

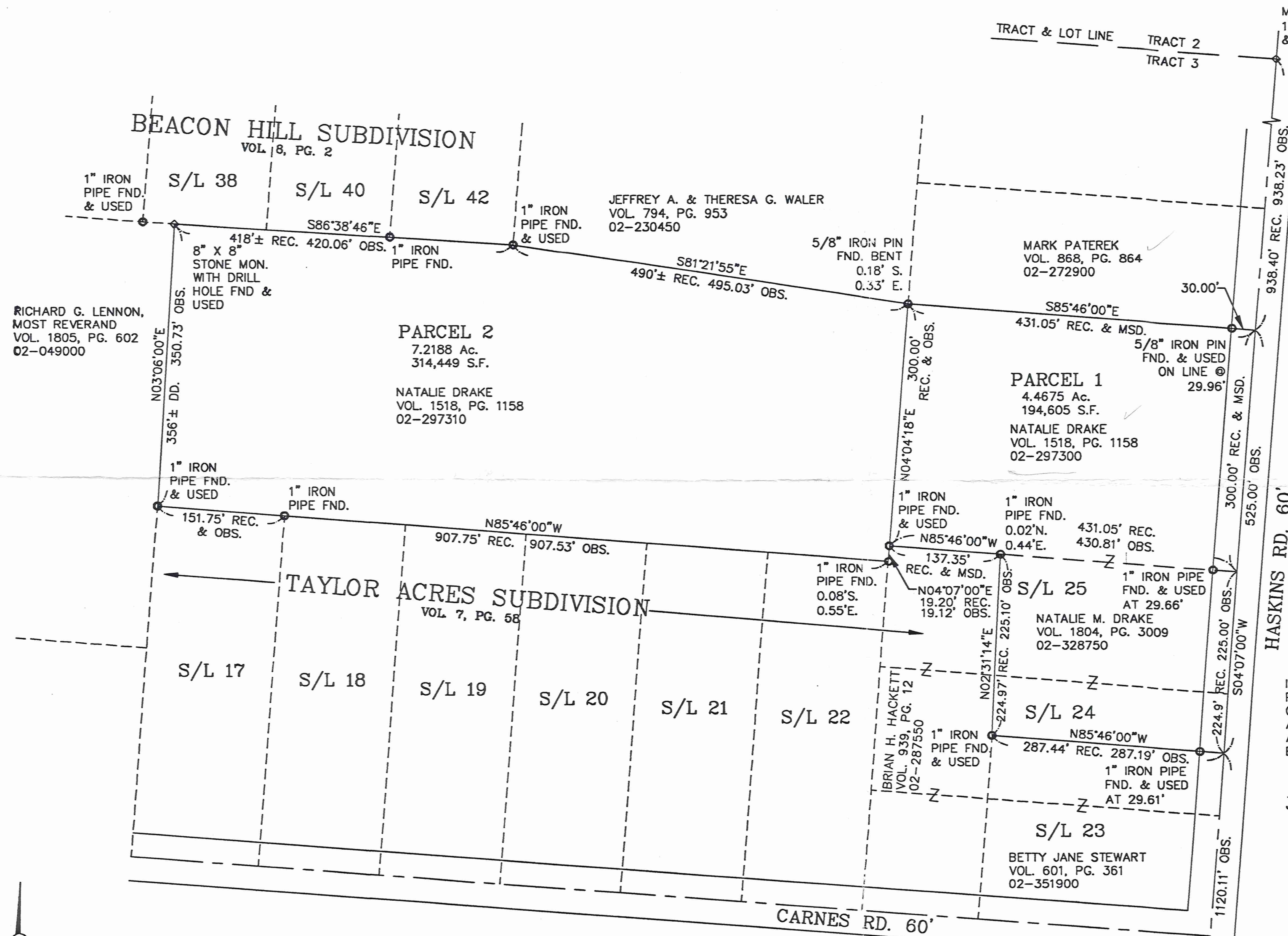
# PLAT OF CONSOLIDATION & BOUNDARY SURVEY

## FOR JFD LANDSCAPING

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 9, TRACT NO. 3 AND PART OF SUBLOTS 24 AND 25 IN TAYLOR ACRES SUBDIVISION AS RECORDED IN VOLUME 7, PAGE 58.

JULY, 2007  
REV. SEPTEMBER, 2007  
REV. NOVEMBER, 2007

5/8" IRON PIN SET, ID. GUTOSKEY PS7567

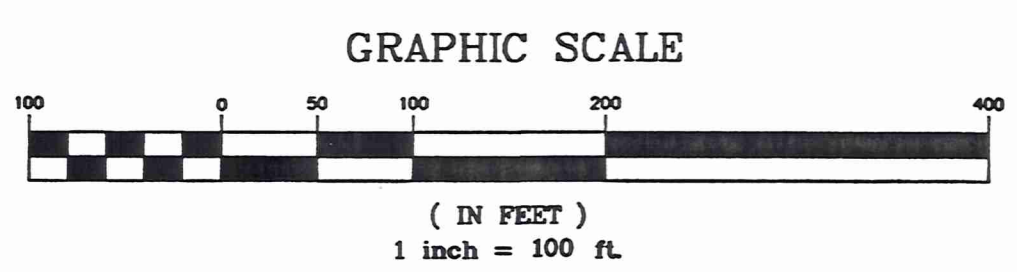


I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON THE SUBDIVISION PLAT, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 11/26/07



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 01/07/08  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER



MON. BOX WITH 1" IRON PIN FND. & USED  
N85°41'11"W 777.38'  
PK NAIL FND. FROM PREVIOUS SURVEY  
TAYLOR MAY RD. 60'

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers, Surveyors & Land Planners  
17078 MUNN ROAD, SUITE 3 ChAGRIN FALLS, OHIO 44023  
Tel (440) 543-8900 Fax (440) 543-7178

BAI-00178

Drake (07-199)  
picked up 1-29-08  
02-297300



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel 1

4.4675 Acres

Vol. 1858-Pg. 2754

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 9, Tract 3 and part of sublots 24 and 25 in Taylor Acres Subdivision as recorded in Volume 7, Page 58 of Geauga County Map Records and is further bounded and 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 north line of Tract 3;

Thence **South 04°07'00" West**, along said centerline, **938.23 feet** to a point at the southeast corner of a parcel of land conveyed to Mark Paterek by deed recorded in Volume 868, Page 864 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 04°07'00" West**, **525.00 feet** to a point at the northeast corner of a parcel of land conveyed to Betty Jane Stewart by deed recorded in Volume 601, Page 361 of Geauga County Records;

Course II Thence **North 85°46'00" West**, along said Stewart's north line (and passing over a 1" iron pipe found at 29.61 feet) **287.19 feet** to a 1" iron pipe found at said Stewart's northwest corner and in the east line of a parcel of land conveyed to Brian H. Hackett by deed recorded in Volume 939, Page 12 of Geauga County Records;

Course III Thence **North 02°31'14" East**, along said Hackett's east line, **225.10 feet** to a point at said Hackett's northeast corner (witness a 1" iron pipe found 0.02 feet north and 0.44 feet east);

Course IV Thence **North 85°46'00" West**, along said Hackett's north line, **137.35 feet** to a 1" iron pipe found at said Hackett's northwest corner and in the east line of a parcel of land conveyed to Natalie Drake by deed recorded in Volume 1518, Page 1158 of Geauga County Records;

Course V Thence **North 04°04'18" East**, along said Drake's east line, **300.00 feet** to a point at said Drake's northeast corner, said Paterek's southwest corner and also being the southeast corner of a parcel of land conveyed to Jeffrey A. & Theresa G. Waler, by deed recorded in Volume 794, Page 953 of Geauga County Records (witness a 5/8" iron pin found bent 0.18 feet South and 0.33 feet East);

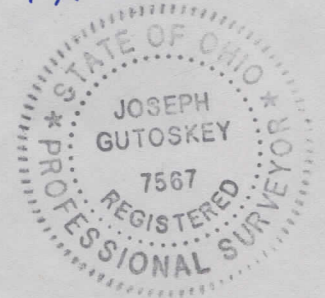
Course VI Thence **South 85°46'00" East**, along said Paterek's south line, **431.05 feet** (and passing over a 5/8 inch iron pin found at 401.09 feet) to a point in the centerline of said Haskins Road and the Principal Place of Beginning and containing 4.4675 Acres ( 194, 605 square feet) of land as surveyed and described in July, 2007 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior deeds of record: Volume 1518, Page 1158  
 Volume 1804, Page 3009

*Joseph Gutoskey PS*  
*1/26/07*

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

*R.S.* 01/07/08  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER



*2008 JAN 26*



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel 2

7.2188 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 9, Tract 3 and is further bounded and 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 north line of Tract 3;

Thence **South 04°07'00" West**, along said centerline, **938.23 feet** to a point at the southeast corner of a parcel of land conveyed to Mark Paterek by deed recorded in Volume 868, Page 864 of Geauga County Records and also being the northeast corner of the parcel of land conveyed to Natalie Drake by deed recorded in Volume 1518, Page 1158 of Geauga County Records

Thence **North 85°46'00" West**, along said Paterek's south line and said Drake's north line (and passing over a 5/8" iron pin found at 29.96 feet), **431.05 feet** to a point (witness a 5/8" iron pin found bent 0.18 feet South and 0.33 feet East), at said Paterek's southwest corner, said Drake's northwest corner, and also being the southeasterly corner of a parcel of land conveyed to Jeffrey A and Theresa G. Waler by deed recorded in Volume 794, Page 953 of Geauga County Records and the Principal place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 04°04'18" West**, along said Drake's west line **300.00 feet** to a 1" iron pipe found at said Drake's southwest corner and being the northwest corner of a parcel of land conveyed to Brian H. Hackett by deed recorded in Volume 939, Page 12 of Geauga County Records;

Course II Thence **South 04°07'00" West**, along said Hackett's west line **19.12 feet** to a point (witness a 1" iron pipe found 0.08 feet South and 0.55 feet East), at the northeast corner of Sublot 22 in Taylor Acres Subdivision as recorded in Volume 7, Page 58 of Geauga County Map Records;

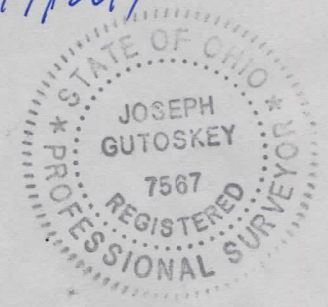
Course III Thence **North 85°46'00" West**, along the north line of Sublots 22 through 17 inclusive in said Taylor Acres Subdivision, **907.53 feet** to a 1" iron pipe found at the northwest corner of Sublot 17 and in the east line of a parcel of land conveyed to Richard G. Lennon, Most Reverend, by deed recorded in Volume 1805, Page 602 of Geauga County Records;

- Course IV Thence **North 03°06'00" East**, along said Lennon's east line, **350.73 feet** to an 8"x 8" stone monument with drill hole found at said Lennon's northeast corner and in the south line of Sublot 38 in Beacon Hill Subdivision as recorded in Volume 8, Page 2 of Geauga County Map Records;
  
- Course V Thence **South 86°38'46" East**, along the south line of Sublots 38, 40, and 42 of said Subdivision, **420.06 feet** to a 1" iron pipe found at the southeast corner of Sublot 42 and also being the southwest corner of said Waler;
  
- Course VI Thence **South 81°21'55" East**, along said Waler's south line, **495.03 feet** to a point and the Principal Place of Beginning and containing 7.2188 Acres (314,449 square feet) of land as surveyed and described in July, 2007 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior deeds of record: Volume 1518, Page 1158

*Joseph Gutoskey PS*  
*1/12/07*

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* 01/07/08  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER



*2005-11-14*