

LOT SPLIT FOR BARBARA A. CINADR

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, STATE OF OHIO,
AND KNOWN AS BEING PART OF LOT Nos. 8 & 9, TRACT 3

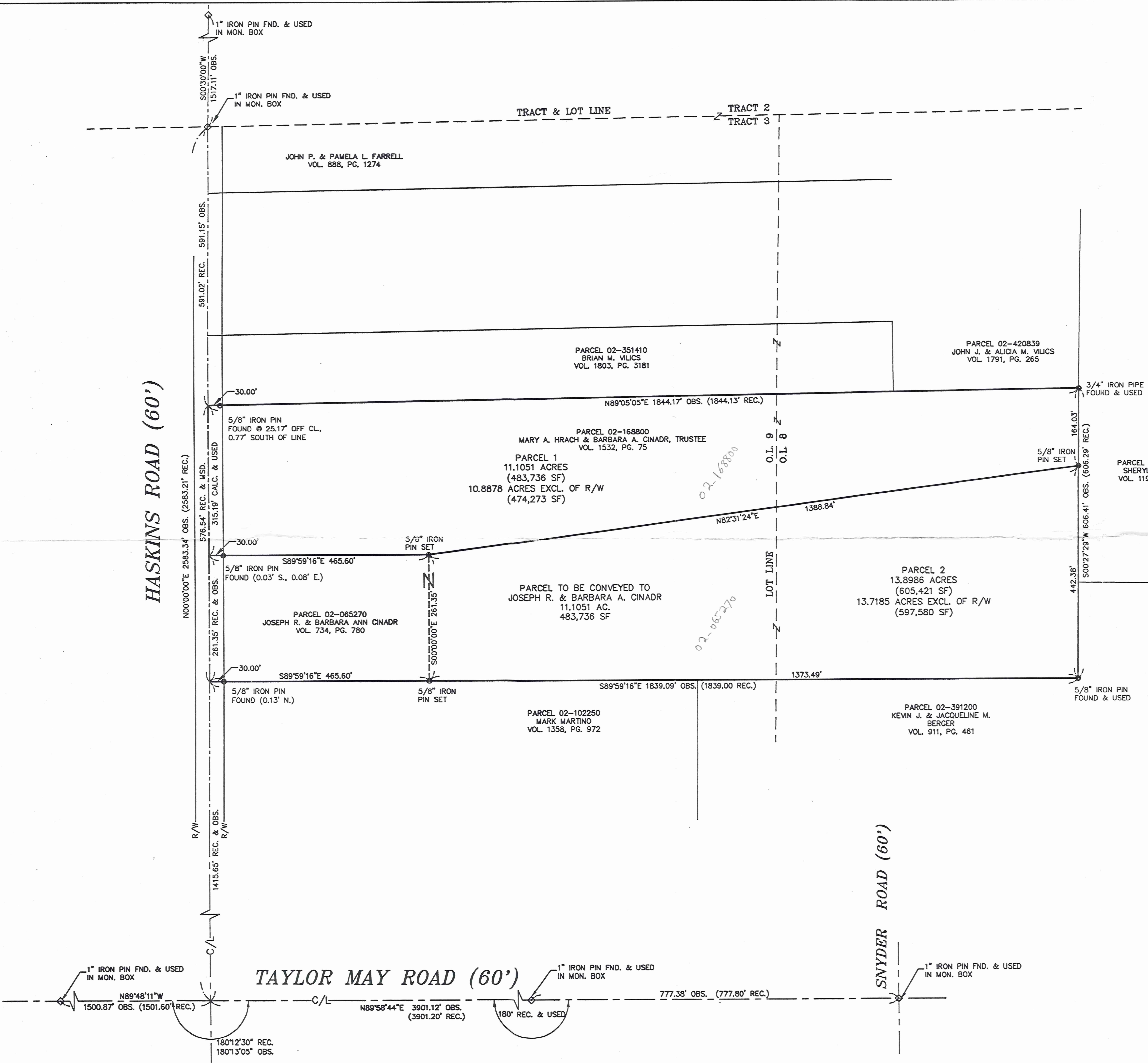
NOVEMBER, 2008

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 AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

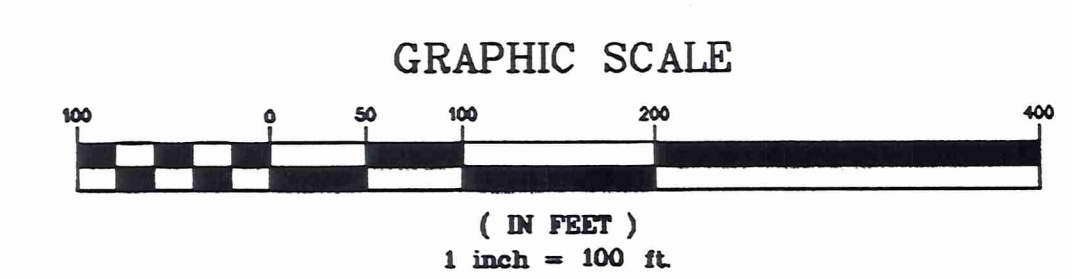
Joseph Gutoskey
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



○ = IRON PIPE OR PIN FOUND
⊙ = 5/8" IRON PIN SET (GUTOSKEY, P.S. 7567)



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 2/13/09
OFFICE OF THE
GEAUGA COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
17078 MUNN ROAD, SUITE 3
CHAGRIN FALLS, OHIO 44023
Tel (440) 643-8900
Fax (440) 543-7176

B#1100195

(B#1100195)

Cinadr (09-006)

Pick up Date
2-18-09



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

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

02-168800

Vol. 1871- Pg. 541

LEGAL DESCRIPTION

Parcel 1
11.1051 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 West**, along said centerline, **591.15 feet** to a point in said centerline at the southwest corner of a parcel of land conveyed to Brian M. Vilics by deed recorded in Volume 1803, Page 3181 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° 05' 05" East**, along said Brian M. Vilics' south line (witness a 5/8 inch iron pin found at 25.17 feet off centerline and 0.77 feet south of line), and the south line of a parcel of land conveyed to John J. and Alicia M. Vilics by deed recorded in Volume 1791, Page 265 of Geauga County Records, **1844.17 feet** to a 3/4" iron pipe found at said John and Alicia Vilics' southeast corner and in the west line of a parcel of land conveyed to Sheryl M. Webb by deed recorded in Volume 1198, Page 586 of Geauga County Records;

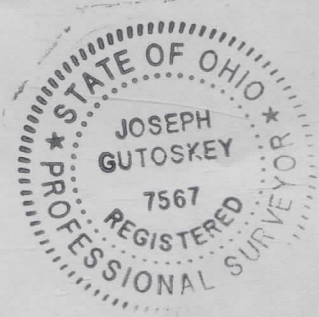
Course II Thence **South 00° 27' 29" West**, along said Webb's west line, **164.03 feet** to a 5/8" iron pin set;

Course III Thence **South 82° 31' 24" West**, **1388.84 feet** to a 5/8" iron pin set at the northeast corner of a parcel of land conveyed to Joseph R. and Barbara Ann Cinadr by deed recorded in Volume 734, Page 780 of Geauga County Records;

Course IV Thence **North 89° 59' 16" West**, along said Cinadr's north line, **465.60 feet** to a point in the centerline of said Haskins Road (and passing over the East right-of-way line of Haskins Road at 435.60 feet, witness a 5/8" iron pin found 0.03 feet South and 0.08 feet East);

Course V Thence **North 00° 00' 00 East**, along said centerline, **315.19 feet** to a point at the Principal Place of Beginning and containing 11.1051 Acres (483,736 square feet)(10.8878 Acres (474,273 square feet) exclusive of Right-of-Way) of land as surveyed and described in November, 2008 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 1532, Page 75



Joseph Gutoskey
2/12/09

SURVEY PLAT & LEGAL DESCRIPTION
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 OFFICE OF THE
 GEauga COUNTY ENGINEER

RECEIVED

FEB 13 2009

Geauga County Engineer's Office



LEGAL DESCRIPTION

Parcel 2
13.8986 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 West**, along said centerline, **906.34 feet** to a point in said centerline at the northwest corner of a parcel of land conveyed to Joseph R. and Barbara Ann Cinadr by deed recorded in Volume 734, Page 780 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 89° 59' 16" East**, along said Cinadr's north line (and passing over the East right-of-way line of said Haskins Road at 30.00 feet, witness a 5/8" iron pin found 0.03 feet South and 0.08 feet East), **465.60 feet** to a 5/8" iron pin set at said Cinadr's northeast corner;

Course II Thence **North 82° 31' 24" East**, **1388.84 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to Sheryl M. Webb by deed recorded in Volume 1198, Page 586 of Geauga County Records;

Course III Thence **South 00° 27' 29" West**, along said Webb's west line and the west line of a parcel of land conveyed to Kevin J. and Jacqueline M. Berger by deed recorded in Volume 911, Page 461 of Geauga County Records **442.38 feet** to a 5/8" iron pin found at an interior angle in said Berger's north line;

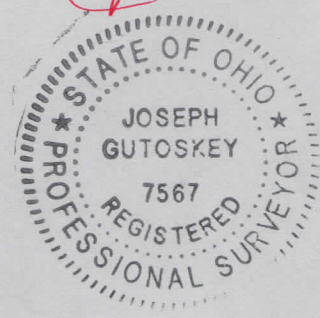
Course VI Thence **North 89° 59' 16" West**, along said Berger's north line and the north line of a parcel of land conveyed to Mark Martino by deed recorded in Volume 1358, Page 972 of Geauga County Records, **1839.09 feet** to a point in the centerline of said Haskins Road and said Martino's northwest corner (and passing over the East right-of-way line of said Haskins Road at 1809.09 feet, witness a 5/8" iron pin found 0.13 feet North);

Course IV Thence **North 00° 00' 00 East**, along said centerline, **261.35 feet** to a point at the Principal Place of Beginning and containing 13.8986 Acres (605,421 square feet)(13.7185 Acres (597,580 square feet) exclusive of Right-of-Way) of land as surveyed and described in November, 2008 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 1532, Page 75
Prior deed reference: Volume 734, Page 780

11.1051 Acres out of parcel 02-168800
2.7935 Acres out of parcel 02-065270

John Gutoskey PS



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

PAK 2/13/09

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
FEB 13 2009
GEAUGA COUNTY ENGINEER


LEGAL DESCRIPTION

Parcel to be conveyed to Joseph and Barbara Cinadr
 11.1051 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 West**, along said centerline, **906.34 feet** to a point in said centerline at the northwest corner of a parcel of land conveyed to Joseph R. and Barbara Ann Cinadr by deed recorded in Volume 734, Page 780 of Geauga County Records;

Thence **South 89° 59' 16" East**, along said Cinadr's north line (and passing over the East right-of-way line of said Haskins Road at 30.00 feet, witness a 5/8" iron pin found 0.03 feet South and 0.08 feet East), **465.60 feet** to a 5/8" iron pin set at said Cinadr's northeast corner and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 82° 31' 24" East**, **1388.84 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to Sheryl M. Webb by deed recorded in Volume 1198, Page 586 of Geauga County Records;

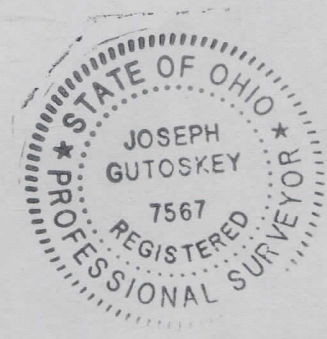
Course II Thence **South 00° 27' 29" West**, along said Webb's west line and the west line of a parcel of land conveyed to Kevin J. and Jacqueline M. Berger by deed recorded in Volume 911, Page 461 of Geauga County Records **442.38 feet** to a 5/8" iron pin found at an interior angle in said Berger's north line;

Course III Thence **North 89° 59' 16" West**, along said Berger's north line and the north line of a parcel of land conveyed to Mark Martino by deed recorded in Volume 1358, Page 972 of Geauga County Records, **1373.49 feet** to a 5/8" iron pin set at the southeast corner of said Cinadr;

Course IV Thence **North 00° 00' 00 East**, along said Cinadr's east line, **261.35 feet** to the Principal Place of Beginning and containing 11.1051 Acres (483,736 square feet) of land as surveyed and described in November, 2008 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 1532, Page 75

PAK PS



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