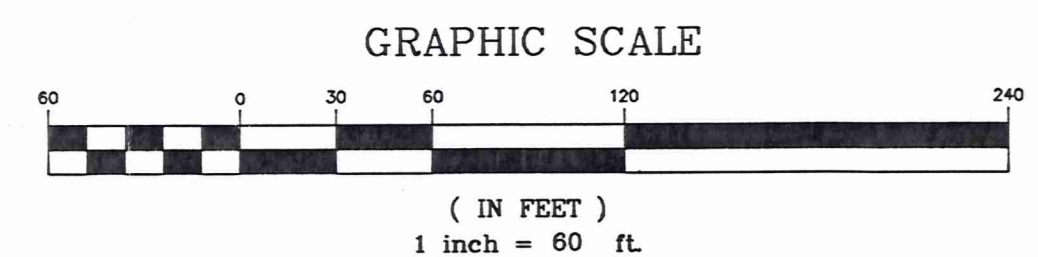
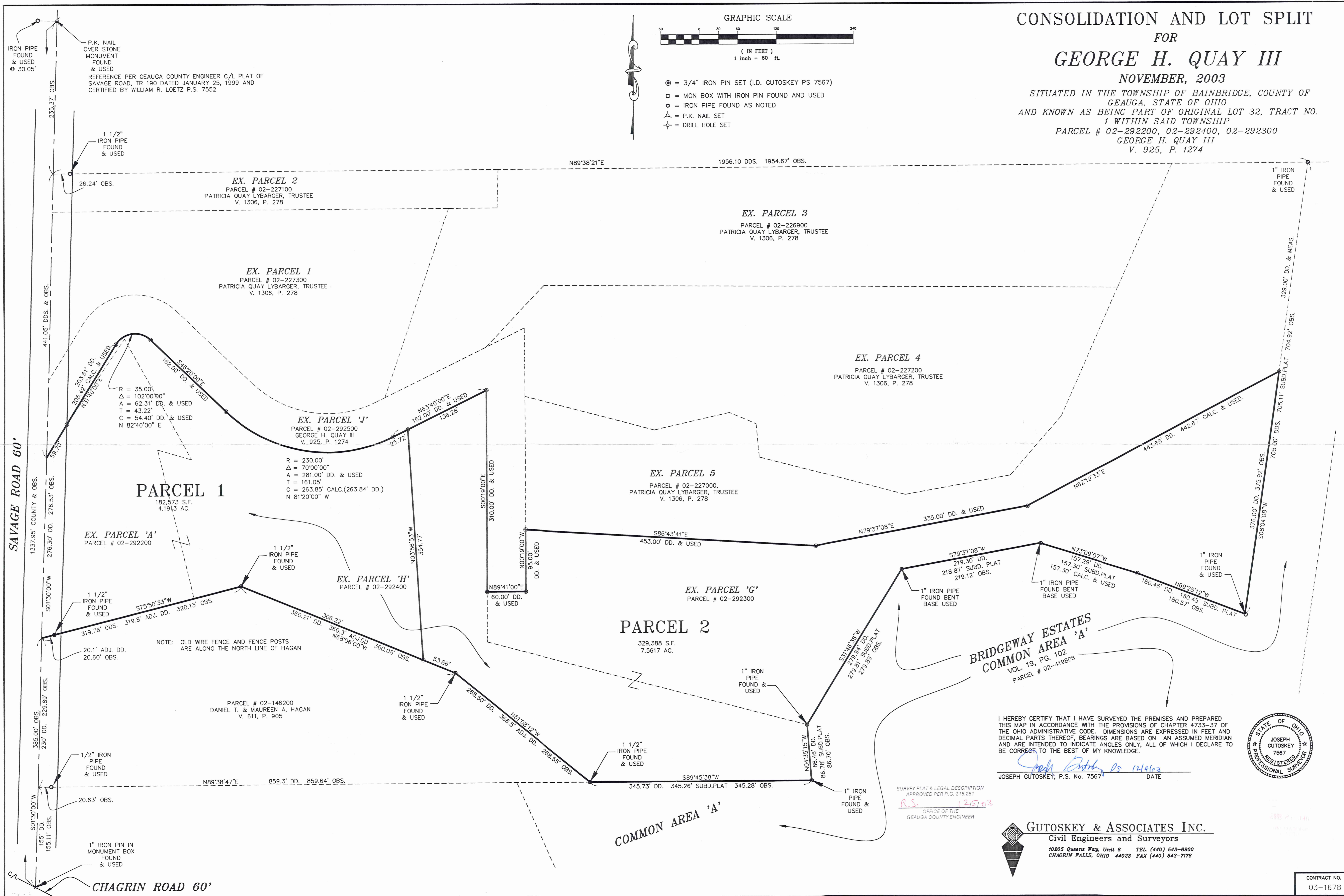


CONSOLIDATION AND LOT SPLIT
FOR
GEORGE H. QUAY III
NOVEMBER, 2003

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOT 32, TRACT NO. 1 WITHIN SAID TOWNSHIP
PARCEL # 02-292200, 02-292400, 02-292300
GEORGE H. QUAY III
V. 925, P. 1274



- ⊙ = 3/4" IRON PIN SET (I.D. GUTOSKEY PS 7567)
- = MON BOX WITH IRON PIN FOUND AND USED
- = IRON PIPE FOUND AS NOTED
- △ = P.K. NAIL SET
- ⊕ = DRILL HOLE SET



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, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

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



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER P.C. 315.251
R.S. 125103
OFFICE OF THE GEAUGA COUNTY ENGINEER

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 Queens Way, Unit 6 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

BA100122

Quay
picked up 12/08/03
Vol 1714 - Pg 2244
02 - 292400



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.
Matthew Bryant, P.E.

Legal Description Parcel 1 4.1913 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, known as being part of Original Township Lot No.'s 32, Tract 1 further bounded and described as follows;

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Chagrin Road (60 feet wide) and Savage Road (60 feet wide);

Thence **North 01° 30' 00 East**, along the centerline of Savage Road, **385.00 feet** to a point at the northwest corner of land conveyed to Daniel T. & Maureen A. Hagan by deed recorded in Volume 611, Page 905 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 01° 30' 00" East**, along said centerline, **276.53 feet** to a point at the southwest corner of a parcel of land conveyed to George H. Quay III by deed recorded in Volume 925, Page 1274 of Geauga County Records (Parcel 'J');

Course II Thence **North 31° 40' 00" East**, along Quay's south line, **205.42 feet** to a 3/4 " iron pin set at a point of curvature and passing through a 3/4 " iron pin set at 59.70 feet;

Course III Thence along Quay's south line along an arc of a curve deflecting to the right an arc distance of 62.31 feet to a 3/4 " iron pin set at a point of tangency, said curve having a radius of 35.00 feet, a delta of 102°00'00", and a chord which bears **North 82° 40' 00" East, 54.40 feet;**

Course IV Thence **South 46° 20' 00" East**, along Quay's south line, **162.00 feet** to a 3/4 " iron pin set at a point of curvature;

Course V Thence along Quay's south line along an arc of a curve deflecting to the left an arc distance of 281.00 feet to a 3/4 " iron pin set at a point of tangency, said curve having a radius of 230.00 feet, a delta of 70°00'00", and a chord which bears **South 81° 20' 00" East, 263.85 feet;**

Course VI Thence **North 63° 40' 00" East**, along Quay's south line, **25.72 feet** to a 3/4 " iron pin set;

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DEC 26 2003

03-1678/November 26, 2003

1 of 2

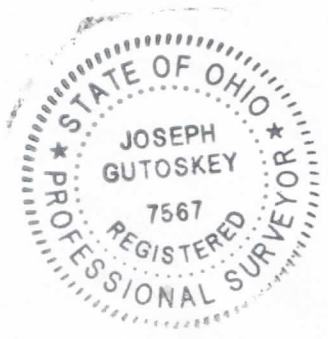
- Course VII Thence **South 03° 56' 53" East, 354.77 feet** to a 3/4 " iron pin set in the north line of said Daniel T. & Maureen A. Hagan;
- Course VIII Thence **North 68° 06' 00" West, 306.22' feet** to a 1 1/2 " iron pipe found at an angle point on Hagan's north line;
- Course IX Thence **South 75° 50' 33" West, 320.13 feet** to a point on the centerline of aforesaid Savage Road and the Principal Place of Beginning (passing over a 1 1/2" iron pipe found 20.60 feet from said centerline) and containing 4.1913 Acres (182,573 square feet) of land as surveyed and described in November, 2003 by Joseph Gutoskey, P.S. #7567 be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Prior deed reference: Volume 925, Page 1274

1.6542 Acres, all of Permanent Parcel # 02-292200
2.5371 Acres out of Permanent Parcel # 02-292400

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
R.S. 12/5/03
 OFFICE OF THE
 GEauga COUNTY ENGINEER

Joseph Gutoskey
 12/4/03



Good
Close

RECEIVED
 DEC 02 2003



Legal Description
Parcel 2
7.5617 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, known as being part of Original Township Lot No.'s 32, Tract 1 further bounded and described as follows;

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Chagrin Road (60' feet wide) and Savage Road (60 feet wide);

Thence **North 01° 30' 00 East**, along the centerline of Savage Road, **385.00 feet** to a point at the northwest corner of land conveyed to Daniel T. & Maureen A. Hagan by deed recorded in Volume 611, Page 905 of Geauga County Records;

Thence **North 75° 50' 33" East**, along Hagan's north line **320.13 feet** to a 1 1/2" iron pipe found at an angle point on said north line (passing over a 1 1/2" iron pipe found at 20.60 feet);

Thence **South 68° 06' 00" East**, along Hagan's north line, **306.22 feet** to a 3/4" iron pin set and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 03° 56' 53" West, 354.77 feet** to a 3/4" iron pin set in the south line of land conveyed to George H. Quay III by deed recorded in Volume 925, Page 1274 of Geauga County Records (Parcel 'J');

Course I Thence **North 63° 40' 00" East**, along Quay's south line, **136.28 feet** to a 3/4" iron pin set;

Course II Thence **South 00° 19' 00" East**, along Quay's west line, **310.00 feet** to a 3/4" iron pin set;

Course III Thence **North 89° 41' 00" East**, along Quay's south line, **60.00 feet** to a 3/4" iron pin set;

Course IV Thence **North 00° 19' 00" West**, along Quay's east line, **95.00 feet** to a 3/4" iron pin set at the southwest corner of a parcel of land conveyed to Patricia Quay Lybarger, Trustee by deed recorded in Volume 1306, Page 278 of Geauga County Records (Parcel 5);

Course V Thence **South 86° 43' 41" East**, along Lybarger's south line, **453.00 feet** to a 3/4" iron pin set;

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- Course VI Thence **North 79° 37' 08" East**, along Lybarger's south line, **335.00 feet** to a ¾ " iron pin set;
- Course VII Thence **North 62° 19' 33" East**, along Lybarger's south line, **442.67 feet** to a ¾ " iron pin set at the southeast corner of said Lybarger parcel and the west line of Common Area 'A' of Bridgeway Estates as recorded in Plat Volume 19, Page 102 of Geauga County Records;
- Course VIII Thence **South 08° 04' 08" West**, along the west line of said Common Area 'A', **375.92 feet** to a 1" iron pipe found;
- Course IX Thence **North 69° 25' 12" West**, along the north line of said Common Area 'A', **180.57 feet** to a ¾ " iron pin set;
- Course X Thence **North 73° 09' 07" West**, along said north line, **157.30 feet** to a 1" iron pipe found (bent);
- Course XI Thence **South 79° 37' 08" West**, along said north line, **219.12 feet** to a 1" iron pipe found (bent);
- Course XII Thence **South 31° 46' 38" West**, along said northwesterly line, **279.89 feet** to a 1" iron pipe found;
- Course XIII Thence **South 04° 35' 15" East**, along said west line, **86.70 feet** to a 1" iron pipe found;
- Course XIV Thence **South 89° 45' 38" West**, along said north line, **345.28 feet** to a 1 ½ " iron pipe found at the most easterly corner of aforesaid Hagan's parcel;
- Course XV Thence **North 51° 08' 12" West**, along said Hagan's north line, **268.55 feet** to a 1 ½ " iron pipe found at an angle point in Hagan's north line;
- Course XVI Thence **North 68° 06' 00" West**, along said Hagan's north line, **53.86 feet** to a ¾ " iron pin set and the Principal Place of Beginning and containing 7.5617 Acres (329,388 square feet) of land as surveyed and described in November, 2003 by Joseph Gutoskey, P.S. #7567 be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Prior deed reference: Volume 925, Page 1274
 5.0133 Acres, all of Permanent Parcel # 02-292300
 2.5484 Acres out of Permanent Parcel # 02-292400

03-1678/November 26, 2003
 Page 2 of 2

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

R.S. 12/5/03

OFFICE OF THE
 GEauga COUNTY ENGINEER

Joseph Gutoskey
 12/4/03



Good closure