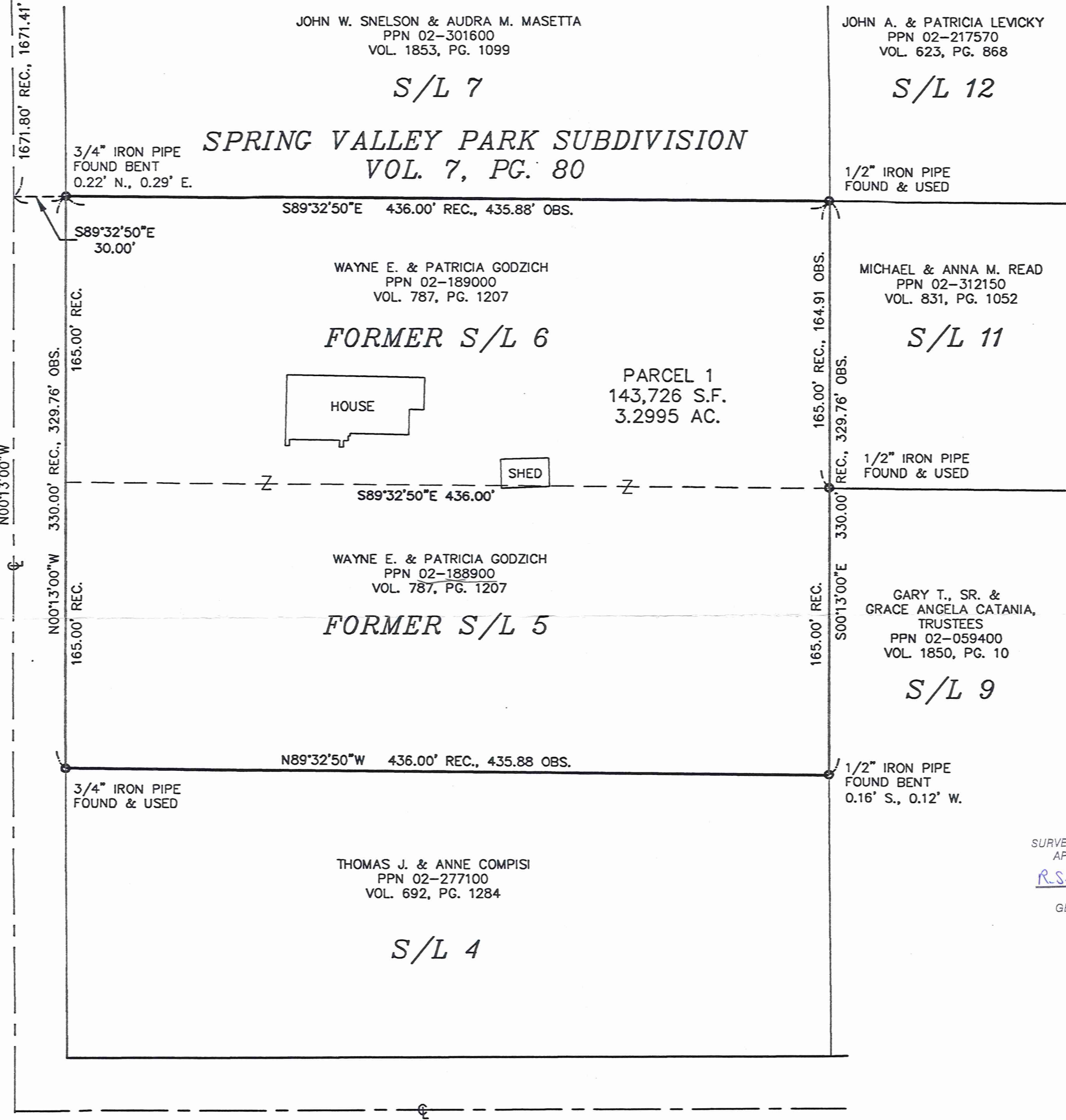


PETTIBONE ROAD PEPPERMILL RUN

1" IRON PIN  
MON. BOX  
FD. & USED

CHILLICOTHE ROAD (WIDTH VARIES)



**CONSOLIDATION PLAT**  
 FOR  
**WAYNE E. & PATRICIA GODZICH**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT No. 14, TRACT No. 3 AND FURTHER KNOWN AS BEING ALL OF FORMER SUBLOTS 5 & 6 IN SPRING VALLEY PARK SUBDIVISION AS RECORDED IN VOLUME 7, PAGE 80 OF GEAGA COUNTY PLAT RECORDS.

APRIL, 2010

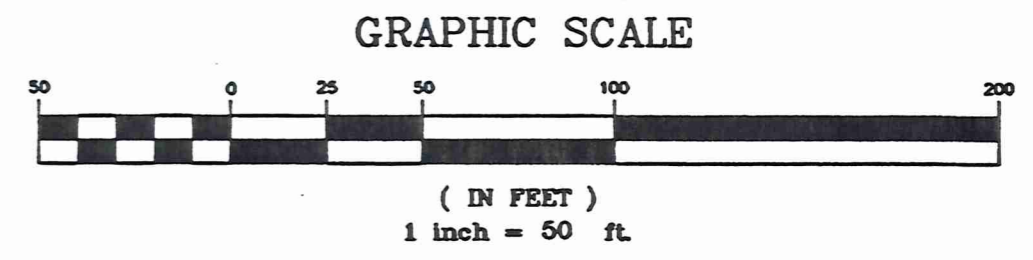
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY,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

*Joseph Gutosky P.S. 4/19/10*  
 JOSEPH GUTOSKEY, P.S. No. 7567 DATE



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

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S. 04/19/10*  
 OFFICE OF THE *Revised*  
 GEAGA COUNTY ENGINEER



**GUTOSKEY & ASSOCIATES INC.**  
 Civil Engineers, Surveyors, and Land Planners  
 17078 MUNN ROAD, SUITE 1 Tel (440) 543-6900  
 CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

CONTRACT NO. 10-2543

**LEGAL DESCRIPTION**  
3.2995 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. 14, Tract No. 3 and further known as being all of vacated sublots 5 and 6 in Spring Valley Subdivision as recorded in Volume 7, Page 80 of Geauga County Plat Records and is more particularly described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Chillicothe Road (width varies) and Pettibone Road (60 feet wide);

Thence **South 00° 13' 00" East**, along said Chillicothe Road centerline, **1671.41 feet** to a point in said centerline;

Thence **South 89° 32' 50" East, 30.00 feet** to a point in the East right-of-way line of said Chillicothe Road at the southwest corner of subplot 7 in said Subdivision (witness a 3/4" iron pipe found bent 0.22 feet North and 0.29 feet East) and the Principal Place of Beginning of the parcel of land herein intended to be described;

**Course I** Thence continuing **South 89° 32' 50" East**, along said subplot 7's south line **435.88 feet** to a 1/2 inch iron pipe found at said subplot 7's southeast corner further being the southwest corner of subplot 12 and the northwest corner of subplot 11 in said Subdivision;

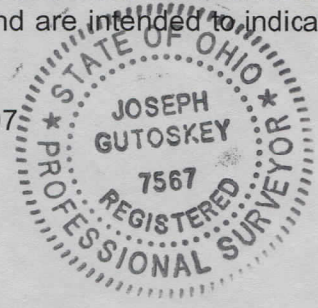
**Course II** Thence **South 00° 13' 00" East**, along said subplot 11 and subplot 9's west line, (passing over a 1/2" iron pipe found at 164.91 feet) **329.76 feet** to a point at the northeast corner of subplot 4 in said Subdivision (witness a 1/2" iron pipe found bent 0.16 feet South and 0.12 feet West);

**Course III** Thence **North 89° 32' 50" West**, along the North line of subplot 4 in said Subdivision, **435.88 feet** to a 3/4" iron pipe found at the northwest corner of subplot 4 in said Subdivision and the east right-of way line of said Chillicothe Road;

**Course IV** Thence **North 00° 13' 00 West**, along said right-of-way line, **329.76 feet** to a point at the Principal Place of Beginning and containing 3.2995 Acres (143,726 square feet) of land as surveyed and described in April, 2010 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 787, Page 1207

*Grand Total P.S. 4/19/10*



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 04/19/10  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

RECEIVED  
APR 20 2010  
COUNTY ENGINEER