

SURVEY & LOT SPLIT FOR KATHLEEN VILICS

APRIL, 2004

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF
GEAUGA, STATE OF OHIO
AND KNOWN AS BEING PART OF LOT No. 8 & 9, IN TRACT 3

OLD MEADOW ESTATES No. 2
VOL. 12 PG. 113

S/L 42

S/L 41

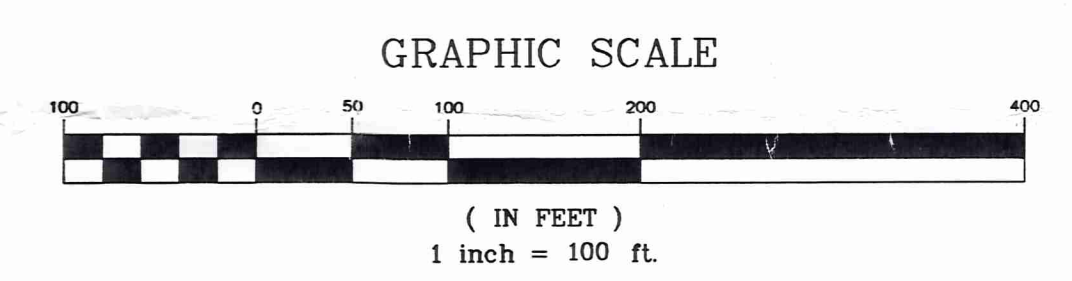
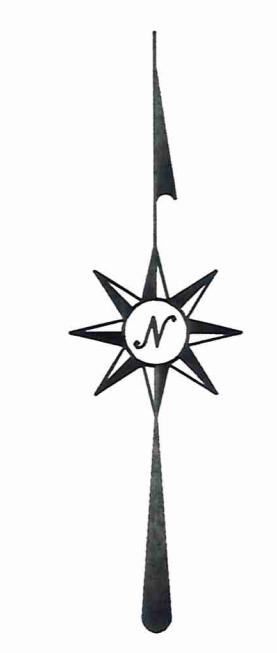
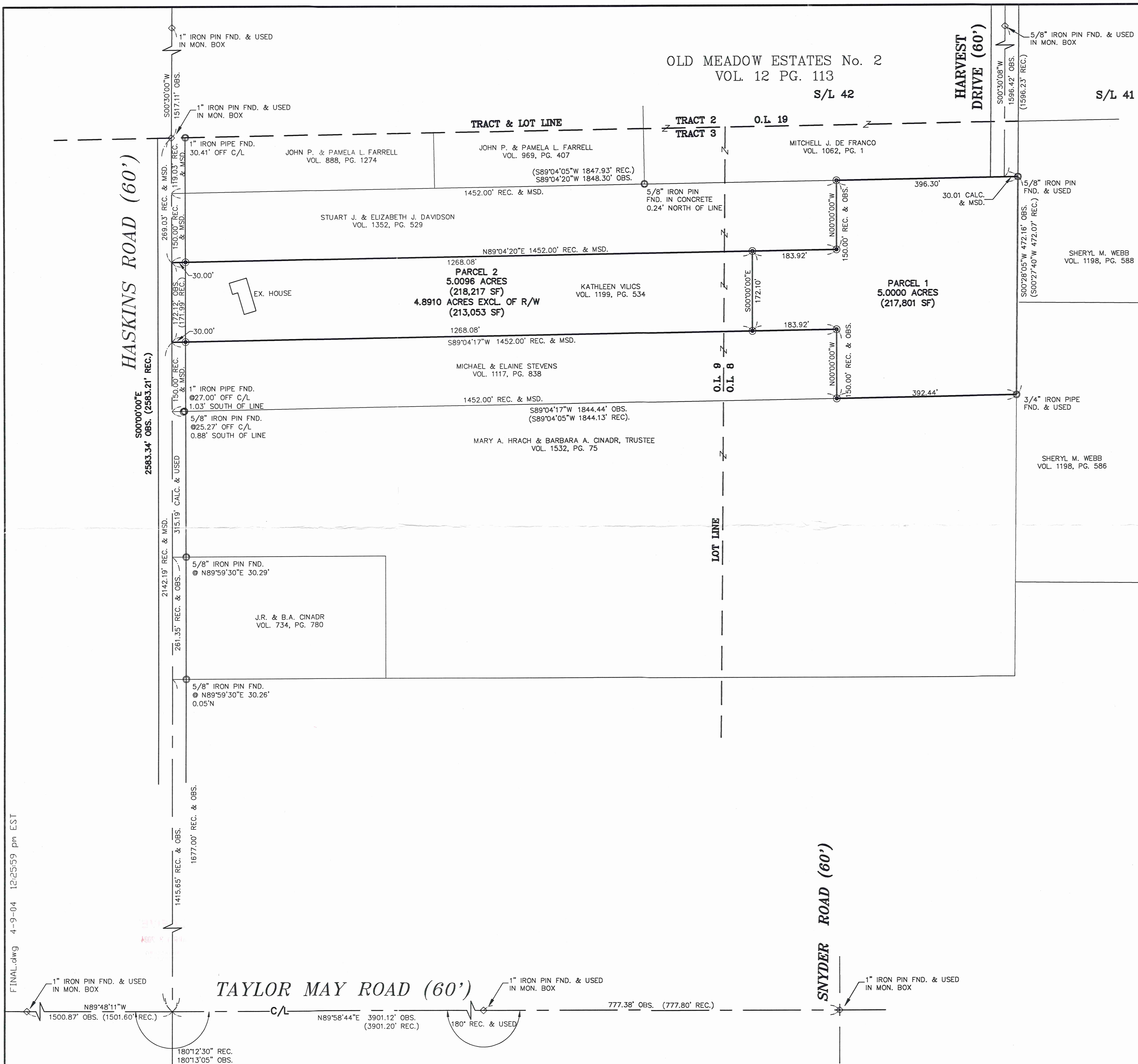
HASKINS ROAD (60')

HARVEST DRIVE (60')

SNYDER ROAD (60')

TAYLOR MAY ROAD (60')

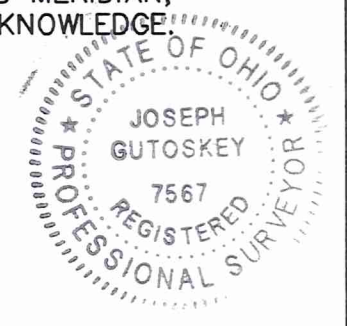
FINAL.dwg 4-9-04 12:25:59 pm EST



- = 3/4" I PIN SET WITH "GUTOSKEY PS 7567" CAP
- = SURVEY MONUMENT FOUND AS NOTED
- OBS = OBSERVED
- REC. & MSD. = RECORD & MEASURED
- P.O.B. = PLACE OF BEGINNING
- P.P.O.B. = PRINCIPAL PLACE OF BEGINNING

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

Joseph Gutosky 4/9/04
 JOSEPH GUTOSKEY, P.S. No. 7567 DATE



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 PAK 4/19/04
 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) 543-7776

CONTRACT NO.
 02-1618

BA100160

BA100160

VOL 1725 P62816 *Vilics*
02-351400 *Pickup date*
4-15-04



Gutoskey & Associates, Inc.
Civil Engineers, Surveyors, & Land Planners

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

LEGAL DESCRIPTION

Parcel 2
5.0096 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, known as being part of Original Bainbridge Township Lot No.'s 8 and 9, Tract 3 and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box in the centerline of Haskins Road (60 feet wide) at its intersection with the northerly line of said Tract No. 3, said point also being the northwest corner of a parcel of land conveyed to John P. and Pamela L. Farrell by deed recorded in Volume 888, Page 1274 of Geauga County Records;

Thence **South 00° 00' 00 East**, along said centerline, **269.03 feet** to a point in said centerline at the southwest corner of a parcel of land conveyed to Stuart J. and Elizabeth J. Davidson by deed recorded in Volume 1352, Page 529 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 89° 04' 20" East**, along said Davidson's south line (and passing over a 3/4" iron pin set at 30.00 feet), **1268.08 feet** to a 3/4" iron pin set;

Course II Thence **South 00° 00' 00 East**, **172.10 feet** to a 3/4" iron pin set in the north line of a parcel of land conveyed to Michael and Elaine Stevens by deed recorded in Volume 1117, Page 838 of Geauga County Records;

Course III Thence **South 89° 04' 17" West**, along said Stevens' north line, **1268.08 feet** to a point in the centerline of said Haskins Road (and passing over a 3/4" iron pin set at 1238.08 feet);

Course IV Thence **North 00° 00' 00 West**, along said centerline, **172.12 feet** to a point at the Principal Place of Beginning and containing 5.0096 Acres (218,217 square feet)(4.8910 Acres (213,053 square feet) exclusive of Right-of-Way) of land as surveyed and described in April, 2004 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.

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

Prior deed reference: Volume 1199, Page 534

PAK *4/19/04*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

02-1618/APRIL, 2004

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Joseph Gutoskey P.S.
4/9/04





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Matthew Bryant, P.E.

LEGAL DESCRIPTION

Parcel 1

5.0000 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, known as being part of Original Bainbridge Township Lot No. 8, Tract 3 and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box in the centerline of Haskins Road (60 feet wide) at its intersection with the northerly line of said Tract No. 3, said point also being the northwest corner of a parcel of land conveyed to John P. and Pamela L. Farrell by deed recorded in Volume 888, Page 1274 of Geauga County Records;

Thence **South 00° 00' 00 East**, along said centerline, **269.03 feet** to a point in said centerline at the southwest corner of a parcel of land conveyed to Stuart J. and Elizabeth J. Davidson by deed recorded in Volume 1352, Page 529 of Geauga County Records;

Thence **North 89° 04' 20" East**, along said Davidson's south line (and passing over a ¾" iron pin set at 30.00 feet), **1268.08 feet** to a ¾" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 89° 04' 20" East**, along said Davidson's south line, **183.92 feet** to a ¾" iron pin set at the southeast corner thereof;

Course II Thence **North 00° 00' 00" West**, along said Davidson's east line, **150.00 feet** to a ¾" iron pin set at the northeast corner thereof and being in the south line of Sublot 42 in Old Meadow Estates No. 2 as recorded in Volume 12, Page 113 of Geauga County Plat Records;

Course III Thence **North 89° 04' 20" East**, along the south line of said Sublot 42 and the southerly terminus of Harvest Drive (60 feet wide), **396.30 feet** to a 5/8" iron pin found at the southeast corner of said terminus, said pin being in the west line of land conveyed to Sheryl M. Webb by deed recorded in Volume 1198, Page 588 of Geauga County Records;

Course IV Thence **South 00° 28' 05" West**, along said Webb's west line and the west line of an additional parcel of land conveyed to said Webb by deed recorded in Volume 1198, Page 586 of Geauga County Records, **472.16 feet** to a ¾" iron pipe found at the northeast corner of a parcel of land conveyed to Mary A. Hrach and Barbara A. Cinadr, Trustee by deed recorded in Volume 1532, Page 75 of Geauga County Records;

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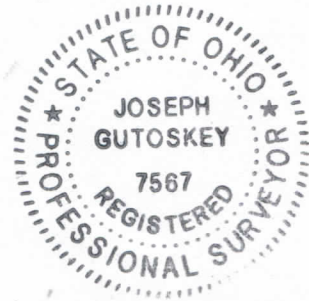
1 of 2

10205 Queens Way, #6, Chagrin Falls, OH 44023 / Telephone: 440-543-6900 / Fax: 440-543-7176

- Course V** Thence **South 89° 04' 17" West**, along said Hrach's north line, **392.44 feet** to a 3/4 " iron pin set at the southeast corner of a parcel of land conveyed to Michael and Elaine Stevens by deed recorded in Volume 1117, Page 838 of Geauga County Records;
- Course VI** Thence **North 00° 00' 00" West**, along said Stevens' east line, **150.00 feet** to a 3/4 " iron pin set at the northeast corner thereof;
- Course VII** Thence **South 89° 04' 17" West**, along said Stevens' north line, **183.92 feet** to a 3/4 " iron pin set;
- Course VIII** Thence **North 00° 00' 00" West**, **172.10 feet** to the Principal Place of Beginning and containing 5.0000 Acres (217,801 square feet) of land as surveyed and described in April, 2004 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 1199, Page 534

*Joseph Gutoskey PS
4/14*



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PAK 4/14/04

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GEAUGA COUNTY ENGINEER

RECEIVED
APR 13 2004