

# PLAT OF SURVEY AND LOT SPLIT

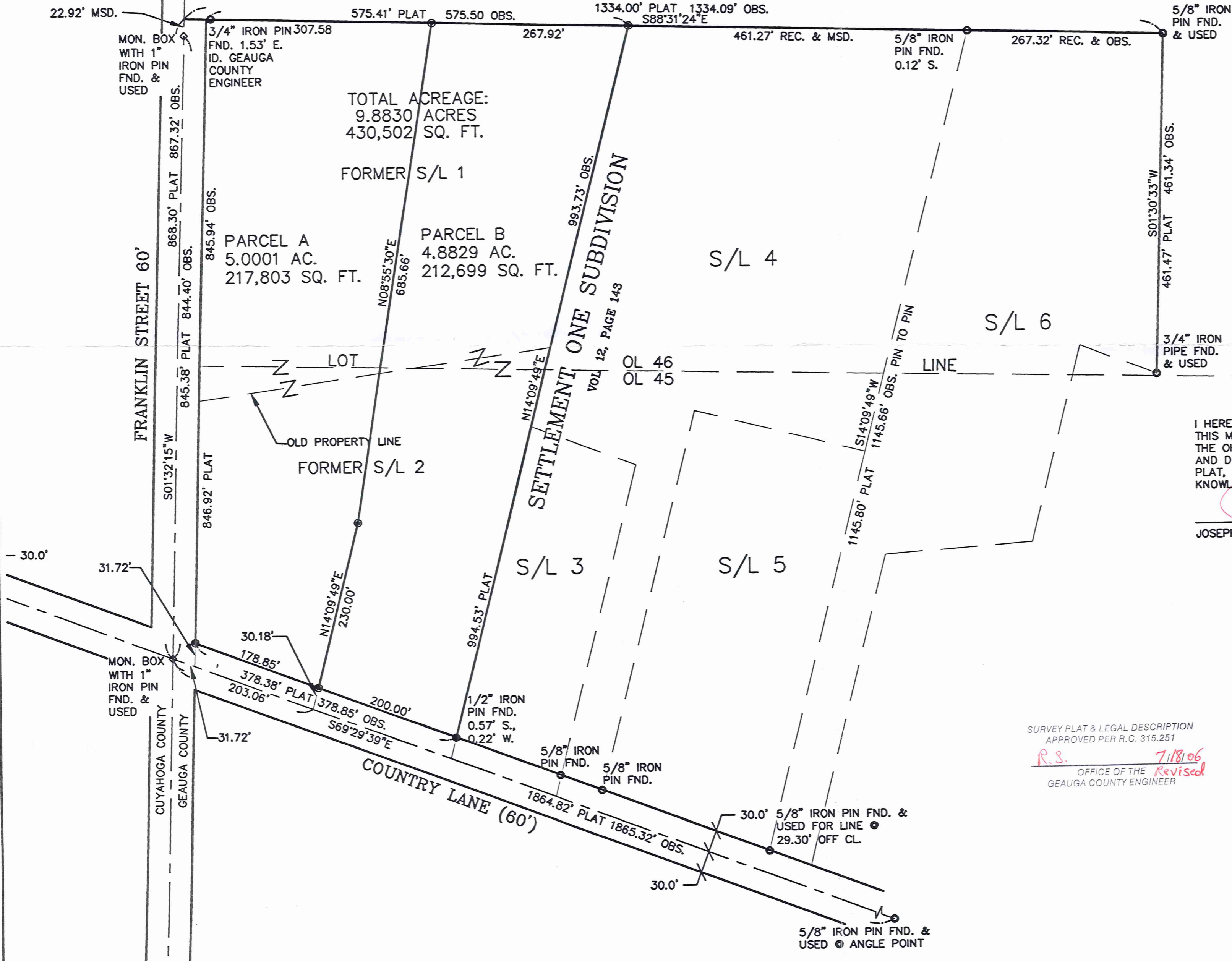
## FOR JOYCE BUILDING COMPANY

BA100075  
BA100075

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND  
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE  
TOWNSHIP LOT NOS. 45 AND 46, TRACT 1 AND FURTHER KNOWN AS BEING  
ALL OF FORMER SUBLOTS 1 AND 2 IN THE SETTLEMENT ONE SUBDIVISION  
AS RECORDED IN VOLUME 12 PAGE 143 OF GEAUGA COUNTY MAP RECORDS.

MAY, 2006  
REV. 7/17/06

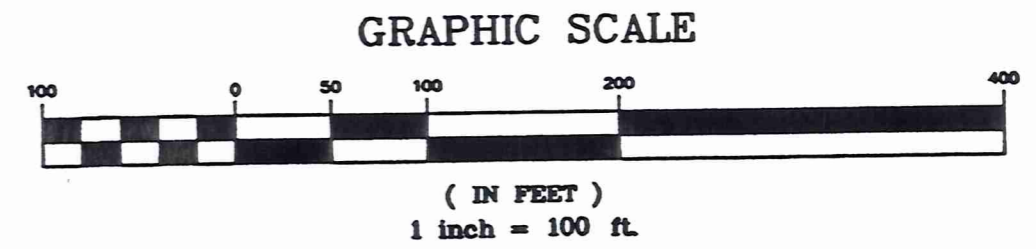
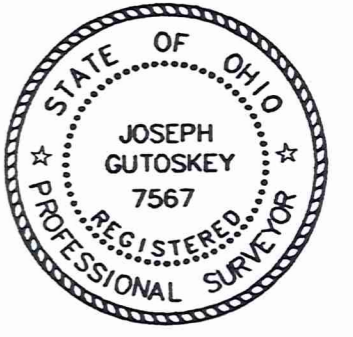
GEAUGA PARK DISTRICT  
VOL. 1571 PG. 876



● 5/8" IRON PIN SET ID. 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 THE SUBDIVISION PLAT, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey* 7/18/06  
JOSEPH GUTOSKEY, P.S. No. 7567      DATE



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 7/18/06  
OFFICE OF THE GEAUGA COUNTY ENGINEER  
*Revised*

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers, Surveyors, and Land Planners  
17078 MUNN ROAD, SUITE 3      Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023      Fax (440) 543-7176

Joyce  
picked up 7-19-06  
02 - 335 652  
VOL 1803 PG 178



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel A  
5.0001 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. 45 and 46, Tract 1 and further known as being part of former sublots 1 and 2 in the Settlement One Subdivision as recorded in Volume 12 page 143 of Geauga County Map Records and is more fully described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Franklin Street (60 feet wide) and Country Lane (60 feet wide);

Thence **South 69°29'39" East, 31.72 feet** to a point;

Thence **North 1°32'15" East, 31.72 feet** to a 5/8" iron pin set at the northeast right-of-way corner intersection of Franklin Street and Country Lane and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 1°32'15" East**, along said Franklin Street east right-of-way line, **845.94 feet** to a point in the south line of a parcel of land conveyed to the Geauga Park District by deed recorded in Volume 1571 Page 876 of Geauga County Records (witness a 3/4" iron pin found (I.D. Geauga County Engineer) 1.53 feet East);

Course II Thence **South 88°31'24" East**, along said Park District's south line, **307.58 feet** to a 5/8" iron pin set;

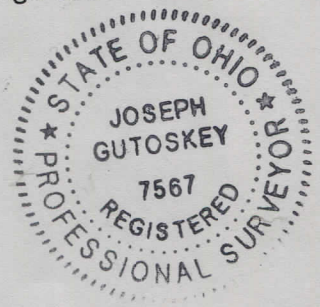
Course III Thence **South 8°55'30" West, 685.66 feet** to a 5/8" iron pin set;

Course IV Thence **South 14°09'49" West, 230.00 feet** to a point to a 5/8" iron pin set on the north right-of-way line of said Country Lane;

Course V Thence **North 69°29'39" West**, along said north right-of-way line **178.85 feet** to the Principal Place of Beginning and containing 5.0001 Acres (217,803 square feet) of land as surveyed and described in May, 2006 by Joseph Gutoskey, PS 7567, be the same, more or less, subject to all legal highways. Bearings are based on the Subdivision Plat.

Prior Deeds of Record: Vol. 1785, Pg. 1741  
Vol. 1323, Pg. 0036

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 7/18/06  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER



*Joseph Gutoskey PS 7/18/06*

7/18/2006  
06-2085



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel B  
4.8829 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. 45 and 46, Tract 1 and further known as being part of former sublots 1 and 2 in the Settlement One Subdivision as recorded in Volume 12 page 143 of Geauga County Map Records and is more fully described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Franklin Street (60 feet wide) and Country Lane (60 feet wide);

Thence **South 69°29'39" East, 203.06 feet** to a point;

Thence **North 14°09'49" East, 30.18 feet** to a 5/8" iron pin set in the north right-of-way line of Country Lane and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 14°09'49" East, 230.00 feet** to a 5/8" iron pin set;

Course II Thence **North 8°55'30" East, 685.66 feet** to a 5/8" iron pin set in the south line of a parcel of land conveyed to the Geauga Park District by deed recorded in Volume 1571 Page 876 of Geauga County Records;

Course III Thence **South 88°31'24" East**, along said Park District's south line, **267.92 feet** to a 5/8" iron pin set at the northwest corner of subplot 4 in said subdivision;

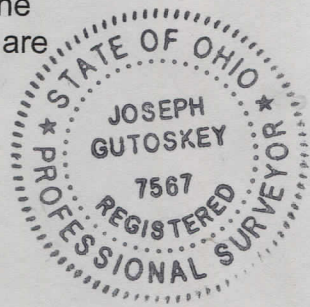
Course IV Thence **South 14°09'49" West**, along the west line of sublots 4 and 3 in said subdivision, **993.73 feet** to a point on the north right-of-way line of said Country Lane, (witness a 1/2" iron pin found 0.57 feet south and 0.22 feet west);

Course V Thence **North 69°29'39" West**, along said north right-of-way line **200.00 feet** to the Principal Place of Beginning and containing 4.8829 Acres (212,699 square feet) of land as surveyed and described in May, 2006 by Joseph Gutoskey, PS 7567, be the same, more or less, subject to all legal highways. Bearings are based on the Subdivision Plat.

Prior Deeds of Record: Vol. 1785, Pg. 1741  
Vol. 1323, Pg. 0036

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

*R.S.* 7/18/06  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER



*Joseph Gutoskey PS 7/18/06*



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description Combined Sublots 1 & 2 9.8830 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. 45 and 46, Tract 1 and further known as being all of former sublots 1 and 2 in the Settlement One Subdivision as recorded in Volume 12 page 143 of Geauga County Map Records and is more fully described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Franklin Street (60 feet wide) and Country Lane (60 feet wide);

Thence **South 69°29'39" East, 31.72 feet** to a point;

Thence **North 1°32'15" East, 31.72 feet** to a 5/8" iron pin set at the northeast right-of-way corner intersection of Franklin Street and Country Lane and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 1°32'15" East**, along said Franklin Street east right-of-way line, **845.94 feet** to a point in the south line of a parcel of land conveyed to the Geauga Park District by deed recorded in Volume 1571 Page 876 of Geauga County Records (witness a 3/4" iron pin found (I.D. Geauga County Engineer) 1.53 feet East);

Course II Thence **South 88°31'24" East**, along said Park District's south line, **575.50 feet** to a 5/8" iron pin set at the northwest corner of subplot 4 in said subdivision;

Course III Thence **South 14°09'49" West**, along the west line of sublots 4 and 3 in said subdivision, **993.73 feet** to a point on the north right-of-way line of said Country Lane, (witness a 1/2" iron pin found 0.57 feet south and 0.22 feet west);

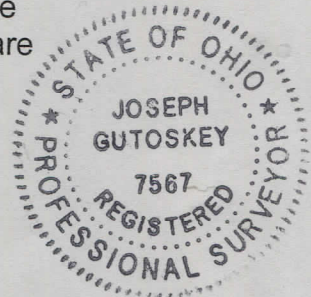
Course IV Thence **North 69°29'30" West**, along said north right-of-way line **378.85 feet** to the Principal Place of Beginning and containing 9.8830 Acres (430,502 square feet) of land as surveyed and described in May, 2006 by Joseph Gutoskey, PS 7567, be the same, more or less, subject to all legal highways. Bearings are based on the Subdivision Plat.

Prior Deeds of Record: Vol. 1785, Pg. 1741  
Vol. 1323, Pg. 0036

*Joseph Gutoskey PS 7/18/06*

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

*R.S.*  
*7/18/06*  
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GEAUGA COUNTY ENGINEER



7/18/2006  
06-2085