

LOT SPLIT & CONSOLIDATION PLAT

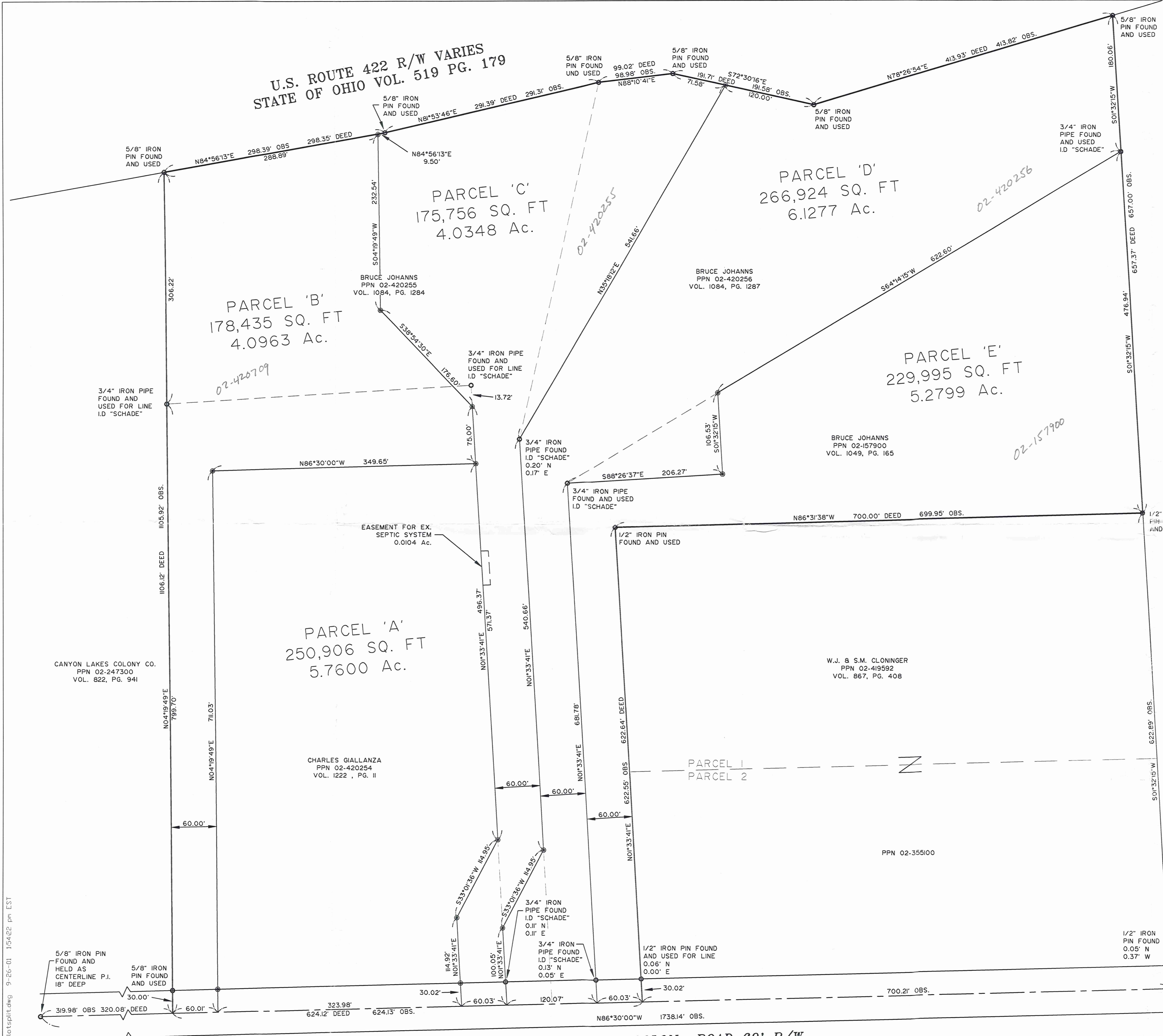
FOR BRUCE JOHANN'S AUGUST, 2001

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. 9/20/01
 JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 CRB 10.2.101
 OFFICE OF THE REVISOR
 GEauga COUNTY ENGINEER



W.R. & N.A. GARRISON
 PPN 02-419547
 VOL. 1137, PG. 906

W.J. & S.M. CLONINGER
 PPN 02-419592
 VOL. 867, PG. 408

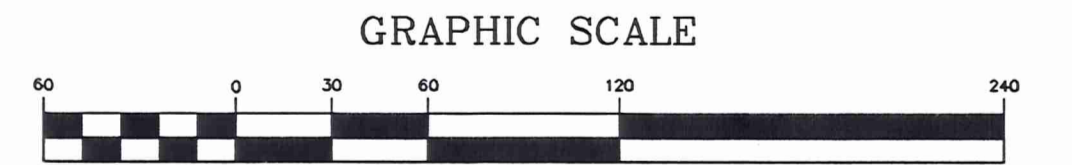
BRUCE JOHANN'S
 PPN 02-157900
 VOL. 1049, PG. 165

BRUCE JOHANN'S
 PPN 02-420255
 VOL. 1084, PG. 1284

BRUCE JOHANN'S
 PPN 02-420256
 VOL. 1084, PG. 1287

CANYON LAKES COLONY CO.
 PPN 02-247300
 VOL. 822, PG. 941

CHARLES GIALLANZA
 PPN 02-420254
 VOL. 1222, PG. II



- = 5/8" IRON PIN SET (GUTOSKEY, P.S. No. 7567)
- = IRON PIPE OR PIN FOUND

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

BAINBRIDGE - SOLON ROAD 60' R/W



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description
Parcel A
5.7600 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. 6, Tract Two and is further bounded and described as follows;

Beginning on the centerline of Bainbridge-Solon Road (60 feet wide) at the southwest corner of said Lot No. 6;

Thence **South 86° 30' 00" East**, along said centerline, **60.01 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**, (pass through a 5/8" iron pin set at 30.00 feet) **711.03 feet** to a 5/8" iron pin set;

Course II Thence **South 86° 30' 00" East**, **349.65 feet** to a 5/8" iron pin set on the west line of a parcel of land conveyed to Bruce Johanns by deed recorded in Volume 1084, Page 1284 and the east line of a parcel of land conveyed to C. & T. Giallanza by deed recorded in Volume 1222, Page 11;

Course III Thence **South 01° 33' 41" West**, along the said east line of Giallanza and west line of Johanns, **496.37 feet** to a 5/8" iron pin set;

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

Course V Thence **South 01° 33' 41" West**, (and passing through a 5/8" iron pin set at 84.90 feet) **114.92 feet** to the said centerline of Bainbridge-Solon Road;

Course IV Thence **North 86° 30' 00" West**, along the said centerline of Bainbridge-Solon Road, **323.98 feet** to the Principal Place of Beginning and containing 5.7600 Acres of land as described in September, 2001, based on a boundary survey completed in September, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Previous Deed
Volume 1222, Page 11

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

CEB 10/2/01
OFFICE OF THE *REVISED*
GEAUGA COUNTY ENGINEER

01-1384 \September 26, 2001

10205 Queens Way, #6, Chagrin Falls, OH 44023

Telephone: 440-543-6900 - Fax: 440-543-7176 - Toll Free: 888-543-6900



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description
Parcel B
4.0963 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. 6, Tract Two and is further bounded and described as follows;

Beginning on the centerline of Bainbridge-Solon Road (60 feet wide) at the southwest corner of said Lot No. 6 and the Place of Beginning;

- Course I Thence **North 04° 19' 49" East**, along the west line of said Lot No. 6, (passing through a 5/8" iron pin found at 30.00 feet), said line also being the east line of a parcel of land conveyed to Canyon Lakes Colony Co. as recorded in Volume 822, Page 941, also along the west line of two parcels of land conveyed to C. & T. Giallanza by deed recorded in Volume 1222, Page 11 and Bruce Johanns by deed recorded in Volume 1084, Page 1284 of Geauga County Deed Records, **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 Geauga County Deed Records;
- Course II Thence **North 84° 56' 13" East**, along the said southerly Limited Access Line of said U.S. Route 422, **288.89 feet** to a 5/8" iron pin set;
- Course III Thence **South 04° 19' 49" West**, **232.54 feet** to a 5/8" iron pin set;
- Course IV Thence **South 38° 54' 30" East**, **176.60 feet** to a 5/8" iron pin set on the east line of the said Giallanza parcel;
- Course V Thence **South 01° 33' 41" West**, along the said east line of the Giallanza parcel, **75.00 feet** to a 5/8" iron pin set;
- Course VI Thence **North 86° 30' 00" West**, **349.65 feet** to a 5/8" iron pin set;
- Course VII Thence **South 04° 19' 49" West**, (and passing through a 5/8" iron pin set at 681.03 feet) **711.03 feet** to the said centerline of Bainbridge-Solon Road;
- Course VIII Thence **North 86° 30' 00" West**, along the said centerline of Bainbridge-Solon Road, **60.01 feet** to the Place of Beginning and containing 4.0963 Acres of land as described in September, 2001, based on a boundary survey completed in September, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Previous Deeds

Volume 1222, Page 11; Volume 1084, Page 1284
1.8070 Acres from PPN 02-420254
2.2893 Acres from PPN 02-420255

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

01-1384 \September 26, 2001

10205 Queens Way, #6, Chagrin Falls, OH 44023

CRB 10/21/01
OFFICE OF THE REVISED
GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

1459-809

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

Legal Description
Parcel C
4.0348 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. 6, Tract Two and is further bounded and described as follows;

Beginning on the centerline of Bainbridge-Solon Road (60 feet wide) at the southwest corner of said Lot No. 6;

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

Course I Thence **North 01° 33' 41" East**, (passing through a 5/8" iron pin set at 30.02 feet), **114.92 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 on the west line of a parcel of land conveyed to C. & T. Giallanza by deed recorded in Volume 1222, Page 11 and the east line of a parcel of land conveyed to Bruce Johanns by deed recorded in Volume 1084, Page 1284 of Geauga County Deed Records;

Course III Thence **North 01° 33' 41" East**, along east line of said Giallanza parcel and the said west line of the Johann parcel, **571.37 feet** to a 5/8" iron pin set;

Course IV Thence **North 38° 54' 30" West**, **176.60 feet** to a 5/8" iron pin set;

Course V Thence **North 04° 19' 49" East**, **232.54 feet** to a 5/8" iron pin set on the southerly Limited Access Line of U.S. Route 422 (width varies) as recorded in Volume 519, Page 179 of Geauga County Deed Records;

Course VI Thence, continuing along said Limited Access Line, **North 84° 56' 13" East**, **9.50 feet** to a 5/8" iron pin found;

Course VII Thence, continuing along said Limited Access Line, **North 81° 53' 46" East**, **291.31 feet** to a 5/8" iron pin found, said point being the northwest corner of another parcel of land conveyed to said Johanns as recorded in Volume 1084, Page 1287 of Geauga County Deed Records;

Legal Description
Parcel C
4.0348 Acres

- Course VIII Thence, continuing along said Limited Access Line and the north line of said Johannis parcel, **North 88° 10' 41" East, 98.98 feet** to a 5/8" iron pin found;
- Course IX Thence, continuing along said Limited Access Line, **South 72° 30' 16" East, 71.58 feet** to a 5/8" iron pin set;
- Course X Thence **South 35° 18' 12" West, 541.66 feet** to a point (witness a 3/4" iron pipe found 0.20 feet north and 0.17 feet east, I.D. Schade);
- Course XI Thence **South 01° 33' 41" West, 540.66 feet** to a 5/8" iron pin set;
- Course XII Thence **South 33° 01' 36" West, 114.95 feet** to a 5/8" iron pin set on the east line of said Giallanza parcel;
- Course XIII Thence **South 01° 33' 41" West**, along said east line of the Giallanza parcel, (passing through a point at 70.03 feet, witness a 3/4" iron pipe found 0.11 north and 0.11 east, I.D. Schade), **100.05 feet** to the said centerline of Bainbridge-Solon Road;
- Course XIV Thence **North 86° 30' 00" West**, along the said centerline of Bainbridge-Solon Road, **60.03 feet** to the Place of Beginning and containing 4.0348 Acres of land as described in September, 2001, based on a boundary survey completed in September, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Previous Deeds

Volume 1222, Page 11
Volume 1084, Page 1284
Volume 1084, Page 1287
0.2291 Acres from PPN# 02-420254
2.8644 Acres from PPN# 02-420255
0.9413 Acres from PPN# 02-420256

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

CRB *10/2/01*
OFFICE OF THE *REVISED*
GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description
Parcel D
6.1277 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. 6, Tract Two and is further bounded and described as follows;

Beginning on the centerline of Bainbridge-Solon Road (60 feet wide) at the southwest corner of said Lot No. 6;

Thence **South 86° 30' 00" East**, along said centerline, **444.02 feet** to a point and the Principal Place of Beginning;

Course I Thence **North 01° 33' 41" East**, (passing through a point at 30.02 feet, witness a 3/4" iron pipe found 0.11 feet north and 0.11 feet east, I.D. Schade), **100.05 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;

Course III Thence **North 01° 33' 41" East**, **540.66 feet** to a point (witness a 3/4" iron pipe found 0.20 feet north and 0.17 feet east, I.D. Schade);

Course IV Thence **North 35° 18' 12" East**, **541.66 feet** to a 5/8" iron pin set on the southerly Limited Access Line of U.S. Route 422 (width varies) as recorded in Volume 519, Page 179 of Geauga County Deed Records;

Course V Thence **South 72° 30' 16" East**, along said Limited Access Line, **120.00 feet** to a 5/8" iron pin found;

Course VI Thence, continuing along said Limited Access Line, **North 78° 26' 54" East**, **413.82 feet** to a 5/8" iron pin found, said point being the northwest corner of a parcel of land conveyed to W.R. & N.A. Garrison as recorded in Volume 1137, Page 906 of Geauga County Deed Records;

Course VII Thence **South 01° 32' 15" West**, along the west line of said Garrison parcel, **180.06 feet** to a 3/4" iron pipe found, I.D. Schade, said point being the northeast corner of land conveyed to Bruce Johanns as recorded in Volume 1049, Page 165 of Geauga County Records;

Legal Description
Parcel D
6.1277 Acres

- Course VIII Thence **South 64° 14' 15" West**, along said Johannis parcel, **622.60 feet** to a 5/8" iron pin set;
- Course IX Thence **South 01° 32' 15" West**, **106.53 feet** to a 5/8" iron pin set;
- Course X Thence **North 88° 26' 37" West**, **206.27 feet** to a 3/4" iron pipe found, I.D. Schade;
- Course XI Thence **South 01° 33' 41" West**, (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 the said centerline of Bainbridge-Solon Road;
- Course XII Thence **North 86° 30' 00" West**, along the said centerline of Bainbridge-Solon Road, **120.07 feet** to the Place of Beginning and containing 6.1277 Acres of land as described in September, 2001, based on a boundary survey completed in September, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Previous Deeds
Volume 1084, Page 1284
Volume 1084, Page 1287
Volume 1049, Page 165
0.2067 Acres from PPN# 02-420255
5.6688 Acres from PPN# 02-420256
0.2522 Acres from PPN# 02-157900

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

CRB 10/21/01
OFFICE OF THE **REVISED**
GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description
Parcel E
5.2799 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. 6, Tract Two and is further bounded and described as follows;

Beginning on the centerline of Bainbridge-Solon Road (60 feet wide) at the southwest corner of said Lot No. 6;

Thence **South 86° 30' 00" East**, along the said centerline of Bainbridge-Solon Road, **564.09 feet** to the Principal Place of Beginning;

Course I Thence **North 01° 33' 41" East**, (passing through a point at 30.02 feet, witness a 3/4" iron pipe found 0.13 feet north and 0.05 feet east, I.D. Schade), **681.78 feet** to a 3/4" iron pipe found, I.D. Schade;

Course II Thence **South 88° 26' 37" East**, **206.27 feet** to a 5/8" iron pin set;

Course III Thence **North 01° 32' 15" East**, **106.53 feet** to a 5/8" iron pin set, said point being on a south line of land conveyed to Bruce Johanns as recorded in Volume 1049, Page 165 of Geauga County Deed Records;

Course IV Thence **North 64° 14' 15" East**, **622.60 feet** to a 3/4" iron pipe found 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 Deed Records;

Course V Thence **South 01° 32' 15" West**, along said east line of the Garrison parcel, **476.94 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 Deed Records;

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

Legal Description
Parcel E
5.2799 Acres

Course VII Thence **South 01° 33' 41" West**, along the west line of said Cloninger parcel, (passing through a point at 592.53 feet, witness a ½" iron pin found 0.06 feet north) **622.55 feet** to the said centerline of Bainbridge-Solon Road;

Course VIII Thence **North 86° 30' 00" West**, along the said centerline of Bainbridge-Solon Road, **60.03 feet** to the Place of Beginning and containing 5.2799 Acres of land as described in September, 2001, based on a boundary survey completed in September, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Previous Deed
Volume 1049, Page 165

SURVEY PLAT & LEGAL DESCRIPTION
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