

PLAT OF SURVEY & LOT SPLIT

FOR: CHARLES H. TAYLOR

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 7, TRACT NO. 3.

CERTIFICATION

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 C/L OF TAYLOR-MAY ROAD, BEING N 86°00'20" W, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey P.S. 5/28/96
JOSEPH GUTOSKEY, P.S. 7567 DATE



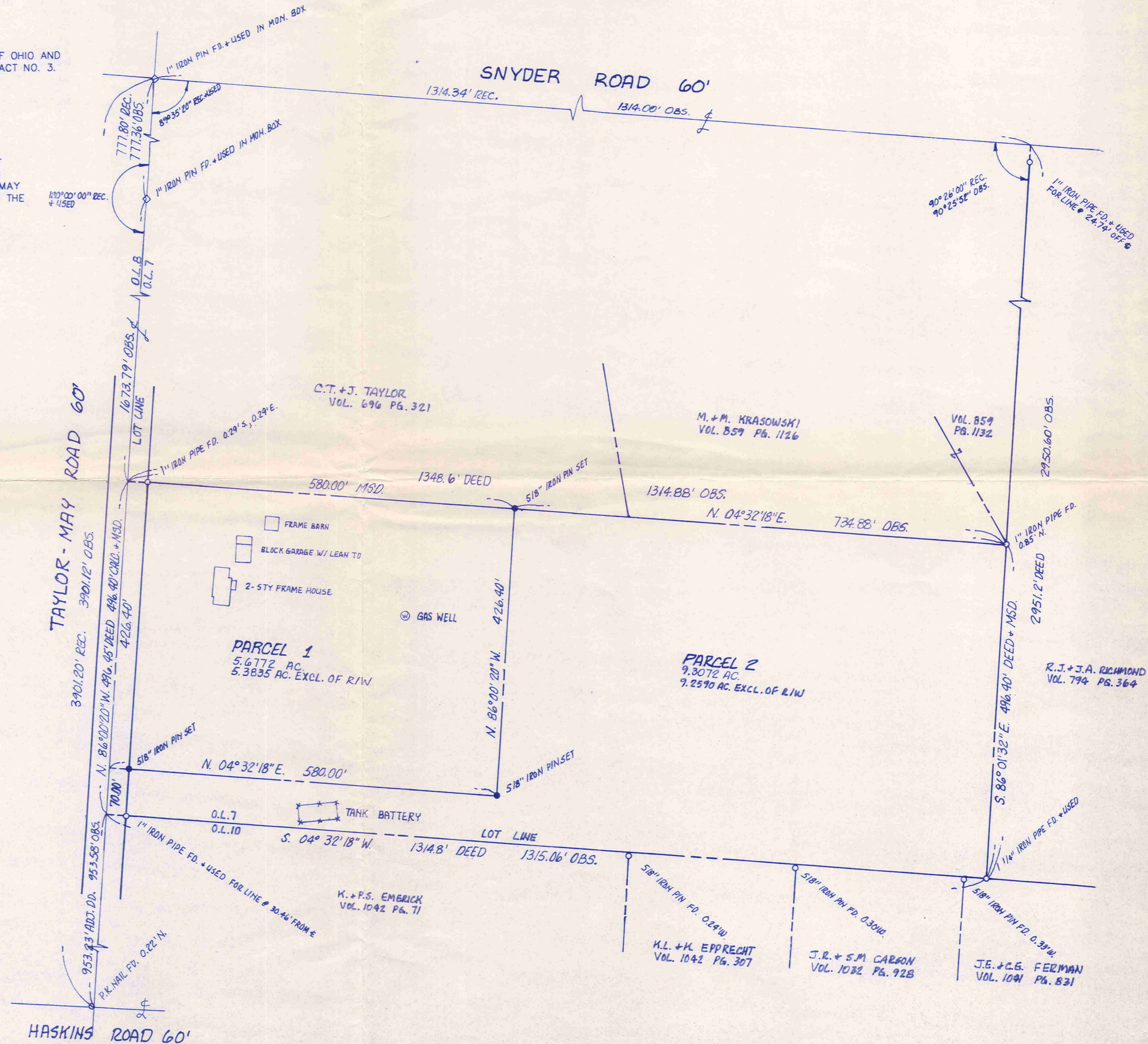
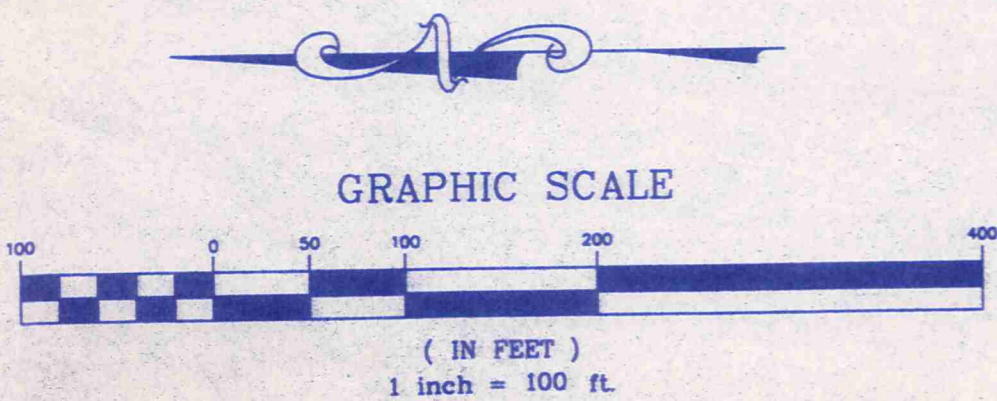
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.J. 10/28/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

8227 E. WASHINGTON ST. TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176





Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Parcel 1 5.6772 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Township Lot No. 7, Tract No. 3 and is further bounded and described as follows;

Beginning at a point in the centerline of Taylor-May Road (60 feet wide) at the northwest corner of said Original Lot No. 7, said point also being the northeast corner of a parcel of land conveyed to K. & P.S. Emerick by deed recorded in Volume 1042, Page 71 of Geauga County Records, said point further located **North 86°00' 20" West, 2170.19 feet** from a 1" iron pin found in a monument box on said centerline;

Thence **South 86°00' 20" East**, along said centerline, **70.00 feet** to a point at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 86°00' 20" East, 426.40 feet** to a point at the northwest corner of a parcel of land conveyed to C. T. & J. Taylor by deed recorded in Volume 696, Page 321 of Geauga County Records;

Course II Thence **South 04°32' 18" West**, along said Taylor's west line, **580.00 feet** to a 5/8" iron pin set (witness a 1" iron pipe found in the south right-of-way line of Taylor-May Road 0.29 feet south and 0.29 feet east);

Course III Thence **North 86°00' 20" West, 426.40 feet** to a 5/8" iron pin set;

Course IV Thence **North 04° 32' 18" East, 580.00 feet** to the Principal Place of Beginning (and passing through a 5/8" iron pin set at 550.00 feet) and containing 5.6772 Acres of land (5.3835 Acres exclusive of right-of-way) as surveyed and described in May, 1996 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 are based on the centerline of Taylor-May Road being North 86°00' 20" West.

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

R.S. 10/28/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Legal Description

Parcel 2

9.3072 Acres

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

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

R.S.

10/28/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Township Lot No. 7, Tract No. 3 and is further bounded and described as follows;

Beginning at a point in the centerline of Taylor-May Road (60 feet wide) at the northwest corner of said Original Lot No. 7, said point also being the northeast corner of a parcel of land conveyed to K. & P.S. Emerick by deed recorded in Volume 1042, Page 71 of Geauga County Records, said point further located **North 86° 00' 20" West, 2170.19 feet** from a 1" iron pin found in a monument box on said centerline;

- Course I Thence **South 86° 00' 20" East**, along said centerline, **70.00 feet** to a point;
- Course II Thence **South 04° 32' 18" West**, (passing through a 5/8" iron pin set at 30.00 feet), **580.00 feet** to a 5/8" iron pin;
- Course II Thence **South 86° 00' 20" East, 426.40 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to C. T. & J. Taylor by deed recorded in Volume 696, Page 321 of Geauga County Records;
- Course IV Thence **South 04° 32' 18" West**, along said Taylor's west line and the west line of a parcel of land conveyed to M. & M. Krasowski by deed recorded in Volume 859, Page 1126 of Geauga County Records, **734.88 feet** to a point in the north line of a parcel of land conveyed to R. J. & J. A. Richmond by deed recorded in Volume 794, Page 364 of Geauga County Records (witness a 1" iron pipe found 0.85 feet north);
- Course V Thence **North 86° 01' 32" West**, along said Richmond's north line, **496.40 feet** to a 1-1/4" iron pipe found at said Richmond's northwest corner and in the west line of said Lot No. 7 and in the east line of a parcel of land conveyed to J. E. & C. E. Ferman by deed recorded in Volume 1041, Page 831 of Geauga County Records;
- Course VI Thence **North 04° 32' 18" East**, along the west line of said Lot No. 7 and along the east line of said Ferman, the east line of a parcel of land conveyed to J. R. & S. M. Carson by deed recorded in Volume 1032, Page 928, the east line of a parcel of land conveyed to K. L. & K. Epprecht by deed recorded in Volume 1042, Page 307, both of Geauga County Records, and the east line of said Emerick, **1315.06 feet** to the Place of Beginning (passing through a 1" iron pipe found at 1284.60 feet) and containing 9.3072 Acres of land (9.2590 Acres exclusive of right-of-way) as surveyed and described in May, 1996 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 are based on the centerline of Taylor-May Road being North 86° 00' 20" West.