

PLAT OF LOT SPLIT AND CONSOLIDATION

FOR
WASHINGTON STREET HOLDINGS, LLC

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 38, TRACT NO. 1.

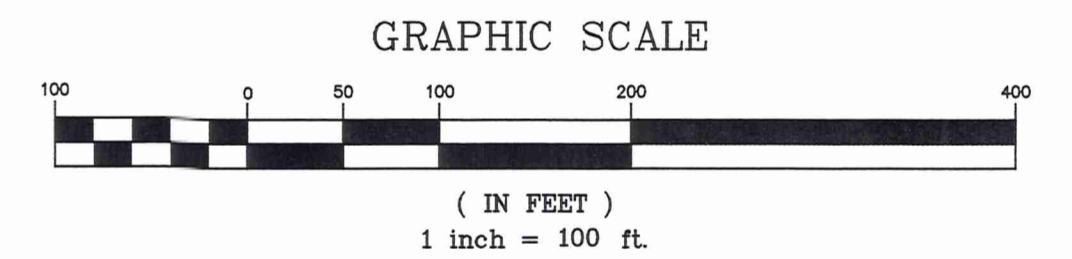
DECEMBER, 2015

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 USED HEREIN 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.

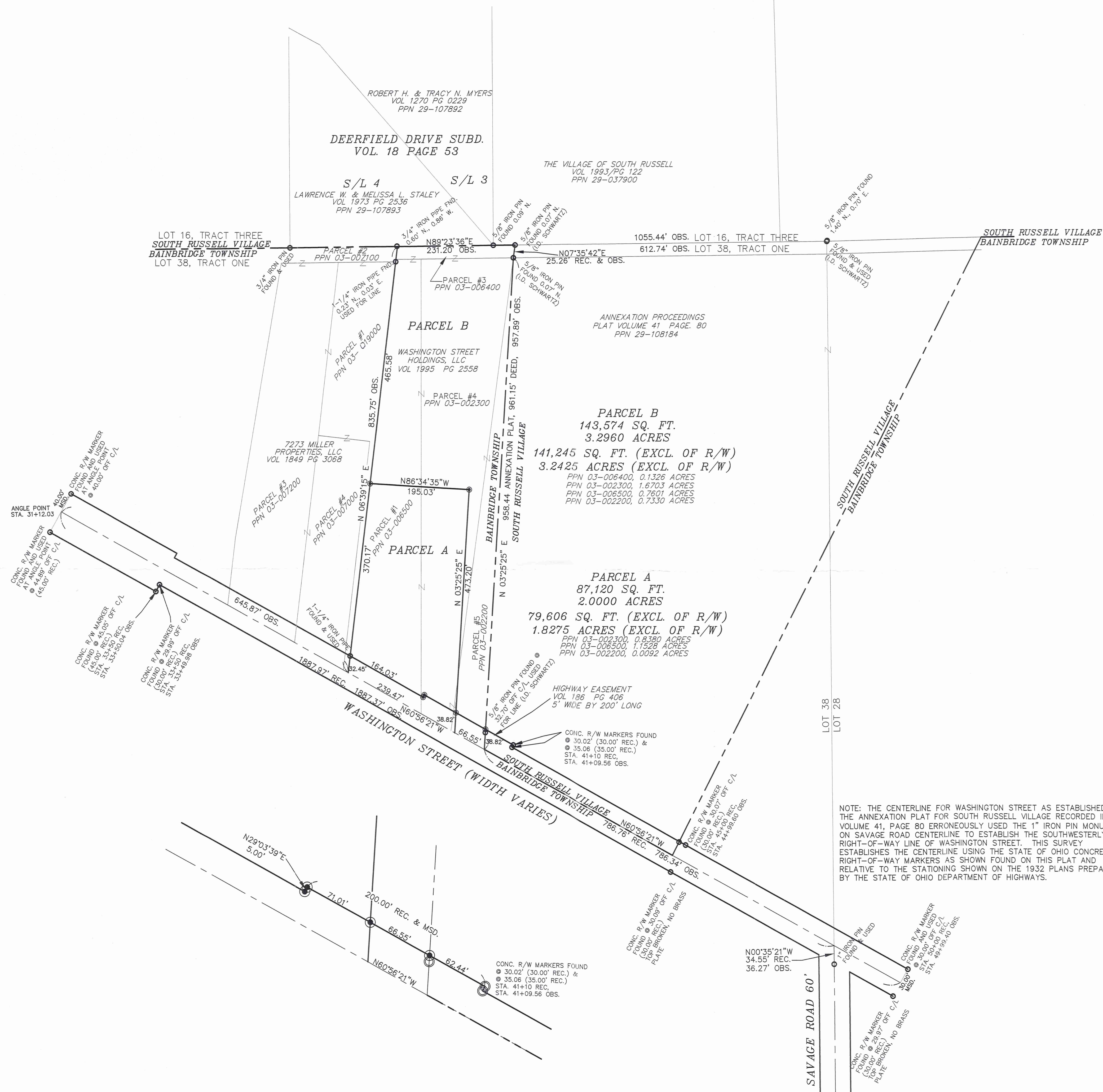
Joseph Gutoskey 12/15/15
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Karen Endres 12/11/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567



This split and consolidation of land complies with the applicable Bainbridge Township Zoning Resolution this day of _____ 2015.

By: *Karen Endres*, Bainbridge Township Zoning Inspector



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

BA100169

Legal Description
Parcel A
2.0000 Acres

VOL 2009 Pg 1192
PN# 03-006500

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 38, Tract No. 1 and is further bounded and described as follows;

Beginning at a point at the centerline intersection of Washington Street (Width Varies) and Savage Road (60 feet wide), said point being in the east line of said Lot No. 38 and witness a 1" iron pin found **South 00° 35' 21" East, 36.27 feet** as measured along said centerline of Savage Road from said point of beginning;

Thence **North 60° 56' 21" West**, along said Washington Street centerline, **852.89 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 60° 56' 21" West**, along the centerline of said Washington Street, **239.47 feet** to a point at the southeast corner of a parcel of land conveyed to 7273 Miller Properties, LLC by deed recorded in Volume 1849, Page 3068 (Parcel 1) of Geauga County Records (PPN 03-019000);

Course II Thence **North 06° 39' 15" East**, along said Miller Properties' east line (Parcel 1) (and passing over a 1-1/4" iron pipe found at 32.45 feet), **370.17 feet** to a 5/8" iron pin set;

Course III Thence **South 86° 34' 35" East**, creating a new line, **195.03 feet** to a 5/8" iron pin set;

Course IV Thence **South 03° 25' 25" West**, creating a new line, (and passing over a 5/8" iron pin set at 434.38 feet), **473.20 feet** to a point in the centerline of said Washington Street at the Principal Place of Beginning, and containing 2.0000 Acres (87,120 square feet) (1.8275 Acres, (79,606 square feet) exclusive of right-of-way) of land as surveyed and described in December, 2015 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on an assumed meridian and are intended to indicate angles only.

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

Handwritten: 12/14/15

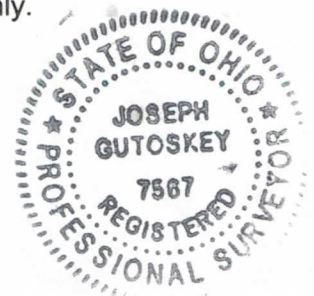
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

Handwritten: Rev

Prior deed of record

Volume 1995, Page 2558

0.0092 Acres part of P.P.N. 03-002200
0.8380 Acres part of P.P.N. 03-002300
1.1528 Acres part of P.P.N. 03-006500



All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

Handwritten Signature: Joseph Gutoskey, PS
12/19/15



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

VOL 2009 pg 1189
PN# 03-002300

Legal Description

Parcel B

3.2960 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. 38, Tract No. 1 and is further bounded and described as follows;

Beginning at a point at the centerline intersection of Washington Street (Width Varies) and Savage Road (60 feet wide), said point being in the east line of said Lot No. 38 and witness a 1" iron pin found **South 00° 35' 21" East, 36.27 feet** as measured along said centerline of Savage Road from said point of beginning;

Thence **North 60° 56' 21" West**, along said Washington Street centerline, **786.34 feet** to a point at the southwest corner of a parcel of land conveyed to The Village of South Russell (PPN 29-108184) and as shown on Annexation Plat recorded in Volume 41, Page 80 of Geauga County Plat Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 60° 56' 21" West**, along the centerline of said Washington Street, **66.55 feet** to a point;

Course II Thence **North 03° 25' 25" East**, creating a new line, (and passing over a 5/8" iron pin set at 38.82 feet), **473.20 feet** to a 5/8" iron pin set;

Course III Thence **North 86° 34' 35" West**, creating a new line, **195.03 feet** to a 5/8" iron pin set in the east line of a parcel of land conveyed to 7273 Miller Properties, LLC by deed recorded in Volume 1849, Page 3068 (Parcel 1) of Geauga County Records (PPN 03-019000);

Course IV Thence **North 06° 39' 15" East**, along said Miller Properties' east line (Parcel 1 and Parcel 2 (PPN 03-007100)), **465.58 feet** to a point at the northeast corner of said Miller Properties' Parcel 2 and in the north line of said Lot 38, Tract 1 and Bainbridge Township, the south line of Original Russell Township Lot 9, Tract 3 and the Village of South Russell and in the south line of Sublot 4 in the Deerfield Drive Subdivision as recorded in Volume 18, Page 53 of Geauga County Plat Records (witness a 3/4" iron pipe found 0.60 feet north and 0.86 feet west);

Course V Thence **North 89° 23' 36" East**, along the north line of said Lot 38, Tract 1 and Bainbridge Township, the south line of said Original Russell Township Lot 9, Tract 3 and the Village of South Russell, the south line of said Sublot 4 and the south line of a parcel of land conveyed to The Village of South Russell by deed recorded in Volume 1993, Page 122 of Geauga County Records (PPN 29-037900), **231.20 feet** to a point at the northwest corner of said Village of South Russell (PPN 29-108184) said point also being a northeast corner of Bainbridge Township (witness a 5/8" iron pin found 0.07 feet north, ID Schwartz, PS 7193);

Course VI Thence **South 7° 35' 42" West**, along an easterly line of said Bainbridge Township, and along the west line of said Village of South Russell (PPN 29-108184), **25.26 feet** to an angle point in said line (witness a 5/8" iron pin found 0.07 feet north, ID Schwartz, PS 7193);

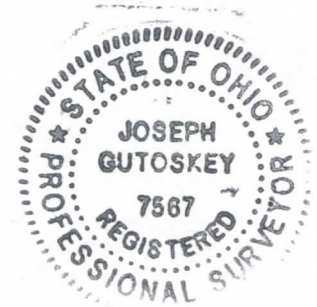
Course VII Thence **South 03° 25' 25" West**, along an easterly line of said Bainbridge Township, and along the west line of said Village of South Russell (PPN 29-108184) (and passing over a 5/8" iron pin set at 919.07 feet, and passing over a 5/8" iron pin found at 925.19 feet, ID Schwartz, PS 7193), **957.89 feet** to a point in the centerline of said Washington Street at the Principal Place of Beginning, and containing 3.2960 Acres (143,574 square feet) (3.2425 Acres, (141,245 square feet) exclusive of right-of-way) of land as surveyed and described in December, 2015 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on an assumed meridian and are intended to indicate angles only.

Prior deed of record

- Volume 1995, Page 2558
- 0.7330 Acres part of P.P.N. 03-002200
- 1.6703 Acres part of P.P.N. 03-002300
- 0.1326 Acres all of P.P.N. 03-006400
- 0.7601 Acres part of P.P.N. 03-006500

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

*John Gutoskey PS
12/19/15*



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

[Signature] 12/14/15
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**