

PLAT OF SURVEY
for
KNOWLES BUILDING COMPANY

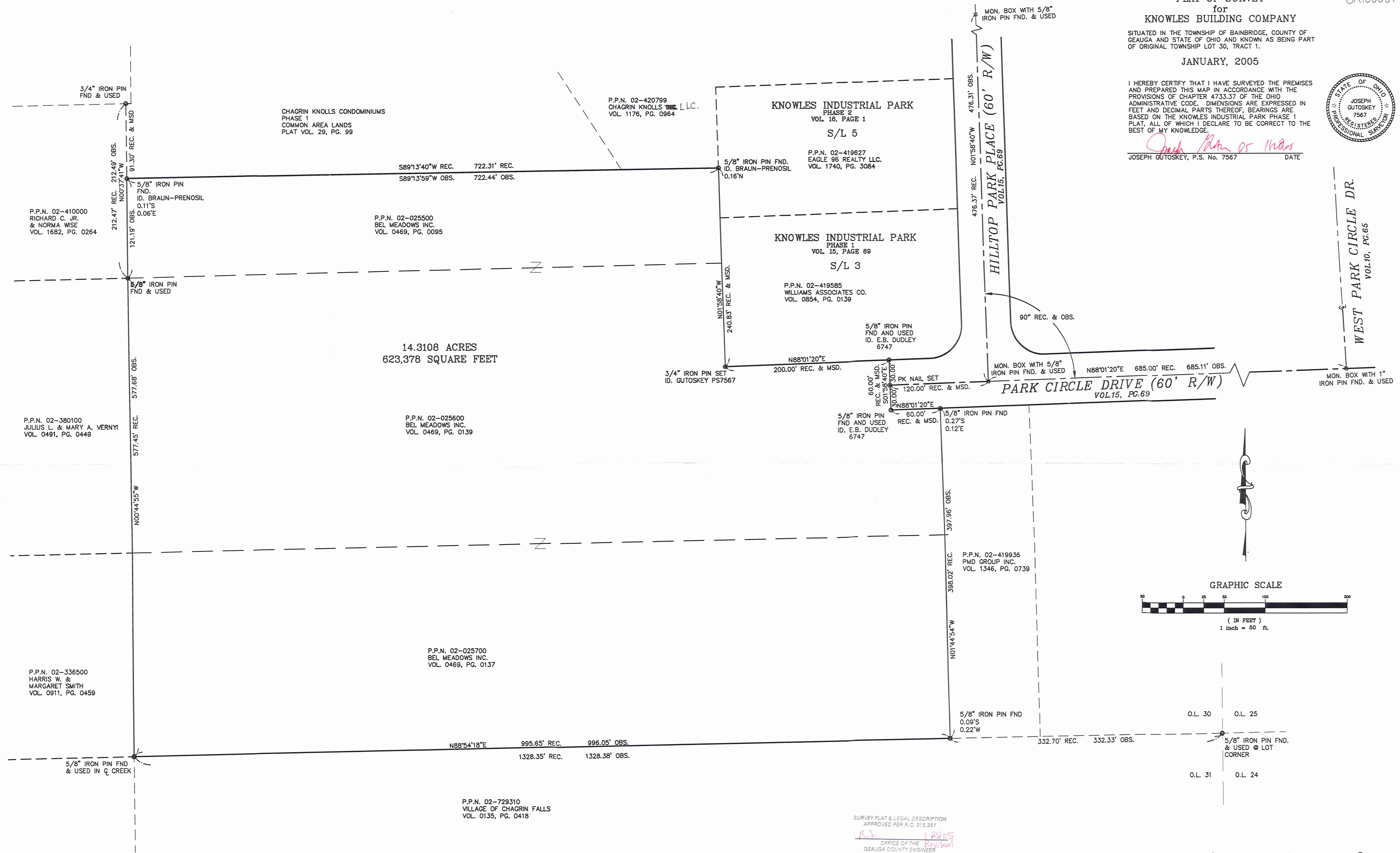
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART
OF ORIGINAL TOWNSHIP LOT 30, TRACT 1.

JANUARY, 2005

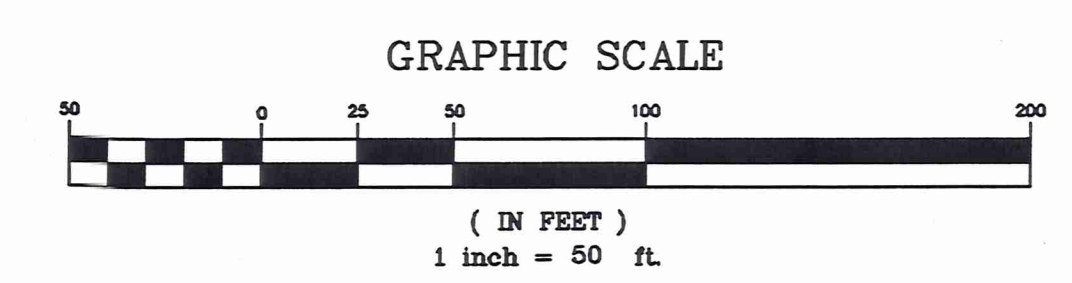
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES
AND PREPARED THIS MAP IN ACCORDANCE WITH THE
PROVISIONS OF CHAPTER 4733.37 OF THE OHIO
ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN
FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE
BASED ON THE KNOWLES INDUSTRIAL PARK PHASE 1
PLAT, ALL OF WHICH I DECLARE TO BE CORRECT TO THE
BEST OF MY KNOWLEDGE.



Joseph Gutoskey
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



14.3108 ACRES
623,378 SQUARE FEET



O.L. 30 O.L. 25
O.L. 31 O.L. 24

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *12/20/05*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 Munn Road, Unit 3 TEL (440) 543-8900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Legal Description

14.3108 Acres

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

Vol. 1753-Pg. 2480

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 30, Tract No. 1 and is more particularly described as follows;

Beginning at a 5/8" iron pin found in a monument box at the centerline intersection of Park Circle Drive (60 feet wide) and Hilltop Park Place (60 feet wide) in Knowles Industrial Park Phase 1 as shown on the recorded plat in Volume 15, Page 69 of Geauga County Map Records;

Thence **South 88° 01' 20" West**, along said Park Circle centerline, **120.00 feet** to a P.K. nail set at the west terminus of said Park Circle and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 58' 40" East**, along said west terminus, **30.00 feet** to a 5/8" iron pin found (ID E.B. Dudley 6747) at the southwest corner of said terminus;

Course II Thence **North 88° 01' 20" East**, along the south right-of-way line of said Park Circle Drive, **60.00 feet** to a point at the northwest corner of a parcel of land conveyed to PMD Group, Inc. by deed recorded in Volume 1346, Page 739 of Geauga County Records (witness a 5/8" iron pin found 0.27 feet south and 0.12 feet east);

Course III Thence **South 01° 44' 54" East**, along said PMD Group's west line **397.96 feet** to a point at the southwest corner thereof, and in the north line of a parcel of land conveyed to the Village of Chagrin Falls by deed recorded in Volume 135, Page 418 of Geauga County Deed Records and also in the south line of said original Lot No. 30 (witness a 5/8" iron pin found 0.09 feet south and 0.22 feet west);

Course IV Thence **South 88° 54' 18" West** along said Chagrin Falls' north line and said south line of O.L. 30, **996.05 feet** to a 5/8" iron pin found in the centerline of a creek at said Chagrin Falls' northwest corner and at the southeast corner of a parcel of land conveyed to Harris W. and Margaret Smith by deed recorded in Volume 911, Page 459 of Geauga County Records;

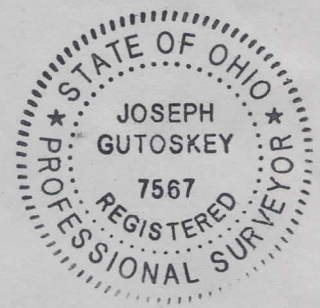
Course V Thence **North 00° 44' 55" West**, along said Smith's east line, and the east line of a parcel of land conveyed to Julius L. and Mary A. Vernyi by deed recorded in Volume 491, Page 449 of Geauga County Records, **577.68 feet** to a 5/8" iron pin found at said Vernyi's northeast corner and also being the southeast corner of a parcel of land conveyed to Richard C. and Norma Wise by deed recorded in Volume 1682, Page 264 of Geauga County Records;

Legal Description

- Course VI Thence **North 00° 37' 41" West**, along said Wise's east line **121.19 feet** to a point at the southwest corner of common area lands in Chagrin Knolls Condominiums Phase 1 as recorded in Volume 29, Page 99 of Geauga County Map Records (witness a 5/8" iron pin found 0.11 feet south and 0.06 feet east (ID Braun-Prenosil));
- Course VII Thence **North 89° 13' 59" East**, along said Chagrin Knolls Condominiums' south-line and the south line of a parcel of land conveyed to Chagrin Knolls LLC by deed recorded in Volume 1176, Page 964 of Geauga County Records, **722.44 feet** to a point at the southeast corner of said LLC and being in the west line of Sublot 5 in Knowles Industrial Park, Phase II as recorded in Volume 16, Page 1 of Geauga County Map Records (witness a 5/8" iron pin found 0.16 feet north (ID Braun-Prenosil));
- Course VIII Thence **South 01° 58' 40" East**, along the west line of said Sublot 5 and the west line of Sublot 3 in said Knowles Industrial Park, Phase 1, **240.83 feet** to a 3/4" iron pin set at the southwest corner of said Sublot 3;
- Course IX Thence **North 88° 01' 20" East**, along the south line of said Sublot 3, **200.00 feet** to a 5/8" iron pin found (ID E.B. Dudley, 6747) at the northwest corner of said westerly terminus of Park Circle Drive;
- Course X Thence **South 01° 58' 40" East**, along said west terminus, **30.00 feet** to the Principal Place of Beginning and containing 14.3108 Acres (623,378 square feet) of land as surveyed and described in January, 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 Knowles Industrial Park Phase 1 plat.

Prior Deeds of Record
 Volume 469, Page 95
 Volume 469, Page 137
 Volume 469, Page 139

*Joseph Gutoskey P.S.
 1/28/05*



RECEIVED
 JAN 28 2005
 SURVEYING

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

R.S. 1/28/05
 OFFICE OF THE *Revised*
 GEauga COUNTY ENGINEER