

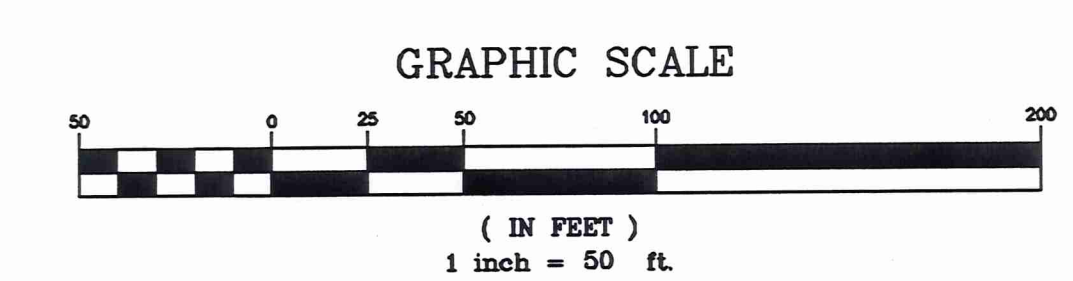
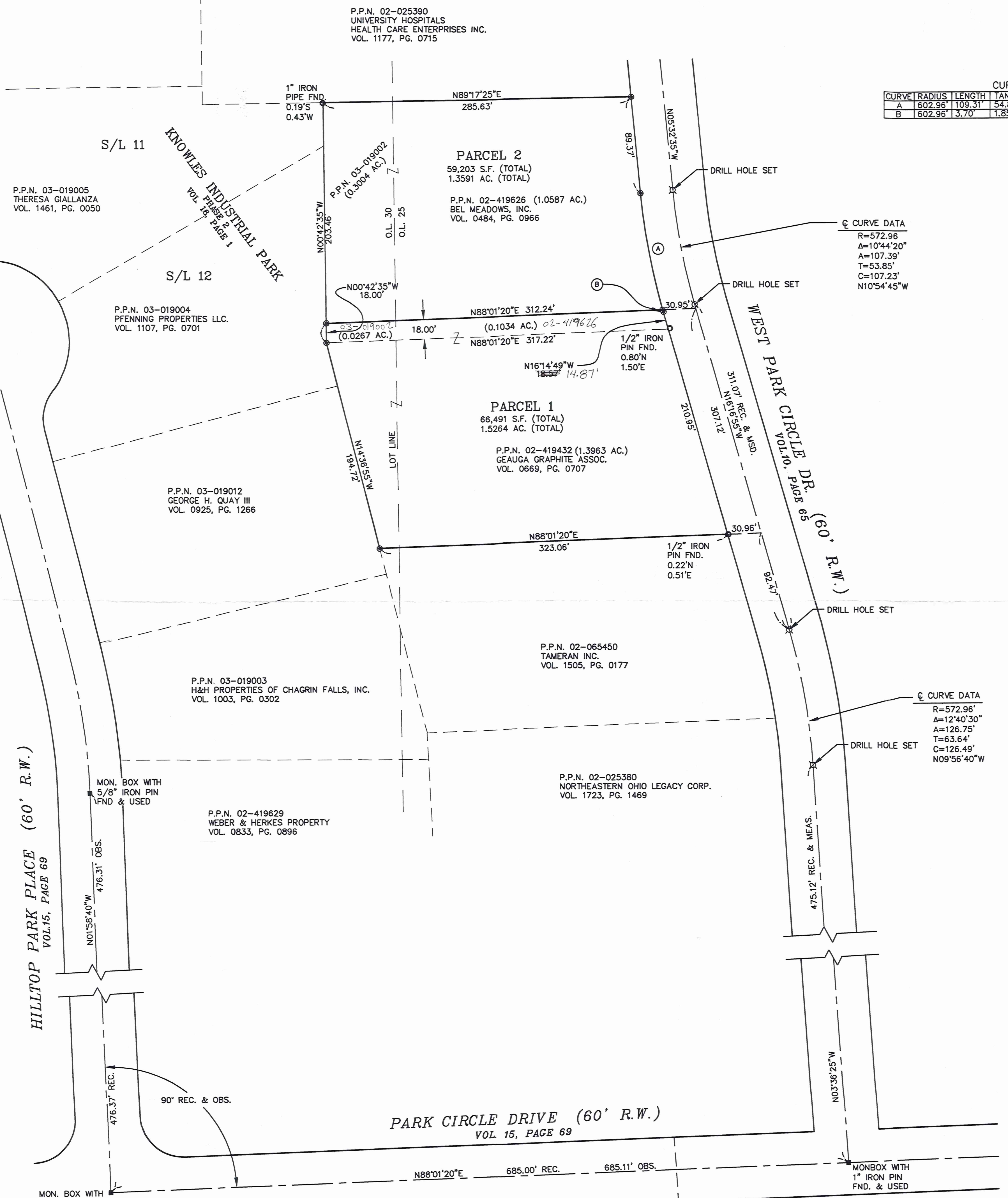
PLAT OF LOT SPLIT AND CONSOLIDATION
for
GEAUGA GRAPHITE ASSOCIATES
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART
OF ORIGINAL TOWNSHIP LOTS 25 AND 30, TRACT 1.
DECEMBER, 2004



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 KNOWLES INDUSTRIAL PARK PHASE 2
PLAT, ALL OF WHICH I DECLARE TO BE CORRECT TO THE
BEST OF MY KNOWLEDGE.
Joseph Gutoskey 12/20/04
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

3/4" IRON PIN SET
ID. GUTOSKEY PS7567

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	602.96'	109.31'	54.81'	109.16'	S10°44'12"E	10°23'14"
B	602.96'	13.70'	1.85'	3.70'	S16°06'22"E	0°21'06"



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/20/04
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 MUNN ROAD, SUITE 3 TEL (440) 643-8900
CHAGRIN FALLS, OHIO 44023 FAX (440) 643-7776

CONTRACT NO.
04-1891

BA100050

Geauga Graphite
picked up 1-31-05
03-019098
02-419432



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Legal Description

Parcel 1
1.5264 Acres

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

Vol. 1753-Pg. 2507

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 25 and 30, Tract No. 1 and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Park Circle Drive (60 feet wide) and West Park Circle Drive (60 feet wide) as shown on the recorded plat in Volume 10, Page 65 of Geauga County Map Records;

Thence **North 03° 36' 25" West**, along said West Park Circle Drive centerline, **475.12 feet** to a drill hole set at a point of curvature;

Thence continuing along said centerline along an arc of a curve deflecting to the left an arc distance of **126.75 feet** to a drill hole set at a point of tangency, said curve having a radius of **572.96 feet**, a delta of 12°40'30" and a chord which bears **North 09° 56' 40" West, 126.49 feet**;

Thence continuing along said centerline, **North 16° 16' 55" West, 92.47 feet** to a point;

Thence **South 88° 01' 20" West, 30.96 feet** to a point (witness a 1/2" iron pin found 0.22 feet north and 0.51 feet east), in the westerly right-of-way line of said West Park Circle Drive, said point being the northeasterly corner of a parcel of land conveyed to Tameran, Inc. by deed recorded in Volume 1505, Page 177 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 88° 01' 20" West**, along said Tameran's north line **323.06 feet** to a 3/4" iron pin set at said Tameran's northwesterly corner, said point also being in the easterly line of a parcel of land conveyed to George H. Quay, III by deed recorded in Volume 925, Page 1266 of Geauga County Records;

Course II Thence **North 14° 36' 55" West**, along said Quay's easterly line and the easterly line of Sublot 12 in Knowles Industrial Park, Phase 2 as recorded in Volume 16, Page 1 of Geauga County Map Records, **194.72 feet** to a 3/4" *iron* pin set;

Course III Thence **North 00° 42' 35" West**, along the east line of said Sublot 12, **18.00 feet** to a 3/4" iron pin set;

Course IV Thence **North 88° 01' 20" East, 312.24 feet** to a 3/4" iron pin set in the curved westerly right-of-way line of said West Park Circle Drive;

Legal Description

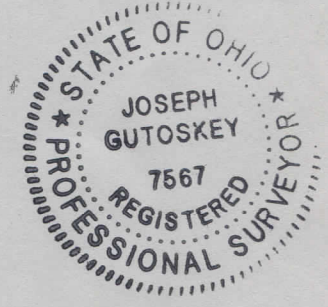
Course V Thence along said westerly right-of-way line, along an arc of a curve deflecting to the left an arc distance of **3.70 feet** to a 3/4" iron pin set at a point of tangency, said curve having a radius of 602.96 feet, a delta of 0°21'06" and a chord which bears **South 16° 06' 22" East, 3.70 feet**;

Course VI Thence **South 16° 16' 55" East**, along said westerly right-of-way line **210.95 feet** to the Principal Place of Beginning and continuing 1.5264 Acres (66,491 square feet) of land as surveyed and described in December, 2004 by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on Knowles Industrial Park Phase 2 plat as recorded in Volume 16, Page 1 of Geauga County Map Records.

Prior Deeds of Record
Volume 669, Page 707
Volume 484, Page 966

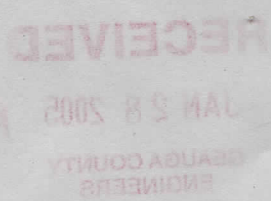
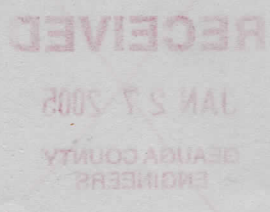
1.3963 Acres out of Parcel 02-419432
0.0267 Acres out of Parcel 03-019002
0.1034 Acres out of Parcel 02-419626

*Joseph Gutoskey PS
1/28/05*



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

R.S. _____ *1/28/05*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel 2
1.3591 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 25 and 30, Tract No. 1 and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Park Circle Drive (60 feet wide) and West Park Circle Drive (60 feet wide) as shown on the recorded plat in Volume 10, Page 65 of Geauga County Map Records;

Thence **North 03° 36' 25" West**, along said West Park Circle Drive centerline, **475.12 feet** to a drill hole set at a point of curvature;

Thence continuing along said centerline along an arc of a curve deflecting to the left an arc distance of **126.75 feet** to a drill hole set at a point of tangency, said curve having a radius of **572.96 feet**, a delta of 12°40'30" and a chord which bears **North 09° 56' 40" West**, **126.49 feet**;

Thence continuing along said centerline, **North 16° 16' 55" West**, **307.12 feet** to a point;

Thence **South 88° 01' 20" West**, **30.95 feet** to a 3/4" iron pin set in the curved westerly right-of-way line of said West Park Circle Drive and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 88° 01' 20" West**, **312.24 feet** to a 3/4" iron pin set in the easterly line of Sublot 12 in Knowles Industrial Park, Phase 2 as recorded in Volume 16, Page 1 of Geauga County Map Records;

Course II Thence **North 00° 42' 35" West**, along the east line of said Sublot 12 and Sublot 11 **203.46 feet** to a point in the south line of a parcel of land conveyed to University Hospitals Health Care Enterprises, Inc. by deed recorded in Volume 1177, Page 715 of Geauga County Records (witness a 1" iron pipe found 0.19 feet south and 0.43 feet west);

Course III Thence **North 89° 17' 25" East**, **285.63 feet** to a 3/4" iron pin set in the westerly right-of-way line of said West Park Circle Drive;

Course IV Thence **South 05° 32' 35" East**, along said westerly right-of-way line, **89.37 feet** to a 3/4" iron pin set at a point of curvature;

BAI 00050

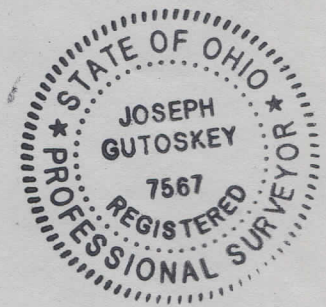
Legal Description

Course V Thence along said westerly right-of-way line, along an arc of a curve deflecting to the left an arc distance of **109.31 feet** to a 3/4" iron pin set at the Principal Place of Beginning, said curve having a radius of 602.96 feet, a delta of 10°23'14" and a chord which bears **South 10° 44' 12" East, 109.16 feet** and containing 1.3591 Acres (59,203 square feet) of land as surveyed and described in December, 2004 by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on Knowles Industrial Park Phase 2 plat as recorded in Volume 16, Page 1 of Geauga County Map Records.

Prior Deed of Record
Volume 484, Page 966

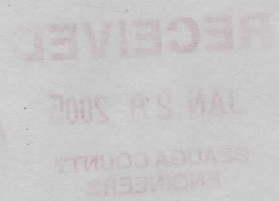
1.0587 Acres out of Parcel 02-419626
0.3004 Acres out of Parcel 03-019002

Joseph Gutoskey
1/28/05



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

R.S. _____ *1/28/05*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

18' Wide Parcel to be Conveyed to
Geauga Graphite Associates.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 25 and 30, Tract No. 1 and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Park Circle Drive (60 feet wide) and West Park Circle Drive (60 feet wide) as shown on the recorded plat in Volume 10, Page 65 of Geauga County Map Records;

Thence **North 03° 36' 25" West**, along said West Park Circle Drive centerline, **475.12 feet** to a drill hole set at a point of curvature;

Thence continuing along said centerline along an arc of a curve deflecting to the left an arc distance of **126.75 feet** to a drill hole set at a point of tangency, said curve having a radius of **572.96 feet**, a delta of 12°40'30" and a chord which bears **North 09° 56' 40" West, 126.49 feet**;

Thence continuing along said centerline, **North 16° 16' 55" West, 307.12 feet** to a point;

Thence **South 88° 01' 20" West, 30.95 feet** to a 3/4" iron pin set in the westerly curved right-of-way line of said West Park Circle Drive and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence along said westerly right-of-way line, along an arc of a curve deflecting to the left an arc distance of **3.70 feet** to a 3/4" iron pin set at a point of tangency, said curve having a radius of 602.96 feet, a delta of 0°21'06" and a chord which bears **South 16° 06' 22" East, 3.70 feet**;

Course II Thence **South 16° 16' 55" East**, along said westerly right-of-way line **14.87 feet** to a point at the northeasterly corner of a parcel of land conveyed to Geauga Graphite Associates by deed recorded in Volume 669, Page 707 of Geauga County Records (witness a 1/2" iron pin found 0.80 feet north and 1.50 feet east);

Course III Thence **South 88° 01' 20" West**, along said Graphite's northerly line **317.22 feet** to a 3/4" iron pin set at the northwest corner thereof and in the easterly line of Sublot 12 in Knowles Industrial Park, Phase 2 as recorded in Volume 16, Page 1 of Geauga County Map Records;

Course IV Thence **North 00° 42' 35" West**, along the east line of said Sublot 12, **18.00 feet** to a 3/4" iron pin set;

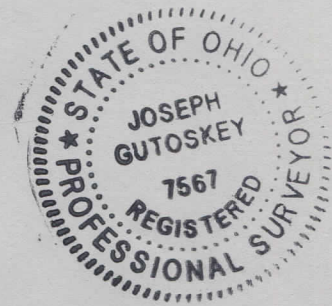
Legal Description

Course V Thence **North 88° 01' 20" East, 312.24 feet** to a 3/4" iron pin set in the curved westerly right-of-way line of said West Park Circle Drive and the Principal Place of Beginning and containing 0.1301 Acres (5,665 square feet) of land as surveyed and described in December, 2004 by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on Knowles Industrial Park Phase 2 plat as recorded in Volume 16, Page 1 of Geauga County Map Records.

Prior Deed of Record
Volume 484, Page 966

0.1034 Acres out of Parcel 02-419626
0.0267 Acres out of Parcel 03-019002

*Frank Pate PS
1/28/05*



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

R.S. _____ *1/28/05*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
JAN 28 2005
ENGINEER