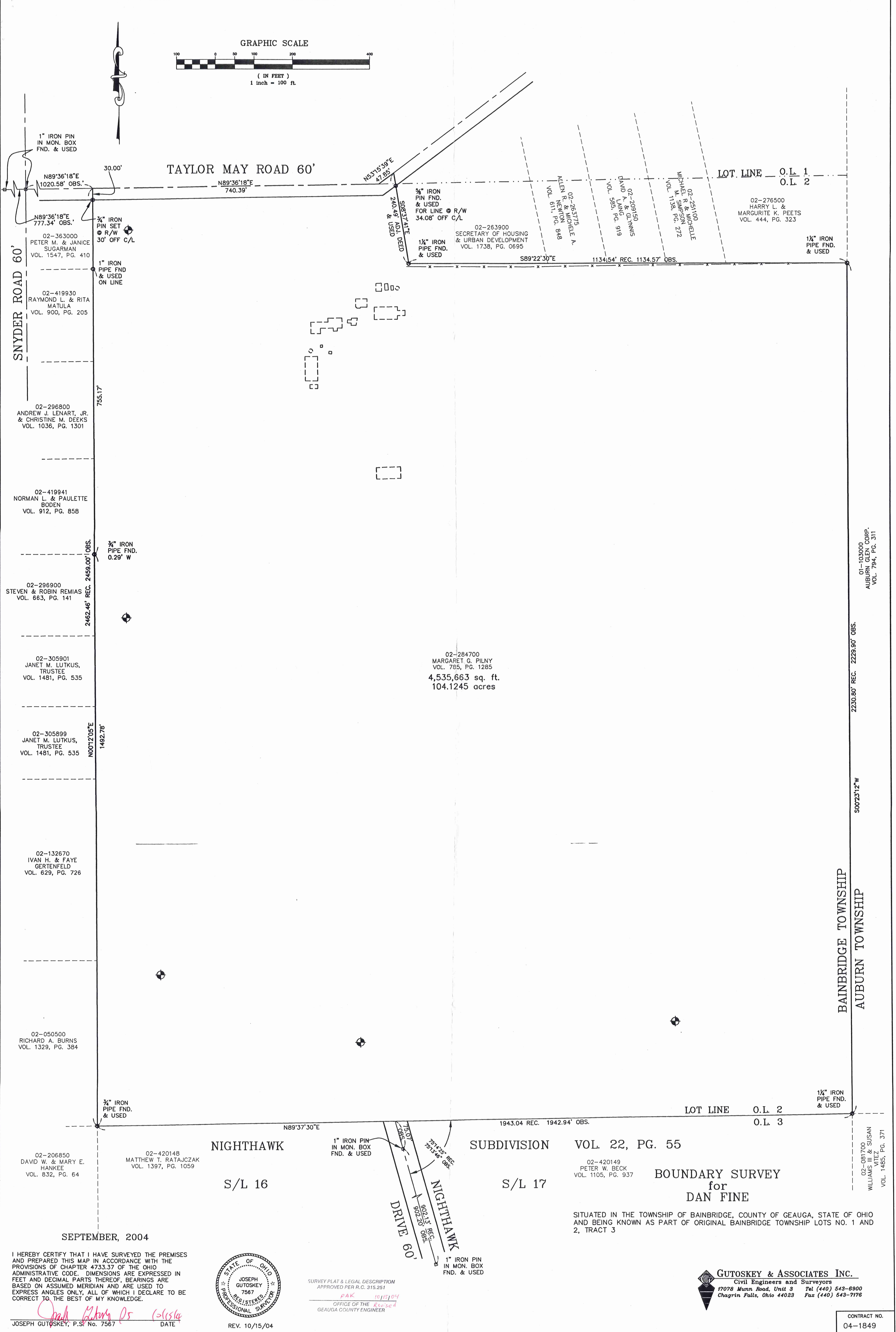
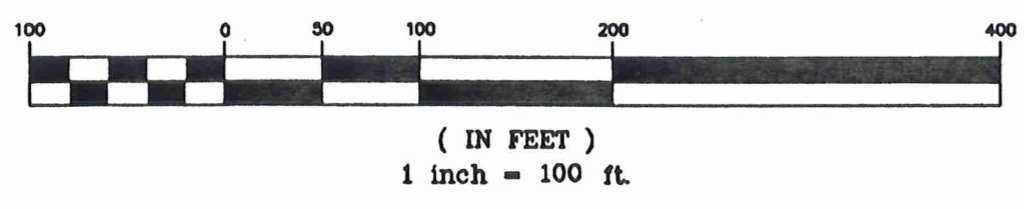


GRAPHIC SCALE



TAYLOR MAY ROAD 60'

SNYDER ROAD 60'

NIGHTHAWK DRIVE 60'

LOT LINE O.L. 1
O.L. 2

LOT LINE O.L. 2
O.L. 3

BAINBRIDGE TOWNSHIP
AUBURN TOWNSHIP

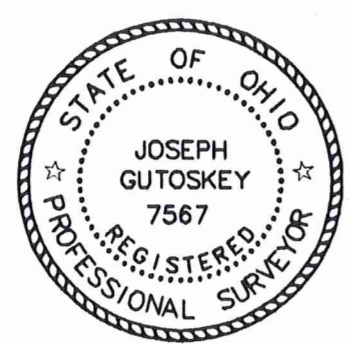
02-284700
MARGARET G. PILNY
VOL. 765, PG. 1285
4,535,663 sq. ft.
104.1245 acres

VOL. 22, PG. 55

BOUNDARY SURVEY
for
DAN FINE

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, STATE OF OHIO
AND BEING KNOWN AS PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS NO. 1 AND
2, TRACT 3

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 ASSUMED MERIDIAN AND ARE USED TO
EXPRESS ANGLES ONLY, ALL OF WHICH I DECLARE TO BE
CORRECT TO THE BEST OF MY KNOWLEDGE.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 10/15/04
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
17078 Munn Road, Unit 3 Tel (440) 543-6900
Chagrin Falls, Ohio 44023 Fax (440) 543-7176

JOSEPH GUTOSKEY, P.S. No. 7567

DATE 10/15/04

REV. 10/15/04

CONTRACT NO.
04-1849

01-103000
AUBURN GLEN CORP.
VOL. 794, PG. 311

2230.80' REC. 2229.90' OBS.

500'23'12" W

02-081700
WILLIAMS III & SUSAN
VITTEZ
VOL. 1485, PG. 371

02-363000
PETER M. & JANICE
SUGARMAN
VOL. 1547, PG. 410

02-419930
RAYMOND L. & RITA
MATULA
VOL. 900, PG. 205

02-296800
ANDREW J. LENART, JR.
& CHRISTINE M. DEEKS
VOL. 1036, PG. 1301

02-419941
NORMAN L. & PAULETTE
BODEN
VOL. 912, PG. 858

02-296900
STEVEN & ROBIN REMIAS
VOL. 663, PG. 141

02-305901
JANET M. LUTKUS,
TRUSTEE
VOL. 1481, PG. 535

02-305899
JANET M. LUTKUS,
TRUSTEE
VOL. 1481, PG. 535

02-132670
IVAN H. & FAYE
GERTENFELD
VOL. 629, PG. 726

02-050500
RICHARD A. BURNS
VOL. 1329, PG. 384

02-206850
DAVID W. & MARY E.
HANKKE
VOL. 832, PG. 64

02-420148
MATTHEW T. RATAJCZAK
VOL. 1397, PG. 1059

NIGHTHAWK
S/L 16

SUBDIVISION
S/L 17

02-420149
PETER W. BECK
VOL. 1105, PG. 937

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

3/4" IRON
PIN SET
R/W
30' OFF C/L

1" IRON
PIPE FND
& USED
ON LINE

3/4" IRON
PIPE FND.
0.29' W

3/4" IRON
PIPE FND.
& USED

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

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

1 1/2" IRON
PIPE FND.
& USED

02-276500
HARRY L. &
MARGURITE K. PEETS
VOL. 444, PG. 323

02-251100
MICHAEL R. & MICHELLE
M. SIMPSON
VOL. 1138, PG. 272

02-209150
DAVID A. & GLENNIS
LAINO
VOL. 585, PG. 919

02-263775
ALLEN R. & MICHELE A.
NEWTON
VOL. 611, PG. 848

02-263900
SECRETARY OF HOUSING
& URBAN DEVELOPMENT
VOL. 1738, PG. 0695

3/8" IRON
PIN FND.
& USED
FOR LINE R/W
34.08' OFF C/L

1 1/2" IRON
PIPE FND.
& USED

N53°15'13"E
47.85'

S08°37'41"E
240.49' ADJ. DEED
& USED

S89°22'30"E 1134.54' REC. 1134.57' OBS.

N89°36'18"E
1020.58' OBS.

N89°36'18"E
777.34' OBS.

30.00'

755.17'

2462.46' REC. 2459.00' OBS.

N001°20'5"E
1492.78'

1943.04 REC. 1942.94' OBS.

75.07' OBS.
251°45'55" REC.
251°15'46" OBS.

902.13' REC.
902.20' OBS.



Legal Description
104.1245 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots No. 1 and 2, Tract 3;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Snyder Road (60 feet wide) and Taylor May Road (60 feet wide) which is also the northwest corner of said Township Lot 2, Tract 3;

Thence **North 89° 36' 18" East**, along the centerline of said Taylor May Road and north line of Township Lot 2, **1020.58 feet** to a point at the northeast corner of a parcel of land conveyed to Peter M. & Janice Sugarman by deed recorded in Volume 1547, Page 410 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 89° 36' 18" East**, along said centerline and north line of Township Lot 2, **740.39 feet** to an angle point in said centerline;

Course II Thence **North 53° 15' 39" East**, continuing along said centerline, **47.85 feet** to a point at the northwest corner of a parcel of land conveyed to The Secretary of Housing and Urban Development by deed recorded in Volume 1738, Page 695 of Geauga County Records;

Course III Thence **South 08° 37' 41" East**, along the west line of said Secretary of Housing and Urban Development, **240.49 feet** to a 1 1/4" iron pipe found at said Secretary's southwest corner, passing over a 5/8" iron pin found at 34.08 feet;

Course IV Thence **South 89° 22' 30" East**, along the south line of said Secretary of Housing and Urban Development and parcels of land conveyed to Allen R. & Michelle A. Newton by deed recorded in Volume 611, Page 848, David A. & Glynnis Laing by deed recorded in Volume 585, Page 919, Michael R. & Michelle M. Simpson by deed recorded in Volume 1138, page 272, and Harry L. and Margurite K. Peets by deed recorded in Volume 444, Page 323, all of Geauga County Records, **1134.57 feet** to a 1 1/4" iron pipe found at the southeast corner of said Peets and in the west line of a parcel of land conveyed to the Auburn Glen Corporation by deed recorded in Volume 794, Page 311 of Geauga County Records which is also the East line of Bainbridge Township and the east line of aforesaid Township Lot 2, Tract 3;

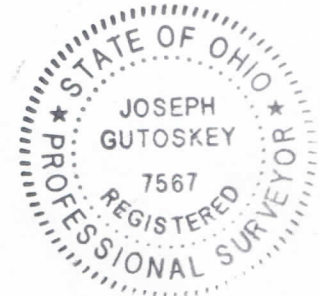
Course V Thence **South 00° 23' 12" West**, along said east Bainbridge Township Line, and the west line of said Auburn Glen Corporation, **2229.90 feet** to a 1 1/4" iron pipe found at the northeast corner of a parcel of land conveyed to Peter W. Beck by deed recorded in Volume 1105, Page 937 of Geauga County Records, and also being the northeast corner of S/L 17 in Nighthawk Subdivision as recorded in Volume 22, Page 55 of Geauga County Map Records;

Course VI Thence **South 89° 37' 30" West**, along the north line of said Beck, the north line of said Nighthawk Drive and the north line of a parcel of land conveyed to Matthew T. Ratajczak by deed recorded in Volume 1397, Page 1059 of Geauga County Records, also being the north line of said Nighthawk Subdivision, **1942.94 feet** to a 3/4" iron pin found at said Ratajczak's northwest corner and also being the northwest corner of S/L 16 in said subdivision and the southeast corner of a parcel of land conveyed to Richard A. Burns by deed recorded in Volume 1329, Page 384 of Geauga County Records;

Course VII Thence **North 00° 12' 05" East**, along the east line of lands conveyed to said Burns, Ivan H. & Faye Gertenfeld by deed recorded in Volume 629, Page 726, Janet M. Lutkus, Trustee by deed recorded in Volume 1481, Page 535, Steven & Robin Remias by deed recorded in Volume 663, Page 141, Norman L. & Paulette Boden by deed recorded in Volume 912, Page 585, Andrew J. Lenart, Jr. & Christine M. Deeks by deed recorded in Volume 1036, Page 1301, Raymond L. & Rita Matula by deed recorded in Volume 900, Page 205, and Peter M. & Janice Sugarman by deed recorded in Volume 1547, Page 410, all of Geauga County Records **2459.00 feet**, (passing by a 3/4" iron pipe found at **1492.78 feet** and **0.29 feet west**, and over a 1" iron pipe found at **2247.95 feet**, and a 3/4" iron pin set at **2429.00 feet**.) to a point at the northeast corner of said Sugarman and the Principal Place of Beginning and containing 104.1245 Acres (4,535,663 square feet) of land as surveyed and described in September, 2004 by Joseph Gutoskey, PS 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior deed reference – Volume 758, Page 1285.

*Joseph Gutoskey PS
12/15/04*



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

PAK 10/15/04

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER