

PLAT OF PROPERTY SPLIT

FOR: HOLY ANGELS CATHOLIC CHURCH

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 16, TRACT NO. 3.

G.A. & G.S. AGOSTINO
VOL. 801 PAGE 49

690.40' DEED & OBS.
N89°50'11"E 627.24'

5/8" IRON FD. BENT
I.D. T. GERSON
0.07' S
0.02' E

90°32'21" REC.
90°31'37" OBS.

3.1776 ACRES
3.0000 ACRES
EXCLUSIVE OF R/W

5/8" IRON PIN SET

1" IRON PIPE FD. & USED

N00°21'48"E
257.84' MSD.

316.26'
S35°13'29" W

124'

50'

446.46'

S89°50'11"W

5/8" IRON PIN SET

5/8" IRON PIN SET

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

R.S. 11/24/1997
GEAUGA COUNTY ENGINEER

● = 5/8" IRON PIN SET (I.D. 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 BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey P.S.
JOSEPH GUTOSKEY P.S. # 7567

11/2/97
DATE



GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

8227 E. WASHINGTON ST. TEL. (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CHILLICOTHE ROAD (S.R. 306) 60' R/W

703.33' OBS.

703.27' REC.

445.49' OBS.

P.K. NAIL SET
FROM REFERENCE

TAYLOR MAY ROAD 60' R/W



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

HOLY ANGELS

picked up 11-25-1997

Legal Description
Holy Angels Church
3.1776 Acre Parcel

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 16, Tract No. 3 and is further bounded and described as follows;

Beginning at a point in the centerline of Chillicothe Road (AKA State Route 306) (60 feet wide), at the southwest corner of a parcel of land conveyed to G.A. & G.S. Agostino by deed recorded in Volume 801, Page 49 of Geauga County Records;

- Course I Thence **North 89°50' 11" East**, along said Agostino's south line, **627.24 feet** to a 5/8" iron pin set (witness a 5/8" iron pin found bent (ID T. Gerson) 0.02 feet east and 0.07 feet south of the east right-of-way line of said Chillicothe Road);
- Course II Thence **South 35°13' 29" West**, **316.26 feet** to a 5/8" iron pin set;
- Course III Thence **South 89° 50' 11" West**, **446.46 feet** to the centerline of said Chillicothe Road (and passing over a 5/8" iron pin set at 416.46 feet);
- Course IV Thence **North 00°21' 48" East**, along said centerline, **257.84 feet** to the Place of Beginning and containing 3.1776 Acres of land (3.000 Acres exclusive of right-of-way) as surveyed and described in November 1997, based upon a perimeter boundary survey performed in December, 1996 by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Deed of Record Volume 1086 Page 892

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

R.S. 11/24/1997
GEAUGA COUNTY ENGINEER

97-847 November 24, 1997

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

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