



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Gilbert (08-023)
picked up 3-21-08

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

BAI-00174

Parcel 'D-1' Legal Description 5.0016 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Township Lot No. 6, Tract No. 2 and bounded and described as follows;

Beginning at a 5/8" iron pin found at an angle point in the centerline of Bainbridge Road (60 feet wide);

Thence **South 86° 30' 00" East**, along said centerline **824.04 feet** to a point at the southeast corner of a parcel of land conveyed to Bruce E. & Christine B. Johanns by deed recorded in Volume 1745, Page 1478 of Geauga County Records, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 01° 33' 41" East**, along the east line of said Johanns' parcel (passing over a 5/8" iron pin found (ID Gutoskey PS 7567) at 30.02 feet), **740.79 feet** to an angle point in said east line (witness a 3/4" iron pipe found 0.20' North and 0.17' East, I.D. Schade);

Course II Thence **North 35° 18' 12" East**, along the southeasterly line of said Johanns' parcel, **332.47 feet** to a 5/8" iron pin found (ID Gutoskey PS 7567);

Course III Thence **North 76° 17' 19" East**, along the southeasterly line of said Johanns' parcel, **657.88 feet** to a 5/8" iron pin found (ID Gutoskey PS 7567) in the west line of a parcel of land conveyed to W.R. & N.A. Garrison Trustees by deed recorded in Volume 1137, Page 906 of Geauga County Records;

Course IV Thence **South 01° 32' 15" West**, along said Garrison's west line, **300.01 feet** to a 5/8" iron pin set;

Course V Thence **North 83° 29' 04" West**, **443.02 feet** to a 5/8" iron pin set;

Course VI Thence **South 66° 57' 41" West, 137.34 feet** to a 5/8" iron pin set;

Course VII Thence **South 01° 32' 15" West, 191.85 feet** to a 5/8" iron pin set in the north line of a parcel of land conveyed to Reed S. and Alison M. Gilbert by deed recorded in Volume 1835, Page 904 of Geauga County Records;

Course VIII Thence **North 88° 26' 37" West**, along said Gilbert's north line, **193.27 feet** to a 3/4" iron pipe found (I.D. Schade) at the northwesterly corner of said Gilbert's;

Course IX Thence **South 01° 33' 41" West**, along said Gilbert's westerly line, passing through a point in the northerly right of way of said Bainbridge Road at 651.76 feet (witness a 3/4" iron pipe found 0.13' North and 0.05' East, I.D. Schade), **681.78 feet** to a point in the centerline of said Bainbridge Road;

Course X Thence **North 86° 30' 00" West**, along said centerline, **60.03 feet** to a point and the Principal Place of Beginning and containing 5.0016 Acres (217,871 square feet) of land as surveyed and described in January, 2008, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of records. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

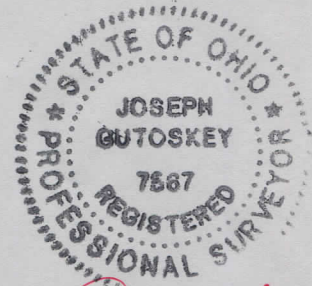
Prior deed of record Volume 1837, Page 934

4.5334 Acres out of parcel # 02-420861
0.4682 Acres out of parcel # 02-420862

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

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MAR 13 2008
Gaugua County Engineer

R.S. 03/18/08
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



Joseph Gutoskey P.S.
3/1/08



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Parcel 'E-1' Legal Description 5.0734 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Township Lot No. 6, Tract No. 2 and bounded and described as follows;

Beginning at a 5/8" iron pin found at an angle point in the centerline of Bainbridge Road (60 feet wide);

Thence **South 86° 30' 00" East**, along said centerline **884.07 feet** to a point at the southeast corner of a parcel of land conveyed to Reed S. and Alison M. Gilbert by deed recorded in Volume 1837, Page 934 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 01° 33' 41" East**, along the east line of said Gilbert's, passing through a point in the northerly right of way of said Bainbridge Road at 30.02 feet (witness a 3/4" iron pipe found 0.13' North and 0.05' East, I.D. Schade), **681.78 feet** to a 3/4" iron pipe found (I.D. Schade) at an angle point in the easterly line of said Gilbert's parcel;

Course II Thence **South 88° 26' 37" East**, along the southerly line of said Gilbert's parcel, **193.27 feet** to a 5/8" iron pin set;

Course III Thence **North 01° 32' 15" East**, **191.85 feet** to a 5/8" iron pin set;

Course IV Thence **North 66° 57' 41" East**, **137.34 feet** to a 5/8" iron pin set;

Course V Thence **South 83° 29' 04" East**, **443.02 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to W.R. & N.A. Garrison Trustees by deed recorded in Volume 1137, Page 906 of Geauga County Records;

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MAR 11 2008

Surveyors & Engineers

Course VI Thence **South 01° 32' 15" West**, along said Garrison's west line, **295.39 feet** to a 1/2" iron pin found at the northeast corner of a parcel of land conveyed to W.J. & S.M. Cloninger by deed recorded in Volume 867, Page 408 of Geauga County Records;

Course VII Thence **North 86° 31' 38" West**, along said Cloninger's north line, **699.95 feet** to a 1/2" iron pin found at said Cloninger's northwest corner;

Course VIII Thence **South 01° 33' 41" West**, along Cloninger's west line, passing through a 1/2" iron pin found at 592.47 feet, **622.55 feet** to a point in the centerline of said Bainbridge Road;

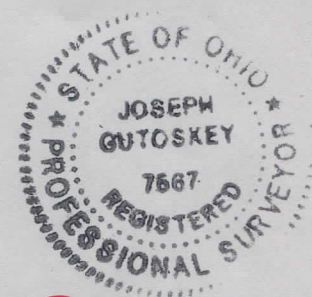
Course IX Thence **North 86° 30' 00" West**, along the said centerline, **60.03 feet** to a point and the Principal Place of Beginning and containing 5.0734 Acres (220,996 square feet) of land as surveyed and described in January, 2008, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of records. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior deed of record Volume 1835, Page 904

4.6052 acres out of parcel # 02-420862
0.4682 acres out of parcel # 02-420861

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

R.S. _____ *03/18/08*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



Paul Butch Ps
3/11/08