

PLAT OF SURVEY for KNOWLES BUILDING COMPANY

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL TOWNSHIP LOT 25, TRACT 1.

FEBRUARY, 2005

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 CENTERLINE OF
PARK CIRCLE DRIVE AS APPEARS BY SAID PLAT, VOLUME 9, PAGE 52, ALL
OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey P.S. 2/17/05
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 2/17/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER

WEST PARK CIRCLE DRIVE 60'
VOL.10, PG.65

PARK CIRCLE DRIVE 60'
VOL.9, PG.52 VOL.10, PG.65

R=160.00'
A=05°44'00"
A=16.01'
T=8.01'
C=16.00'
N85°09'20"E

815.15' REC. 815.07' CALC. & USED
N88°01'20"E 748.42' MSD.

1" IRON PIN
FND. & USED
IN MON. BOX

DRILL
HOLE SET

DRILL
HOLE SET

5/8" IRON
PIN FND.
0.65'S
0.74'E

5/8" IRON
PIN FND.
0.59'S
1.10'E

5/8" IRON
PIN SET.

EDWARD W. SMITH, TRUSTEE
VOL.1462, PG.0474

5/8" IRON
PIN FND.
0.42'S
0.91'E

DAVID G. & NANCY G. KOBICK
VOL.485, PG.807

5/8" IRON PIN FND.
0.53'S
0.99'E
ID. BRAUN-PRENOSIL

N88°01'20"E

MORT C. MCLENNAN
VOL.1169, PG.0822

1.8267 AC.
79,571 S.F.

N88°01'20"E

5/8" IRON PIN FND.
0.61'S
0.07'E
ID. BRAUN-PRENOSIL

5/8" IRON PIN FND.
0.77'S
0.49'E
ID. BRAUN-PRENOSIL

MORT C. MCLENNAN
VOL.1169, PG.0820

N88°01'20"E

5/8" IRON PIN
FND.
0.68'N
0.60'W
ID. SCHWARTZ

5/8" IRON
PIN FND.
0.33'W

S81°34'12"E
75.00'

N69°21'35"E
144.35'

5/8" IRON PIN FND.
0.17'N
0.71'W
ID. BRAUN-PRENOSIL

H.T.V. INDUSTRIES, INC.
VOL.1122, PG.941

J.H. & E.L. COOKE
VOL.619, PG.1178

453.91' DD. & MSD.
LOT 25

5/8" IRON PIN FND.
0.83'N
1.38'W
ID. BRAUN-PRENOSIL

5/8" IRON PIN
FND. & USED

S88°54'34"W
392.18'

GAETANA R. KETCHEL,
TRUSTEE
VOL.1145, PG.1081

5/8" IRON
PIN FND.
1.32'N

1002.95' OBS.

DALEBROOKS ESTATES VOL.7, PG.8

● 3/4" IRON PIN SET

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners

17078 MUNN ROAD, SUITE #3 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

CONTRACT NO.
05-1928



Legal Description
1.8267 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Township Lot No. 25, Tract No. 1 and further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the center line intersection of West Park Circle Drive (60 feet wide) and Park Circle Drive (60 feet wide) as recorded in Volume 10, Page 65 of Geauga County Map Records;

Thence **North 88° 01' 20" East**, along said centerline of Park Circle Drive as recorded in Volumes 10, Page 65 and Volume 9, Page 52, both of Geauga County Map Records, **748.42 feet** to a drill hole set;

Thence **South 01° 58' 40" East, 30.00 feet** to a point in the south right-of-way line of said Park Circle Drive at the northeast corner of a parcel of land conveyed to Edward W. Smith, Trustee, by deed recorded in Volume 1462, Page 474 of Geauga County Records (witness a 5/8" iron pin found 0.65 feet south and 0.74 feet east) and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 88° 01' 20" East**, along said south right-of-way line, **66.65 feet** to a 5/8" iron pin set at a point of curvature;

Course II Thence along said southerly right-of-way line along an arc of a curve deflecting to the left an arc distance of **16.01 feet** to a point at the northeast corner of a parcel of land conveyed to David G. and Nancy G. Kobick by deed recorded in Volume 485, Page 807 of Geauga County Records (witness a 5/8" iron pin found 0.59 feet south and 1.10 feet east) said curve having a radius of 160.00 feet, a delta of 5° 44' 00" and a chord which bears **North 85° 09' 20" East, 16.00 feet**;

Course III Thence **South 08° 25' 48" West**, along the westerly line of said Kobick, **326.00 feet** to a point at the southwesterly corner thereof, (witness a 5/8" iron pin found 0.33 feet west);

Course IV Thence **South 81° 34' 12" East**, along said Kobick's southerly line, **75.00 feet** to an angle point therein (witness a 5/8" iron pin found 0.68 feet north and 0.60 feet west, I.D. Schwartz);

Course V Thence **North 69° 21' 35" East** continuing along said Kobick's southerly line, **144.35 feet** to a point at the northwest corner of a parcel of land conveyed to H.T.V. Industries, Inc. by deed recorded in Volume 1122, Page 941 of Geauga County Records, (witness a 5/8" iron pin found 0.17 feet north and

Legal Description
1.8267 Acres

0.71 feet west, I.D. Braun-Prenosil);

Course VI Thence **South 01° 05' 26" East**, along said H.T.V. Industries' west line, **137.50 feet** to a point in the north line of Original Township Lot No. 24, also being the north line of Dalebrook Estates as recorded in Volume 7, Page 8 of Geauga County Map Records, and in the north line of a parcel of land conveyed to Gaetana R. Ketchel, Trustee, by deed recorded in Volume 1145, Page 1081 of Geauga County Records also being the south line of Township Lot No. 25, (witness a 5/8" iron pin found 0.83 feet north and 1.38 feet west I.D. Braun-Prenosil);

Course VII Thence **South 88° 54' 34" West**, along said Lot and Subdivision line and north line of said Ketchel, **392.18 feet** to a point in the southeast corner of a parcel of land conveyed to Mort C. McClennan by deed recorded in Volume 1169, Page 820 of Geauga County Records (witness a 5/8" iron pin found **North 01° 58' 40" West, 1.32 feet**);

Course VIII Thence **North 01° 58' 40" West** along said McClennan's east line, (and passing over a 5/8" iron pin found at 1.32 feet), **163.61 feet** to a point at the southwest corner of a parcel of land conveyed to Mort C. McClennan by deed recorded in Volume 1169, Page 822 of Geauga County Records (witness a 5/8" iron pin found 0.61 feet south and 0.07 feet east, I.D. Braun-Prenosil);

Course IX Thence **North 88° 01' 20" East**, along said McClennan's south line, **40.00 feet** to a point at said McClennan's southeast corner, (witness a 5/8" iron pin found 0.77 feet south and 0.49 feet east, I.D. Braun-Prenosil);

Course X Thence **North 01° 58' 40" West**, along said McClennan's east line **95.00 feet** to a point at said McClennan's northeast corner and in the south line of said Smith (witness a 5/8" iron pin found 0.53 feet south and 0.99 feet east, I.D. Braun-Prenosil);

Course XI Thence **North 88° 01' 20" East**, along said Smith's south line, **120.00 feet** to a point at said Smith's southeast corner (witness a 5/8" iron pin found 0.42 feet south and 0.91 feet east);

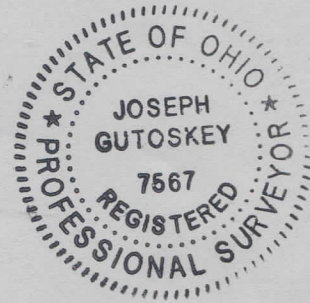
BA100086

Legal Description
1.8267 Acres

Course XII Thence **North 01° 58' 40" West**, along said Smith's east line, **160.00 feet** to a point at the Principal Place of Beginning and containing 1.8267 Acres (79,571 square feet) of land as surveyed and described in February, 2005 by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on the centerline of Park Circle Drive as appears by said plat, Volume 9, Page 52.

Prior Deed of Record Volume 454 Page 353

Joseph Gutoskey
2/17/05



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

PAK *2/17/05*

OFFICE OF THE
GEAUGA COUNTY ENGINEER