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TANGLEWOOD PLAZA
O.L. II, TRACT 2

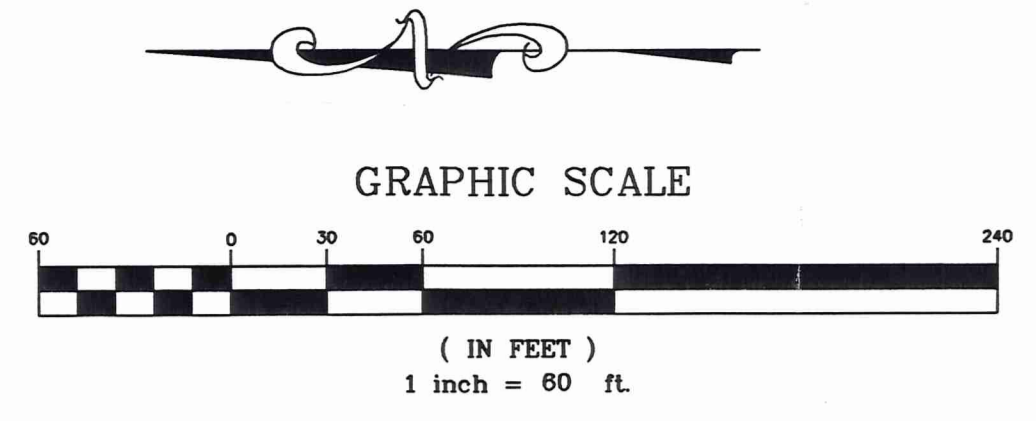
BAINBRIDGE TOWNSHIP - GEauga COUNTY - OHIO

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY #6
CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900
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LOT SPLIT & EASEMENT SURVEY

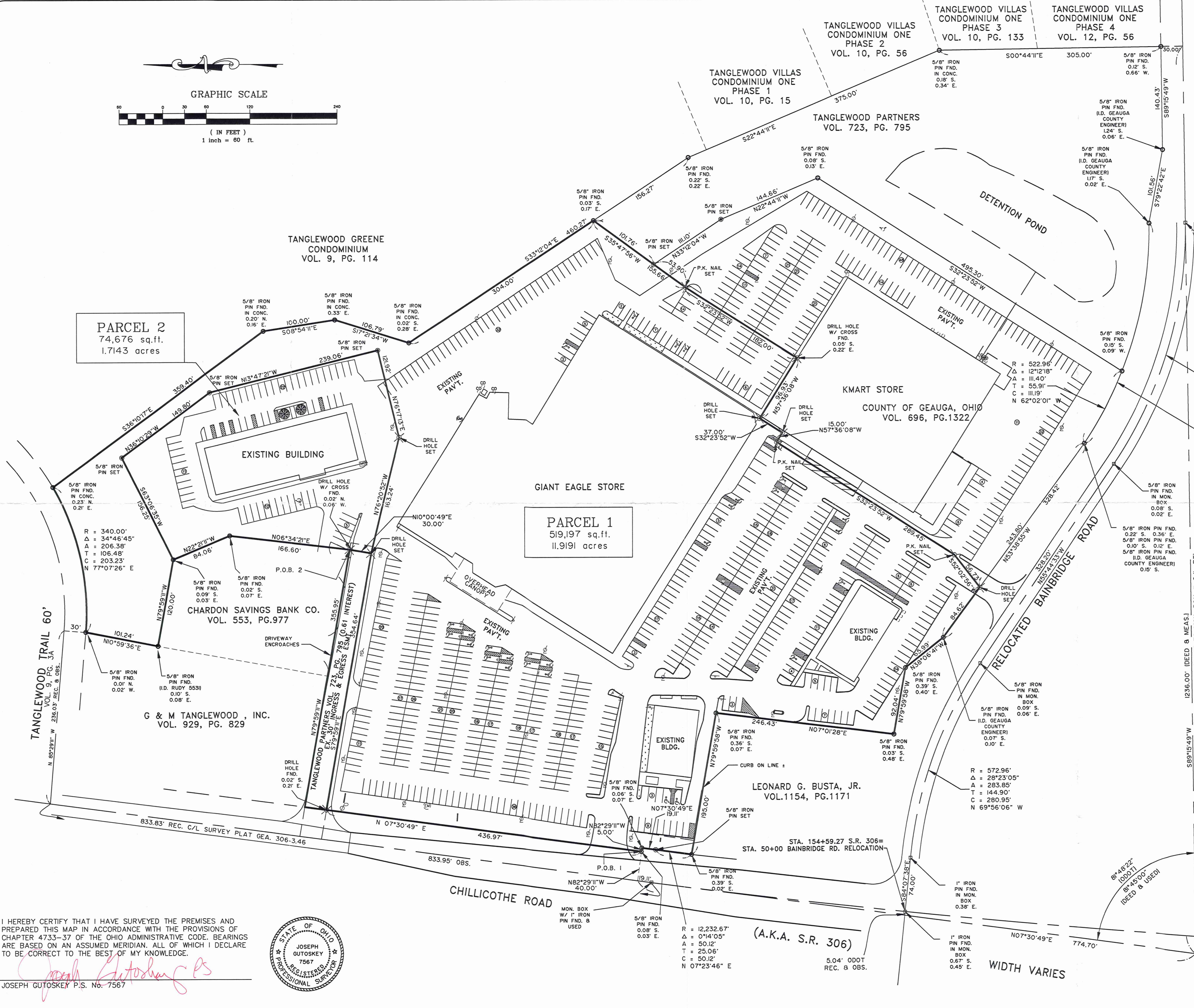
Date: MARCH 2001
Scale: Hor. 1" = 50'
Vert. N/A
Filename: SPLIT.DWG
Checked By: MWB
F.B. No.:

Sheet
1 OF 1
CONTRACT No.
01-1389



PARCEL 2
74,676 sq.ft.
1.7143 acres

PARCEL 1
519,197 sq.ft.
11.9191 acres



NOTE: ODOT C/L IS 1.21' SOUTH OF DEED C/L EAST PROPERTY LINE.

NOTE: ODOT C/L IS 0.98' S. OF DEED C/L P.T. OF CURVE.

R = 572.96'
Δ = 34°56'16"
A = 349.38'
T = 180.31'
C = 343.99'
N 73°12'41" W

TOTAL CURVE
R = 522.96'
Δ = 34°54'02"
A = 318.55'
T = 164.39'
C = 313.65'
N 73°22'53" W

NOTE: C/L DATA AND REFERENCES TO MONUMENT BOXES ON RELOCATED BAINBRIDGE ROAD ARE PER ODOT RIGHT-OF-WAY PLAN CUY-422-18-40 GEA-422-0-00 R/W SHEETS 33 & 34

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. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSEPH GUTOSKEY P.S. No. 7567

R = 12,232.67'
Δ = 0°14'05"
A = 50.12'
T = 25.06'
C = 50.12'
N 07°23'46" E

(A.K.A. S.R. 306)

WIDTH VARIES

SPLIT-IPCLDING 5-29-01 10:02:14 am EST

BA100156

BA100156

Tangle wood Plaza
picked up 7-19-01



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Parcel 1 11.9191 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 11, Tract No. 2, bounded and described as follows:

Beginning at a point at the intersection of the centerlines of Chillicothe Road (variable width) and Bainbridge Road (60 feet wide as originally established);

Thence along the centerline of said Chillicothe Road **North 07° 30' 49" East**, (and passing over a 1" iron pin found in a monument box at 755.59 feet) **774.70 feet** to a point;

Thence **South 82° 29' 11" East, 40.00 feet** to a point on the easterly sideline of said Chillicothe Road being the Principal Place of Beginning of the parcel of land herein intended to be described (witness a 5/8" iron pin found 0.08 feet south and 0.03 feet east);

Course I Thence **North 07° 30' 49" East**, along said easterly sideline of Chillicothe Road, **436.97 feet** to a point, (witness a drill hole found 0.02 feet south and 0.21 feet east);

Course II Thence **South 79° 59' 11" East, 354.64 feet** to a drill hole set;

Course III Thence **South 76° 20' 52" East, 163.24 feet** to a drill hole set;

Course IV Thence **North 76° 17' 13" East, 121.92 feet** to a 5/8" iron pin set;

Course V Thence **North 13° 47' 21" West, 239.06 feet** to a 5/8" iron pin set;

Course VI Thence **North 36° 10' 29" West, 149.80 feet** to a 5/8" iron pin set;

Course VII Thence **South 63° 06' 35" West, 156.25 feet** to a point at the northeast corner of a parcel of land conveyed to the Chardon Savings Bank Co. by deed recorded in Volume 553, Page 977 of Geauga County Records, (witness a 5/8" iron pin found 0.09 feet south and 0.03 feet east);

Legal Description
Parcel 1

Course VIII Thence **North 79° 59' 11" West**, along the northerly line of land so conveyed to said Chardon Savings Bank, **120.00 feet** to a point in the east line of a parcel of land conveyed to G. & M. Tanglewood, Inc. by deed recorded in Volume 929, Page 829 of Geauga County Records, (witness a 5/8" iron pin found 0.10 feet south and 0.08 feet east, I.D. Rudy 5531);

Course IX Thence **North 10° 59' 36" East**, along said G. & M.'s easterly line, **101.24 feet** to a point in the southerly sideline of Tanglewood Trail (60 feet wide) as recorded in Volume 9, Page 3A of Geauga County Plat Records, (witness a 5/8" iron pin found 0.01 feet north and 0.02 feet west);

Course X Thence continuing along the southerly sideline of said Tanglewood Trail along the arc of a curve deflecting to the left an arc distance of 206.38 feet to a point, at the northwesterly corner of Tanglewood Greene Condominium as recorded in Volume 9, Page 114 of Geauga County Plat Records, said curve having a radius of 340.00 feet and a chord which bears **North 77° 07' 26" East, 203.23 feet** (witness a 5/8" iron pin found in concrete 0.23 feet north and 0.21 feet east);

Thence along the westerly line of said Condominiums by the following 4 courses and distances:

Course XI Thence **South 36° 10' 17" East, 359.40 feet** to a point (witness a 5/8" iron pin found in concrete 0.20 feet north and 0.16 feet east);

Course XII Thence **South 08° 54' 11" East, 100.00 feet** to a point (witness a 5/8" iron pin found in concrete 0.33 feet east);

Course XIII Thence **South 17° 21' 34" West, 106.79 feet** to a point (witness a 5/8" iron pin found in concrete 0.02 feet south and 0.28 feet east);

Course XIV Thence **South 33° 12' 04" East, 304.00 feet** to a point at the most northerly corner of a parcel of land conveyed to Tanglewood Partners by deed recorded in Volume 723, Page 795 of Geauga County Deed Records, (witness a 5/8" iron pin found 0.03 feet south and 0.17 feet east);

Legal Description
Parcel 1

Course XV Thence **South 35° 47' 56" West**, along said Tanglewood's northwesterly line and the northwesterly line of a parcel of land conveyed to the County of Geauga Ohio by deed recorded in Volume 696, Page 1322 of Geauga County Deed Records, **155.66 feet** to a p.k. nail set at an angle point therein;

Thence along the line of said County by the following 6 courses and distances:

Course XVI Thence **South 32° 23' 52" West, 182.00 feet** to a point in the northerly line of said County (witness a drill hole with cross found 0.05 feet south and 0.22 feet east);

Course XVII Thence **North 57° 36' 08" West**, along the northerly line of said County, **96.93 feet** to a drill hole set;

Course XVIII Thence **South 32° 23' 52" West**, along the westerly line of said County **37.00 feet** to a drill hole set;

Course XIX Thence **North 57° 36' 08" West**, along the westerly line of said County, **15.00 feet**, to a p.k. nail set;

Course XX Thence **South 32° 23' 52" West**, along the westerly line of said County, **289.45 feet** to a p.k. nail set;

Course XXI Thence **South 52° 02' 56" West**, along said westerly line, **56.73 feet** to a drill hole set in the northerly sideline of said Bainbridge Road;

Course XXII Thence **North 53° 38' 55" West**, along said northerly side line, **84.62 feet** to an angle point therein, (witness a 5/8" iron pin found 0.07 feet south and 0.10 feet east, I.D. Geauga County Engineer);

Course XXIII Thence **North 38° 06' 41" West**, along said northerly sideline, **65.99 feet** to an angle point therein, (witness a 5/8" iron pin found 0.39 feet south and 0.40 feet east);

Course XXIV Thence **North 79° 59' 58" West**, along said northerly sideline, **92.04 feet** to a point being the southeasterly corner of a parcel land land conveyed to Leonard G. Busta, Jr. in Deed Volume 1154, Page 1171 of Geauga County Deed Records (witness a 5/8" iron pin found 0.03 feet south and 0.48 feet east);

Legal Description
Parcel 1

- Course XXV Thence along the easterly line of said Busta's parcel **North 07° 01' 28" East, 246.43 feet** to the northeasterly corner thereof, (witness a 5/8" iron pin found 0.36 feet south and 0.07 feet east);
- Course XXVI Thence along the northerly line of said Busta's parcel **North 79° 59' 58" West, 195.00 feet** to a point in the curved easterly sideline of Chillicothe Road (witness a 5/8" iron pin found 0.39 feet south and 0.02 feet east);
- Course XXVII Thence along the easterly sideline of said Chillicothe Road along an arc of a curve deflecting to the right an arc distance of 50.12 feet to a 5/8" iron pin set, said curve having a radius of 12,232.67 feet and a chord which bears **North 07° 23' 46" East, 50.12 feet**;
- Course XXVIII Thence continuing along said easterly sideline **North 07° 30' 49" East, 19.11 feet** to a point, (witness a 5/8" iron pin found 0.06 feet south and 0.07 feet east);
- Course XXIX Thence **North 82° 29' 11" West, 5.00 feet** to the Principal Place of Beginning and containing 11.9191 Acres of land as surveyed and described in February, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Prior Deed Reference: Volume 723, Page 795

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

R.S. 5/30/2001
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description
Parcel 2
1.7143 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 11, Tract No. 2, bounded and described as follows:

Beginning at a point at the intersection of the centerlines of Chillicothe Road (variable width) and Bainbridge Road (60 feet wide as originally established);

Thence along the centerline of said Chillicothe Road **North 07° 30' 49" East**, (and passing over a 1" iron pin found in a monument box at 755.59 feet) **774.70 feet** to a point;

Thence **South 82° 29' 11" East, 40.00 feet** to a point on the easterly sideline of said Chillicothe Road;

Thence **North 07° 30' 49" East**, along said easterly sideline of Chillicothe Road, **436.97 feet** to a point;

Thence **South 79° 59' 11" East, 354.64 feet** to a drill hole set and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 10° 00' 49 East, 30.00 feet** to a point at the southeasterly corner of a parcel of land conveyed to Chardon Savings Bank Company by deed recorded in Volume 553, Page 977 of Geauga County Deed Records (witness a drill hole with cross found 0.02 feet north and 0.06 feet west);

Course II Thence **North 06° 34' 21" East**, along the easterly line of land so conveyed to Chardon Savings Bank, **166.60 feet** to a point (witness a 5/8" iron pin found 0.02 feet south and 0.07 feet east);

Course III Thence **North 22° 21' 11" West**, along the easterly line of land so conveyed to Chardon Savings Bank, **84.06 feet** to a point at the northeast corner of said Bank (witness a 5/8" iron pin found 0.09 feet south and 0.03 feet east);

Course IV Thence **North 63° 06' 35" East, 156.25 feet** to a 5/8" iron pin set;

Course V Thence **South 36° 10' 29" East, 149.80 feet** to a 5/8" iron pin set;

Course VI Thence **South 13° 47' 21" East, 239.06 feet** to a 5/8" iron pin set;

Course VII Thence **South 76° 17' 13" West, 121.92 feet** to a drill hole set;

Course VIII Thence **North 76° 20' 52" West, 163.24 feet** to the Principal Place of Beginning and containing 1.7143 Acres of land as surveyed and described in February, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Prior Deed Reference: Volume 723, Page 795

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