" iron pin set, (witness a 1" iron pipe found 0.14 feet south and 0.35 feet west at the northeasterly right-of-way line of said East Washington Street);

Course II Thence **South 89°26' 14" East, 122.28 feet** to a 5/8" iron pin set;

Course III Thence **North 00°44' 29" East, 1000.00 feet** to a 5/8" iron pin set in the south line of a parcel of land conveyed to Dennis Leonard by deed recorded in Volume 815, Page 830 of Geauga County Records;

Course IV Thence **South 89°26' 14" East**, along said Leonard's south line, **128.18 feet** to a 1" iron pipe found at the northwest corner of a parcel of land conveyed to P.B. & J. A. Flanagan by deed recorded in Volume 917, Page 24 of Geauga County Records;

Course V Thence **South 00°44' 35" West**, along said Flanagan's west line, (and passing over a 1" iron pipe found at 1421.97 feet) **1455.65 feet** to a point in the centerline of said East Washington Street and the southwest corner of said Flanagan;

Course VI Thence **North 62°13' 32" West**, along said centerline, **21.21 feet** to an angle point therein;

Course VII Thence **North 62°19' 00" West**, along said centerline, **259.71 feet** to the Place of Beginning and containing 5.1935 Acres of land (5.0000 Acres exclusive of right-of-way) as surveyed and described in January, 1998 by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are based on the centerline of Washington Street.

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