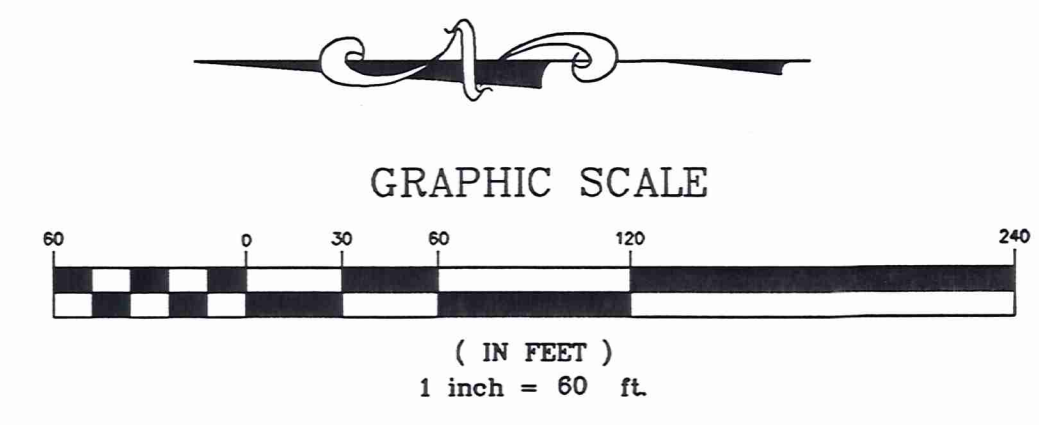


COUNTRY ESTATES OF GEAUGA CONDOMINIUM PHASE 1 APRIL, 2002

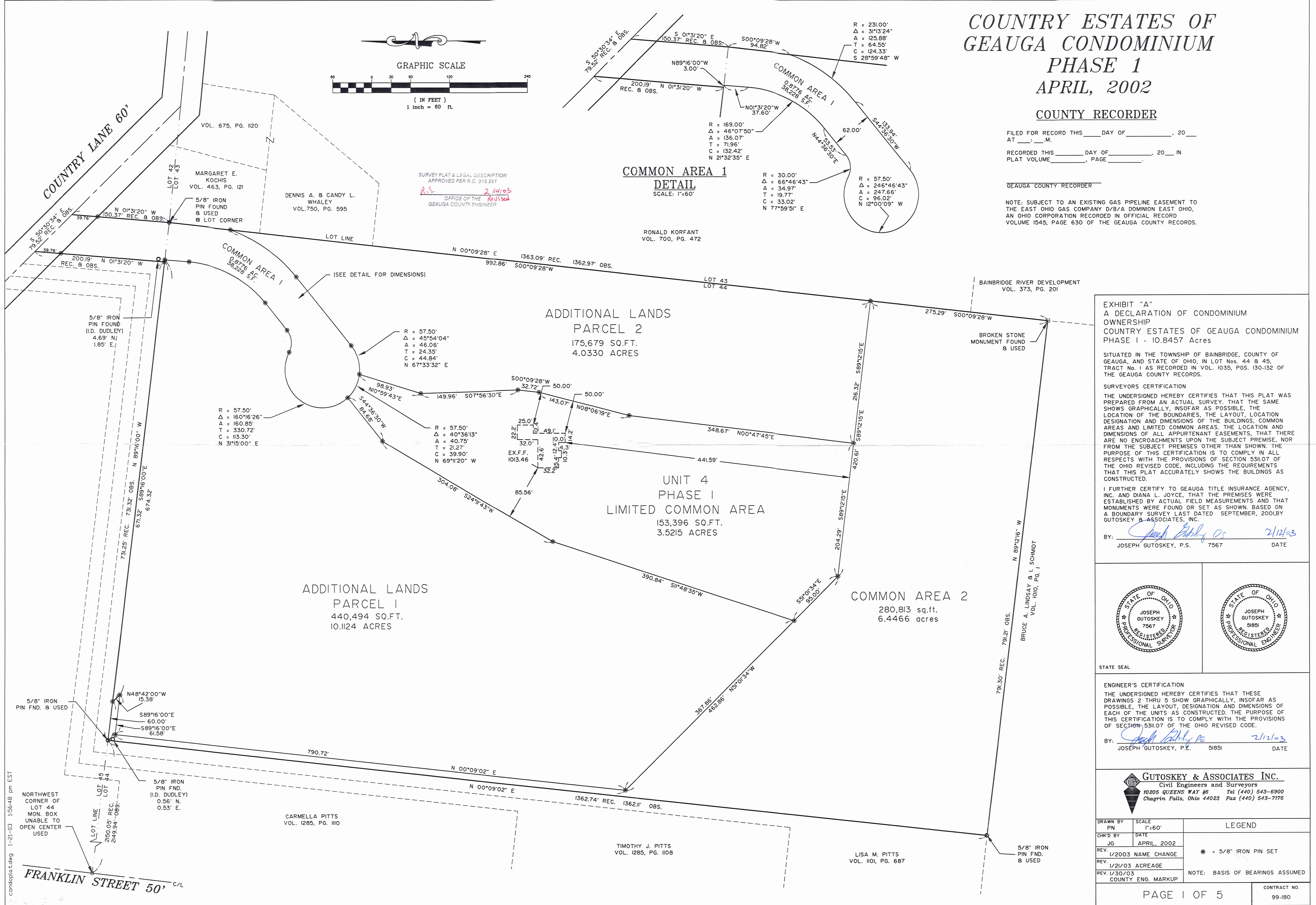
COUNTY RECORDER

FILED FOR RECORD THIS _____ DAY OF _____, 20____
AT _____ M.
RECORDED THIS _____ DAY OF _____, 20____ IN
PLAT VOLUME _____, PAGE _____.

GEAUGA COUNTY RECORDER
NOTE: SUBJECT TO AN EXISTING GAS PIPELINE EASEMENT TO THE EAST OHIO GAS COMPANY D/A DOMINION EAST OHIO, AN OHIO CORPORATION RECORDED IN OFFICIAL RECORD VOLUME 1545, PAGE 630 OF THE GEAUGA COUNTY RECORDS.



**COMMON AREA 1
DETAIL**
SCALE: 1"=60'





Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Country Estates of Geauga Condominium Phase 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 44, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **North 50° 30' 34" West**, along said centerline, **79.52 feet** to a point;

Thence **South 01° 31' 20" East, 200.19 feet** to a 5/8" iron pin set (witness a 5/8" iron pin found 4.69 feet north and 1.85 feet east, I.D. Dudley) at a southeast corner of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records and also in the north line of Lot 44;

Thence **South 89° 16' 00" East, 3.00 feet** to a 5/8" iron pin set;

Thence **South 01° 31' 20" East, 37.60 feet** to a 5/8" iron pin set at a point of curvature;

Thence along an arc of a curve deflecting to the right, an arc distance of 136.07 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 169.00 feet, a delta of 46° 07' 50" and a chord which bears **South 21° 32' 35" West, 132.42 feet**;

Thence **South 44° 36' 30" West, 53.53 feet** to a 5/8" iron pin set at a point of curvature;

Thence along an arc of a curve deflecting to the right, an arc distance of 34.97 feet to a 5/8" iron pin set at a point of reverse curvature, said curve having a radius of 30.00 feet, a delta of 66° 46' 43" and a chord which bears **South 77° 59' 51" West, 33.02 feet**;

Thence along an arc of a curve deflecting to the left, an arc distance of 160.85 feet to a 5/8" iron pin set, said curve having a radius of 57.50 feet, a delta of 160° 16' 26" and a chord which bears **South 31° 15' 00" West, 113.30 feet**, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing along an arc of a curve deflecting to the left, an arc distance of 40.75 feet to a 5/8" iron pin set, said curve having a radius of 57.50 feet, a delta of 40° 36' 13" and a chord which bears **South 69° 11' 20" East, 39.90 feet**;

Course II Thence **South 10° 59' 43" West, 98.93 feet** to a 5/8" iron pin set;

Course III Thence **South 07° 56' 30" East, 149.96 feet** to a 5/8" iron pin set;

Course IV Thence **South 00° 09' 28" West, 32.72 feet** to a 5/8" iron pin set;

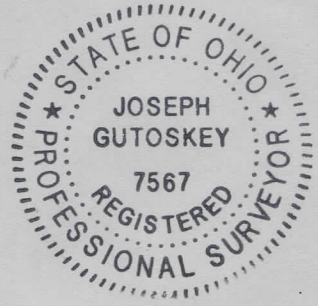
Course V Thence **South 08° 06' 19" West, 143.07 feet** to a 5/8" iron pin set;

Legal Description
Phase 1

- Course VI Thence **South 00° 47' 45" West, 348.67 feet** to a 5/8" iron pin set;
- Course VII Thence **North 89° 12' 15" West, 204.29 feet** to a 5/8" iron pin set;
- Course VIII Thence **North 51° 01' 34" West, 95.00 feet** to a 5/8" iron pin set;
- Course IX Thence **North 11° 48' 35" East, 390.84 feet** to a 5/8" iron pin set;
- Course X Thence **North 24° 11' 43" East, 304.08 feet** to a 5/8" iron pin set;
- Course XI Thence **North 44° 36' 30" East, 84.68 feet** to a point and the Principal Place of Beginning and containing 3.5215 Acres [153,396 sq.ft.] of land as surveyed and described in September, 2001, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, 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 Reference
Volume 1035, Page 130

Joseph Gutoskey PS 2/14/03



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

R.S. 2/14/03

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GEAUGA COUNTY ENGINEER

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Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Legal Description

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

Country Estates of Geauga Condominium
Common Area 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 44 and 45, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Course I Thence **South 01° 31' 20" East** (and passing through a 5/8" iron pin set at 39.76 feet) along said Kochis' west line, **150.37 feet** to a 5/8" iron pin found at the northeast corner of said Lot No. 44;

Course II Thence **South 00° 09' 28" West**, continuing along said Kochis' west line, **94.82 feet** to a 5/8" iron pin set;

Course III Thence along an arc of a curve deflecting to the right, an arc distance of 125.88 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 231.00 feet, a delta of 31° 13' 24" and a chord which bears **South 28° 59' 48" West, 124.33 feet**;

Course IV Thence **South 44° 36' 30" West, 133.94 feet** to a point of curvature;

Course V Thence along an arc of a curve deflecting to the right, an arc distance of 247.66 feet to 5/8" iron pin set at a point of reverse curvature, said curve having a radius of 57.50 feet, a delta of 246° 46' 43" and a chord which bears **North 12° 00' 09" West, 96.02 feet**;

Course VI Thence along an arc of a curve deflecting to the left, an arc distance of 34.97 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 30.00 feet, a delta of 66° 46' 43" and a chord which bears **North 77° 59' 51" East, 33.02 feet**;

Course VII Thence **North 44° 36' 30" East, 53.53 feet** to a 5/8" iron pin set at a point of curvature;

Course VIII Thence along an arc of a curve deflecting to the left, an arc distance of 136.07 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 169.00 feet, a delta of 46° 07' 50" and a chord which bears **North 21° 32' 35" East, 132.42 feet**;

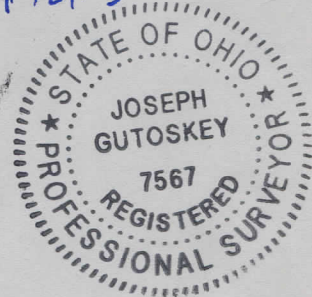
BA100037

Legal Description
Common Area 1

- Course IX Thence **North 01° 31' 20" West, 37.60 feet** to a 5/8" iron pin set;
- Course X Thence **North 89° 16' 00" West, 3.00 feet** to a 5/8" iron pin set (witness a 5/8" iron pin found 4.69 feet north and 1.85 feet east, I.D. Dudley) at a southeast corner of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records and also in the north line of Lot 44;
- Course XI Thence **North 01° 31' 20" West**, (and passing over a 5/8" iron pin set at 160.43 feet) along said Pitts' east line, **200.19 feet** to a point in the centerline of said Country Lane;
- Course XII Thence **South 50° 30' 34" East, 79.52 feet** to a point and the Place of Beginning and containing 0.8776 Acres (38,228 sq. ft.) of land 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 Reference
Volume 1035, Page 130

Joseph Gutosky P.S. 2/12/03



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

R.S. 2/14/03

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Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Legal Description

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

Country Estates of Geauga Condominium
Common Area 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 44, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **South 01° 31' 20" East** [and passing through a 5/8" iron pin set at 39.76 feet] along said Kochis' west line, **150.37 feet** to a 5/8" iron pin found at the northeast corner of said Lot No. 44;

Thence **South 00° 09' 28" West**, continuing along said Kochis' west line, the west line of a parcel of land conveyed to Dennis A. & Candy L. Whaley by deed recorded in Volume 750, Page 595 of Geauga County Records and the west line of a parcel of land conveyed to Ronald Korfant by deed recorded in Volume 700, Page 472 of Geauga County Records, **1087.68 feet** to a 5/8" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 00° 09' 28" West** along said Korfant's west line and the west line of a parcel of land conveyed to Bainbridge River Development by deed recorded in Volume 373, Page 201 of Geauga County Records, **275.29 feet** to a broken stone monument found at the northeast corner of a parcel of land conveyed to Bruce A. Lindsay & I. Schmidt by deed recorded in Volume 1010, Page 1 of Geauga County Records;

Course II Thence **North 89° 12' 16" West** along said Schmidt's north line, **791.21 feet** to a 5/8" iron pin found at the southeast corner of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records;

Course III Thence **North 00° 09' 02" East**, along said Pitts' east line, **1362.11 feet** to a 5/8" iron pin found;

Course IV Thence **South 89° 16' 00" East**, **60.00 feet** to a 5/8" iron pin set;

Course V Thence **South 48° 42' 00" East**, **15.38 feet** to a 5/8" iron pin set;

Course VI Thence **North 89° 16' 00" West**, **61.58 feet** to a 5/8" iron pin set;

Course VII Thence **South 00° 09' 02" West**, **790.72 feet** to a 5/8" iron pin set;

Course VIII Thence **South 51° 01' 34" East**, **462.86 feet** to a 5/8" iron pin set;

Course IX Thence **South 89° 12' 15" East**, **420.61 feet** to a 5/8" iron pin set and the

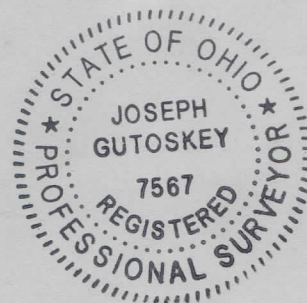
BA100037

Legal Description
Common Area 2

Principal Place of Beginning and containing 6.4466 Acres (280,813 sq.ft.) of land as surveyed and described in September 2001, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, 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 Reference
Volume 1035, Page 130

Joseph Gutoskey P.S. 2/12/03



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

R.S. 2/14/03

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GEAUGA COUNTY ENGINEER

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Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Country Estates of Geauga Condominium Additional Lands Parcel 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 44, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **North 50° 30' 34" West**, along said centerline, **79.52 feet** to a point;

Thence **South 01° 31' 20" East, 200.19 feet** to a 5/8" iron pin set (witness a 5/8" iron pin found 4.69 feet north and 1.85 feet east, I.D. Dudley) at a southeast corner of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records and also in the north line of Lot 44 and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 89° 16' 00" East, 3.00 feet** to a 5/8" iron pin set;

Course II Thence **South 01° 31' 20" East, 37.60 feet** to a 5/8" iron pin set at a point of curvature;

Course III Thence along an arc of a curve deflecting to the right, an arc distance of 136.07 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 169.00 feet, a delta of 46° 07' 50" and a chord which bears **South 21° 32' 35" West, 132.42 feet**;

Course IV Thence **South 44° 36' 30" West, 53.53 feet** to a 5/8" iron pin set at a point of curvature;

Course V Thence along an arc of a curve deflecting to the right, an arc distance of 34.97 feet to a 5/8" iron pin set at a point of reverse curvature, said curve having a radius of 30.00 feet, a delta of 66° 46' 43" and a chord which bears **South 77° 59' 51" West, 33.02 feet**;

Course VI Thence along an arc of a curve deflecting to the left, an arc distance of 160.85 feet to a 5/8" iron pin set, said curve having a radius of 57.50 feet, a delta of 160° 16' 26" and a chord which bears **South 31° 15' 00" West, 113.30 feet**;

Course VII Thence **South 44° 36' 30" West, 84.68 feet** to a 5/8" iron pin set;

Course VIII Thence **South 24° 11' 43" West, 304.08 feet** to a 5/8" iron pin set;

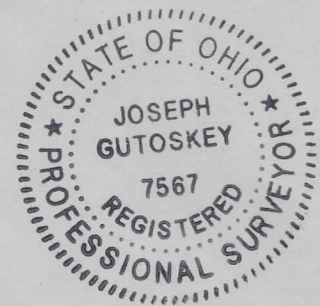
Course IX Thence **South 11° 48' 35" West, 390.84 feet** to a 5/8" iron pin set;

Legal Description
Additional Lands Parcel 1

- Course X Thence **North 51° 01' 34" West, 367.86 feet** to a 5/8" iron pin set;
- Course XI Thence **North 00° 09' 02" East, 790.72 feet** to a 5/8" iron pin set;
- Course XII Thence **South 89° 16' 00" East, 61.58 feet** to a 5/8" iron pin set;
- Course XIII Thence **North 48° 42' 00" West, 15.38 feet** to a 5/8" iron pin set in the south line of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records and also in the north line of said Lot 44;
- Course XIV Thence **South 89° 16' 00" East**, along said Pitts' south line and the north line of Lot 44, **671.32 feet** to a point and the Principal Place of Beginning and containing 10.1124 Acres (440,494 sq.ft) of land as surveyed and described in September, 2001, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, 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 Reference
Volume 1035, Page 130

Joseph Gutoskey P.S. 2/12/03



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

R.S. _____ *2/14/03*
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GEAUGA COUNTY ENGINEER

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ENGINEERS



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Legal Description

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

Country Estates of Geauga Condominium
Additional Lands Parcel 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 44, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **North 50° 30' 34" West**, along said centerline, **79.52 feet** to a point;

Thence **South 01° 31' 20" East**, **200.19 feet** to a 5/8" iron pin set (witness a 5/8" iron pin found 4.69 feet north and 1.85 feet east, I.D. Dudley) at a southeast corner of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records and also in the north line of Lot 44;

Thence **South 89° 16' 00" East**, **3.00 feet** to a 5/8" iron pin set;

Thence **South 01° 31' 20" East**, **37.60 feet** to a 5/8" iron pin set at a point of curvature;

Thence along an arc of a curve deflecting to the right, an arc distance of 136.07 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 169.00, a delta of 46° 07' 50" and a chord which bears **South 21° 32' 35" West**, **132.42 feet**;

Thence **South 44° 36' 30" West**, **53.53 feet** to a 5/8" iron pin set at a point of curvature;

Thence along an arc of a curve deflecting to the right, an arc distance of 34.97 feet to a 5/8" iron pin set at a point of reverse curvature, said curve having a radius of 30.00 feet, a delta of 66° 46' 43" and a chord which bears **South 77° 59' 51" West**, **33.02 feet**;

Thence along an arc of a curve deflecting to the left, an arc distance of 201.60 feet to a 5/8" iron pin set, said curve having a radius of 57.50 feet, a delta of 200° 52' 39" and a chord which bears **South 10° 56' 53" West**, **113.10 feet**, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence along an arc of a curve deflecting to the left, an arc distance of 46.06 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 57.50 feet, a delta of 45° 54' 04" and a chord which bears **North 67° 33' 32" East**, **44.84 feet**;

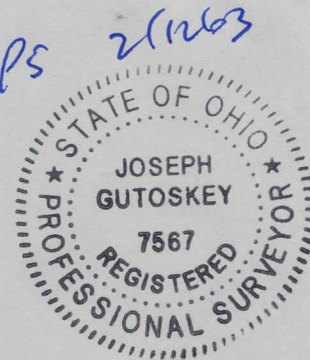
BA100037

Legal Description
Additional Lands Parcel 2

- Course II Thence North $44^{\circ}36'30''$ East, 133.94 feet to a 5/8" iron pin set and a point of curvature;
- Course III Thence along an arc of a curve deflecting to the left, an arc distance of 125.88 feet to a 5/8" iron pin set in the west line of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records, said curve having a radius of 231.00 feet, a delta of $31^{\circ}13'24''$ and a chord which bears North $28^{\circ}59'48''$ East, 124.33 feet to;
- Course IV Thence South $00^{\circ}09'28''$ West, along said Kochis' west line, the west line of a parcel of land conveyed to Dennis A. & Candy L. Whaley by deed recorded in Volume 750, Page 595 of Geauga County Records and the west line of a parcel of land conveyed to Ronald Korfant by deed recorded in Volume 700, Page 472 of Geauga County Records, 992.86 feet to a 5/8" iron pin set;
- Course V Thence North $89^{\circ}12'15''$ West, 216.32 feet to a 5/8" iron pin set;
- Course VI Thence North $00^{\circ}47'45''$ East, 348.67 feet to a 5/8" iron pin set;
- Course VII Thence North $08^{\circ}06'19''$ East, 143.07 feet to a 5/8" iron pin set;
- Course VIII Thence North $00^{\circ}09'28''$ East, 32.72 feet to a 5/8" iron pin set;
- Course IX Thence North $07^{\circ}56'30''$ West, 149.96 feet to a 5/8" iron pin set;
- Course X Thence North $10^{\circ}59'43''$ East, 98.93 feet to a point and the Principal Place of Beginning and containing 4.0330 Acres (175,679 sq.ft.) of land as surveyed and described in September 2001, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, 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 Reference
Volume 1035, Page 130

Joseph Gutoskey PS 2/14/03



SURVEY PLAT & LEGAL DESCRIPTION
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