



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

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

Legal Description
Parcel 1
12.0065 Acres

R.S. 7/29/98 (as noted)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 19, Tract No. 2 and is more fully described as follows;

Beginning at a point in the centerline of Chillicothe Road (aka S.R. 306)(60 feet wide) at the southeast corner of a parcel of land conveyed to Deborah J. Mitchell by deed recorded in Volume 711, Page 1326 of Geauga County Records;

Course I Thence **South 88°41' 30" West**, along said Mitchell's south line (and passing over a 5/8" iron pin found at 30.00 feet), **1450.00 feet** to a 5/8" iron pin found;

Course II Thence **South 53°00' 00" East**, along a northeasterly line of an open space parcel in Living Homes Subdivision No. 1 as recorded in Volume 10, Page 121 of Geauga County Map Records, **438.89 feet** to a 5/8" iron pin found at an angle point therein;

Course III Thence **South 80°56' 25" East**, along the northeasterly line of said open space and the southeasterly extension thereof, **416.95 feet** to a 5/8" iron pin set;

Course IV Thence **South 01°51' 33" East**, **162.89 feet** to a 5/8" iron pin set in the north line of an open space parcel in said Subdivision;

Course V Thence **North 88°41' 30" East**, along the north line of said open space, **368.79 feet** to a 5/8" iron pin found at the northeast corner thereof and in a westerly right-of-way line of Stoney Brook Drive (60 feet wide);

Course VI Thence **North 01°51' 33" West**, along said westerly right-of-way line, **20.00 feet** to a 5/8" iron pin found;

Course VII Thence **North 88°41' 30" East**, along the north right-of-way line of said Stoney Brook Drive, **330.00 feet** (and passing over a 5/8" iron pin found at 300.00 feet), to a point on the centerline of said Chillicothe Road;

Course VIII Thence **North 01° 51' 33" West**, along said centerline, **490.00 feet** to the Place of Beginning, and containing 12.0065 Acres of land (11.6690 Acres exclusive of right-of-way) as surveyed and described in June, 1998 by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of record. Bearings are based on the Living Homes Subdivision Plat Volume 10, Page 121.

Prior Deed of Record Volume 671, Page 9

0.1378 Acres out of parcel # 02-162300
11.8687 Acres out of parcel # 02-729275 & 02-162400

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



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Legal Description
Parcel 2
0.4000 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 19, Tract No. 2 and is more fully described as follows;

Beginning at a 5/8" iron pin found at the southeast corner of Sublot 1 in Living Homes Subdivision No. 1 as recorded in Volume 10, Page 121 of Geauga County Records;

Thence **North 01°51' 33" West**, along the east line of said Sublot, **76.72 feet** to a 5/8" iron pin found (I.D. ACLA) at the Principal Place of Beginning;

Course I Thence continuing **North 01° 51' 33" West**, along said east line and the northerly prolongation thereof, **181.44 feet** to a 5/8" iron pin found (I.D. ACLA);

Course II Thence **South 80°56' 25" East**, **103.07 feet** to a 5/8" iron pin set;

Course III Thence **South 01° 51' 33" East**, **162.89 feet** to a 5/8" iron pin set in the north line of an open space parcel in said Subdivision;

Course IV Thence **South 88° 41' 30" West**, along the north line of said open space parcel, **101.21 feet** to the Principal Place of Beginning and containing 0.4000 Acres of land as surveyed and described in June, 1998 by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of record. Bearings are based on the Living Homes Subdivision Plat Volume 10, Page 121.

Prior Deed of Record - Volume 671, Page 9

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