

U.S. ROUTE 422 R/W VARIES
STATE OF OHIO VOL. 519 PG. 179

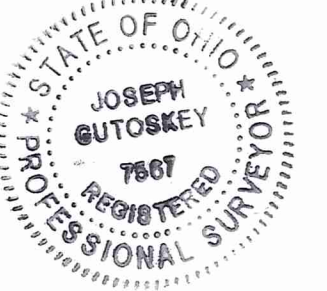
LOT SPLIT & CONSOLIDATION PLAT

FOR
BRUCE JOHANN'S
APRIL, 2004

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT No. 6, TRACT No. 2.

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, AND ARE BASED ON A SURVEY PREPARED BY WILLARD F. SCHADE, JR. (P.S. No. 6008) DATED APRIL 1996 AND PREVIOUS DEED VOLUME 740 PAGE 1156, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSEPH GUTOSKEY, P.S. No. 7567 DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 625104
OFFICE OF THE
GEAUGA COUNTY ENGINEER

PARCEL 'B'
218,089 S.F.
5.0066 AC.

BRUCE E. & CHRISTINE B. JOHANN'S
PPN 02-420255
VOL. 1459, PG. 0812

PARCEL 'D'
217,873 S.F.
5.0017 AC.

BRUCE E. & CHRISTINE B. JOHANN'S
PPN 02-420256
VOL. 1459, PG. 0809

PARCEL 'E'
220,993 S.F.
5.0733 AC.

BRUCE E. & CHRISTINE B. JOHANN'S
PPN 02-157900
VOL. 1459, PG. 0809

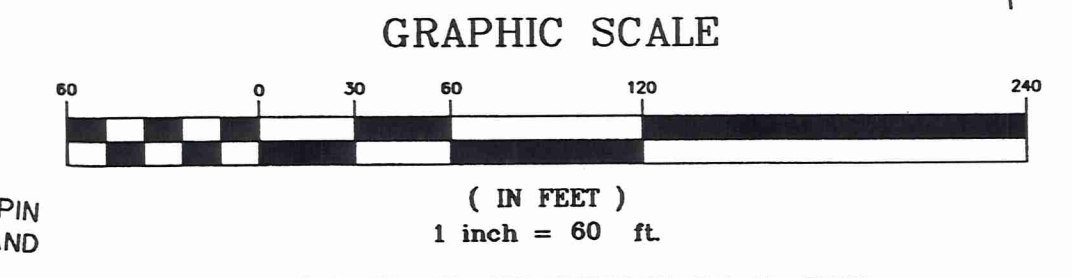
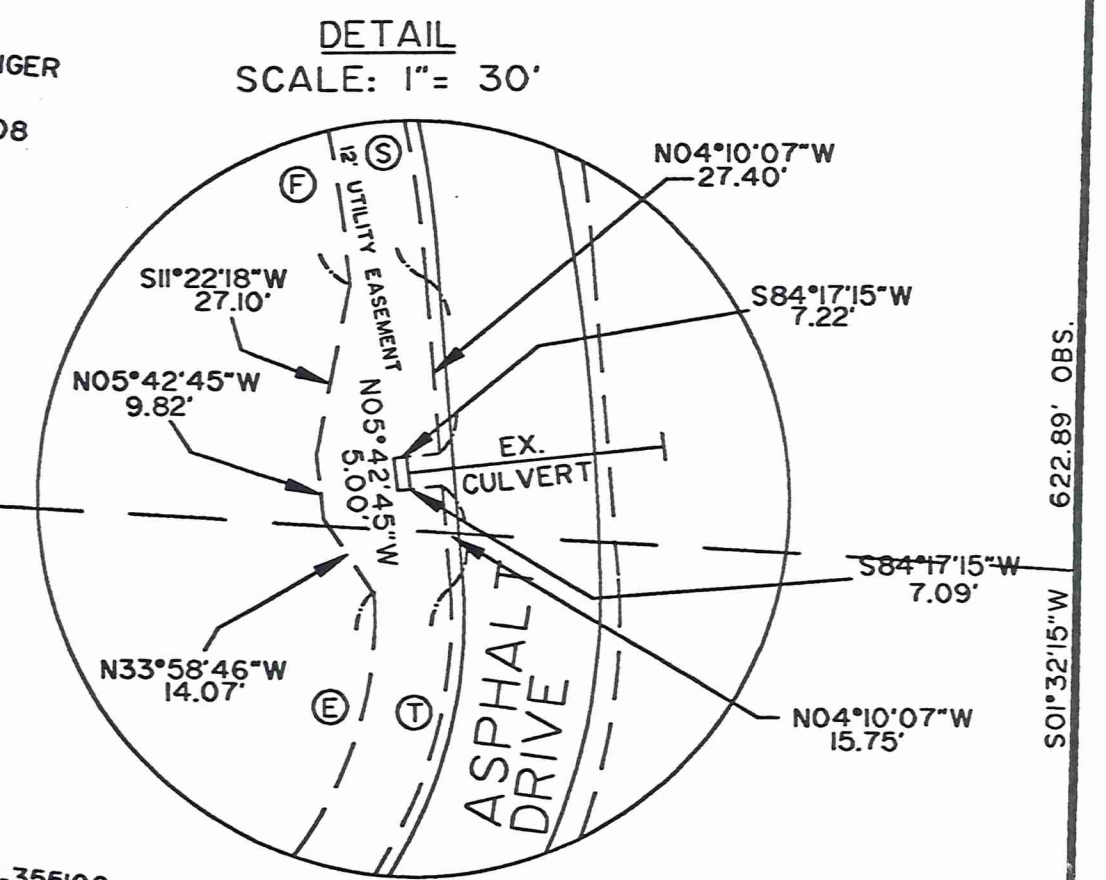
PARCEL 'A'
225,372 S.F.
5.1738 AC.

BRUCE E. & CHRISTINE B. JOHANN'S
PPN 02-420254
VOL. 1452, PG. 0205

CANYON WOODS, INC.
PPN 02-42813
VOL. 1716, PG. 2868

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	102.00'	70.74'	36.86'	69.33'	N3°24'00"W	39°44'18"
B	132.07'	106.11'	56.11'	103.28'	N0°15'10"W	46°01'58"
C	223.00'	81.37'	41.41'	80.92'	N02°18'38"E	20°54'23"
D	82.00'	74.46'	40.02'	71.93'	N17°52'22"E	52°01'50"
E	63.10'	51.44'	27.25'	50.03'	N20°32'03"E	46°42'28"
F	188.00'	79.69'	40.45'	79.10'	N16°18'43"W	24°17'13"
G	212.00'	43.46'	21.80'	43.38'	N22°34'59"W	11°44'41"
H	31.00'	29.11'	15.73'	28.06'	N43°36'55"W	53°36'55"
J	77.42'	57.94'	30.40'	56.60'	N49°04'47"W	42°52'50"
K	51.32'	79.73'	50.44'	71.95'	S43°55'57"E	89°00'43"
L	126.00'	38.01'	19.15'	37.87'	N18°04'07"W	17°17'03"
M	138.00'	41.63'	20.97'	41.47'	N08°04'07"W	17°17'03"
N	39.32'	68.01'	46.12'	59.84'	N48°58'38"W	99°06'05"
P	77.42'	57.94'	30.40'	56.60'	N49°04'47"W	42°52'50"
O	43.00'	40.38'	21.82'	38.92'	N43°36'55"W	53°48'33"
R	200.00'	41.00'	20.57'	40.93'	N22°34'59"W	11°44'41"
S	200.00'	84.78'	43.03'	84.14'	N16°18'43"W	24°17'13"
T	75.10'	61.22'	32.43'	59.54'	N20°32'03"E	46°42'28"
U	70.00'	63.57'	34.16'	61.41'	N17°52'22"E	52°01'50"
V	235.00'	85.75'	43.36'	85.27'	N02°18'38"E	20°54'23"
W	120.07'	96.47'	51.01'	93.90'	N10°15'10"W	46°01'58"
X	114.00'	79.07'	41.20'	77.49'	N13°24'00"W	39°44'18"
1	140.37'	97.36'	50.73'	95.42'	N13°24'00"W	39°44'18"
2	93.70'	75.28'	39.81'	73.27'	N10°15'10"W	46°01'58"
3	261.37'	95.37'	48.22'	94.84'	N02°18'38"E	20°54'23"
4	43.63'	39.62'	21.29'	38.27'	N17°52'22"E	52°01'50"
5	101.48'	82.72'	43.82'	80.45'	N20°32'03"E	46°42'28"
6	226.37'	95.96'	48.71'	95.24'	N16°18'43"W	24°17'13"
7	173.63'	35.59'	17.86'	35.53'	N22°34'59"W	11°44'41"

ACREAGE SUMMARY					
ACREAGE	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E
IN R/W	7,513 S.F. 0.1725 AC.	3,993 S.F. 0.0917 AC.	3,605 S.F. 0.0828 AC.	1,802 S.F. 0.0414 AC.	1,802 S.F. 0.0414 AC.
IN UTILITY EASEMENT	—	932 S.F. 0.0214 AC.	2,154 S.F. 0.0494 AC.	6,528 S.F. 0.1499 AC.	4,281 S.F. 0.0983 AC.



GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY #6 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Vol. 1745 - Pg. 1422

Parcel 'A'
Legal Description
5.1738 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Lot No. 6, Tract No. 2 and bounded and described as follows;

Beginning at a point on the centerline of Bainbridge Road (60 feet wide) at the southwest corner of said Lot 6;

Thence **South 86° 30' 00" East**, along said centerline **133.01 feet** to a point, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 04° 19' 49" East**, passing over a 5/8" iron pin set at 30.00 feet, **240.01 feet** to a 5/8" iron pin set;

Course II Thence **North 29° 29' 32" West**, **131.13 feet** to a 5/8" iron pin set in the east line of a parcel of land conveyed to Bruce E. and Christine B. Johanns by deed recorded in Volume 1459, Page 809 of Geauga County Deed Records;

Course III Thence **North 04° 19' 49" East**, along said Johanns' east line, **361.03 feet** to a 5/8" iron pin set at an angle point in said Johanns' east line;

Course IV Thence **South 86° 30' 00" East**, along said Johanns' south line, **325.64 feet** to a 5/8" iron pin set;

Course V Thence **South 42° 28' 09" East**, **34.53 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to Bruce E. and Christine B. Johanns by deed recorded in Volume 1459, Page 812 of Geauga County Deed Records;

Course VI Thence **South 01° 33' 41" West**, along said Johanns' west line, **410.47 feet** to a 5/8" iron pin set;

Course VII Thence **South 33° 01' 36" West**, **114.95 feet** to a 5/8" iron pin set;

Course VIII Thence **South 01° 33' 41" West**, along the northerly prolongation of Johanns' west line and said west line, crossing over a 5/8" iron pin set at 146.79 feet, **176.81 feet** to a point on the centerline of said Bainbridge Road,;

BA1000-72

02-420859
Vol. 1745-Pg. 1478



Gutoskey & Associates, Inc.
Civil Engineers, Surveyors, & Land Planners

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

Parcel "B"
Legal Description
5.0066 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Lot No. 6, Tract No. 2 and bounded and described as follows;

Beginning at a point on the centerline of Bainbridge Road (60 feet wide) at the southwest corner of said Lot 6;

Course I Thence **North 04° 19' 49" East**, along the west line of said Lot 6 and the east line of a parcel of land conveyed to Canyon Woods, Inc. by deed recorded in Volume 1716, Page 2868 of the Geauga County Records and passing over a 5/8" iron pin found at 30.00 feet, **1105.92 feet** to a 5/8" iron pin found on the southerly Limited Access Line of U.S. Route 422 (width varies) as recorded in Volume 519, Page 179 of the Geauga County Records;

Course II Thence **North 84° 56' 13" East**, along said Limited Access Line, **298.39 feet** to a 5/8" iron pin found at angle point;

Course III Thence **North 81° 53' 46" East**, along said Limited Access Line, **47.85 feet** to a 5/8" iron pin set;

Course IV Thence **South 04° 19' 49" West**, **260.26 feet** to a 5/8" iron pin set;

Course V Thence **South 38° 54' 30" East**, **91.44 feet** to a 5/8" iron pin set;

Course VI Thence **South 01° 33' 41" West**, along the northerly prolongation of the west line of a parcel of land conveyed to Bruce E. & Christine B. Johanns as recorded in Volume 1459, Page 812 of Geauga County Records, **145.23 feet** to a 5/8" iron pin set in said west line;

Course VII Thence **North 42° 28' 09" West**, **34.53 feet** to a 5/8" iron pin set in the north line of a parcel of land conveyed to Bruce E. & Christine Johanns as recorded in Vol. 1452, Page 205 of Geauga County Records;

Course VIII Thence **North 86° 30' 00" West**, along said north line of Johanns, **325.64 feet** to a 5/8" iron pin set at the northwest corner of said Johanns' parcel;

BA100072

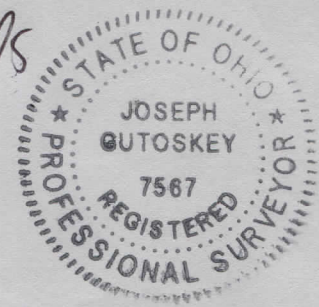
- Course IX Thence **South 04° 19' 49" West**, along the west line of said Johans' parcel, **361.03 feet** to a 5/8" iron pin set;
- Course X Thence **South 29° 29' 32" East**, **131.13 feet** to a 5/8" iron pin set;
- Course XI Thence **South 04° 19' 49" West**, **240.01 feet** to a point in the centerline of said Bainbridge Road and passing over a 5/8" iron pin set at 209.99 feet;
- Course XII Thence **North 86° 30' 00" West**, along said centerline, **133.01 feet** to a point at the Place of Beginning and containing 5.0066 Acres of land as surveyed and described in May, 2004, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of records. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior Deed Reference:

Parcel #02-420254, Volume 1452, Page 205,
 Parcel #02-420709, Volume 1459, Page 809,
 Parcel #02-420255, Volume 1459, Page 812

Being 0.5009 Acres out of Parcel #02-420254, 4.0963 Acres out of Parcel #02-420709,
 and 0.4094 Acres out of Parcel #02-420255.

Joseph Gutoskey PS
6/25/04



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

R.S. _____ *625104*

OFFICE OF THE
 GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Parcel 'C'
Legal Description
5.0432 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Lot No. 6, Tract No. 2 and bounded and described as follows;

Beginning at a point on the centerline of Bainbridge Road (60 feet wide) at the southwest corner of said Lot 6;

Thence **South 86° 30' 00" East**, along said centerline **383.99 feet** to a point, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 01° 33' 41" East**, along the east line of a parcel of land conveyed to Bruce E. and Christine B. Johanns by deed recorded in Volume 1452, Page 205 of Geauga County Deed Records and the northerly prolongation of said east line, passing over a 5/8" iron pin set at 30.02 feet, **176.81 feet** to a 5/8" iron pin set;

Course II Thence **North 33° 01' 36" East**, **114.95 feet** to a 5/8" iron pin set in said Johanns' east line;

Course III Thence **North 01° 33' 41" East**, along said Johanns' east line and the northerly prolongation of said east line, **555.70 feet** to a 5/8" iron pin set;

Course IV Thence **North 38° 54' 30" West**, **91.44 feet** to a 5/8" iron pin set;

Course V Thence **North 04° 19' 49" East**, **260.26 feet** to a 5/8" iron pin set in the southerly Limited Access Line of U.S. Route 422 (width varies) as recorded in Volume 519, Page 179 of the Geauga County Records;

Thence along said southerly Limited Access Line of U.S. Route 422 by the following 4 courses:

Course VI **North 81° 53' 46" East**, **243.46 feet** to a 5/8" iron pin found;

Course VII **North 88° 10' 41" East**, **98.98 feet** to a 5/8" iron pin found;

Course VIII **South 72° 30' 16" East**, **191.58 feet** to a 5/8" iron pin found;

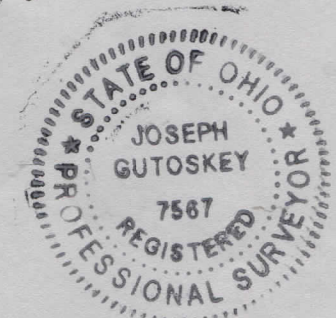
- Course IX **North 78° 26' 54" East, 413.82 feet** to a 5/8" iron pin found at the northwest corner of a parcel of land conveyed to W.R. & N.A. Garrison by deed recorded in Volume 1137, Page 906 of Geauga County Records;
- Course X Thence **South 01° 32' 15" West**, along said Garrison's west line, **61.60 feet** to a 5/8" iron pin set;
- Course XI Thence **South 76° 17' 19" West, 657.88 feet** to a 5/8" iron pin set;
- Course XII Thence **South 35° 18' 12" West, 332.47 feet** to an angle point in the west line of a parcel of land conveyed to Bruce E. & Christine B. Johanns by deed recorded in Volume 1459, Page 809 of Geauga County Records (witness a 3/4" iron pipe found 0.20' North and 0.17' East, I.D. Schade);
- Course XIII Thence **South 01° 33' 41" West**, along said Johanns' west line and the southerly prolongation of said line, passing over a 5/8" iron pin set at 710.77 feet, **740.79 feet** to a point on the centerline of said Bainbridge Road,;
- Course XIV Thence **North 86° 30' 00" West**, along the said centerline, **120.07 feet** to a point and the Principal Place of Beginning and containing 5.0432 Acres of land as surveyed and described in May, 2004, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of records. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior Deed Reference:

Parcel #02-420254, Volume 1452, Page 205,
 Parcel #02-420256, Volume 1459, Page 809,
 Parcel #02-420255, Volume 1459, Page 812

Being 0.0853 Acres out of Parcel #02-420254, 2.2739 Acres out of Parcel #02-420256,
 and 2.6840 Acres out of Parcel #02-420255.

Joseph Gutoskey P.S.
6/25/04





Parcel 'D'
Legal Description
5.0017 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Lot No. 6, Tract No. 2 and bounded and described as follows;

Beginning at a point on the centerline of Bainbridge Road (60 feet wide) at the southwest corner of said Lot 6;

Thence **South 86° 30' 00" East**, along said centerline **504.06 feet** to a point, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 01° 33' 41" East**, along the east line of a parcel of land conveyed to Bruce E. & Christine B. Johanns by deed recorded in Volume 1459, Page 812 of Geauga County Records, passing over a 5/8" iron pin set at 30.02 feet, **740.79 feet** to a to an angle point in said east line (witness a 3/4" iron pipe found 0.20' North and 0.17' East, I.D. Schade);

Course II Thence **North 35° 18' 12" East**, **332.47 feet** to a 5/8" iron pin set;

Course III Thence **North 76° 17' 19" East**, **657.88 feet** to a 5/8" iron pin set on the west line of a parcel of land conveyed to W.R. & N.A. Garrison by deed recorded in Volume 1137, Page 906 of Geauga County Records;

Course IV Thence **South 01° 32' 15" West**, along said Garrison's west line, **150.99 feet** to a 5/8" iron pin set;

Course V Thence **South 66° 57' 41" West**, **608.37 feet** to a 5/8" iron pin set at an angle point in the northerly line of a parcel of land conveyed to Bruce E. & Christine B. Johanns by deed recorded in Volume 1459, Page 809 of Geauga County Records;

Course VI Thence **South 01° 32' 15" West**, along said Johanns' westerly line, **106.53 feet** to a 5/8" iron pin set at an angle point in said westerly line;

Course VII Thence **North 88° 26' 37" West**, along said Johanns' northerly line, **206.27 feet** to a 3/4" iron pipe found (I.D. Schade) at the northwesterly corner of said Johanns';

BA16007-2

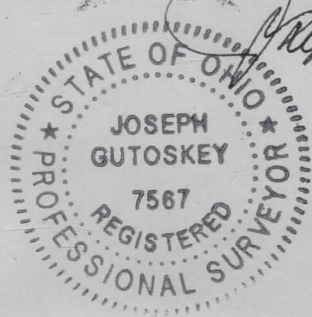
Course VIII Thence **South 01° 33' 41" West**, along said Johanns' westerly line, passing through a point at 651.76 feet (witness a 3/4" iron pipe found 0.13' North and 0.05' East, I.D. Schade), **681.78 feet** to a point on the centerline of said Bainbridge Road;

Course IX Thence **North 86° 30' 00" West**, along the said centerline, **60.03 feet** to a point and the Principal Place of Beginning and containing 5.0017 Acres of land as surveyed and described in May, 2004, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of records. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior Deed Reference:
Parcel #02-420256, Parcel #02-157900,
Volume 1459, Page 809

Being 4.7951 Acres out of Parcel #02-420256,
and 0.2066 Acres out of Parcel #02-157900.

Joseph Gutoskey
6/22/04



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

R.S. *6/25/04*
OFFICE OF THE
GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Parcel "E" Legal Description 5.0733 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Lot No. 6, Tract No. 2 and bounded and described as follows;

Beginning at a point on the centerline of Bainbridge Road (60 feet wide) at the southwest corner of said Lot 6;

Thence **South 86° 30' 00" East**, along said centerline **564.09 feet** to a point, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 01° 33' 41" East**, along the east line of a parcel of land conveyed to Bruce E. & Christine B. Johanns by deed recorded in Volume 1459, Page 809 of Geauga County Records, passing through a point at 30.02 feet (witness a 3/4" iron pipe found 0.13' North and 0.05' East, I.D. Schade), **681.78 feet** to a 3/4" iron pipe found (I.D. Schade) at an angle point in the easterly line of said Johanns' parcel;

Course II Thence **South 88° 26' 37" East**, along the southerly line of said Johanns' parcel, **206.27 feet** to a 5/8" iron pin set at angle point in said southerly line of Johanns;

Course III Thence **North 01° 32' 15" East**, along an easterly line of said Johanns' parcel, **106.53 feet** to a 5/8" iron pin set at an angle point in said easterly line;

Course IV Thence **North 66° 57' 41" East**, **608.37 feet** to a 5/8" iron pin set on the west line of a parcel of land conveyed to W.R. & N.A. Garrison by deed recorded in Volume 1137, Page 906 of Geauga County Records;

Course V Thence **South 01° 32' 15" West**, along said Garrison's west line, **444.41 feet** to a 1/2" iron pin found at the northeast corner of a parcel of land conveyed to W.J. & S.M. Cloninger by deed recorded in Volume 867, Page 408 of Geauga County Records;

Course VI Thence **North 86° 31' 38" West**, along said Cloninger's north line, **699.95 feet** to a 1/2" iron pin found at said Cloninger's northwest corner;

