

PLAT OF SURVEY FOR DENNIS J. TOTH

SITUATED IN BAINBRIDGE TOWNSHIP, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 10, TRACT NO. 3.

NOVEMBER, 2011

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



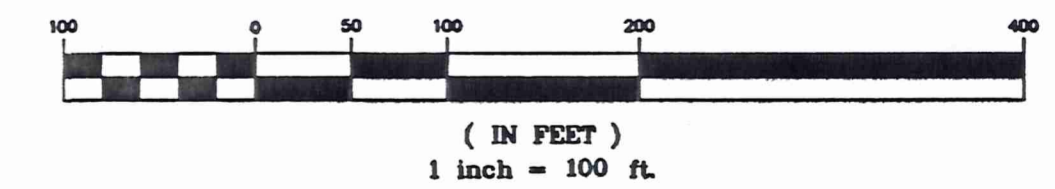
LEGEND

● 5/8" X 30" LONG IRON PIN SET, I.D. GUTOSKEY P.S. 7567

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/13/11
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



GRAPHIC SCALE

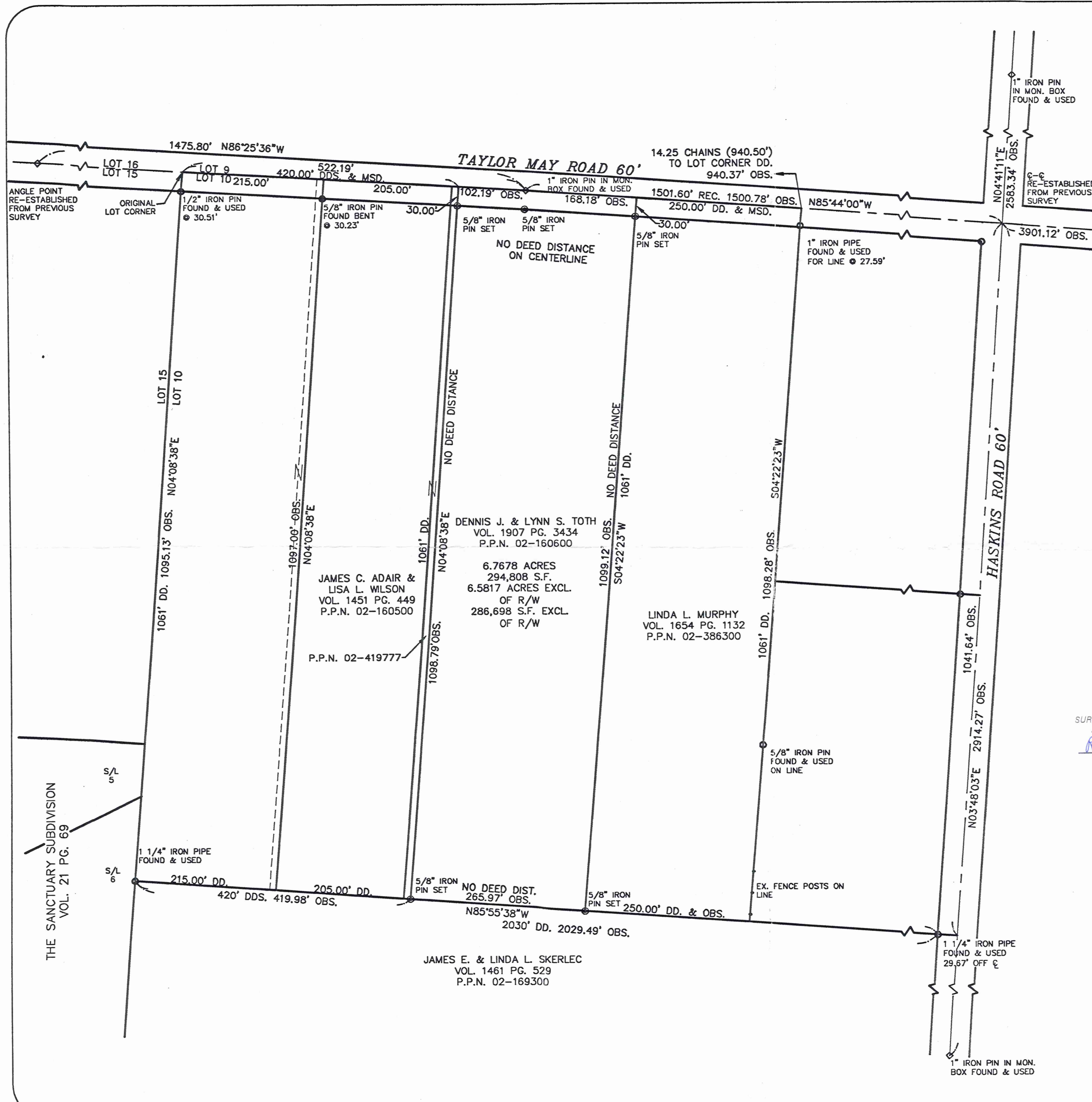


GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners

17078 MUNN ROAD, SUITE 1
CHAGRIN FALLS, OHIO 44023

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CONTRACT No.
11-2668



BA100212
BA100212

Toth (11-110)
Picked up 12-14-11



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Dennis J. and Lynn S. Toth
6.7678 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. 10, Tract No. 3 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at an angle point in the centerline of Taylor May Road (60 feet wide), said pin lying **South 86° 25' 36" East**, along said centerline, **522.19 feet** from the northwesterly corner of Original Lot No. 10;

Thence **South 85° 44' 00" East**, along said centerline, **168.18 feet** to a point at the northwest corner of a parcel of land conveyed to Linda L. Murphy (P.P.N. 02-386300) by deed recorded in Volume 1654, Page 1132 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° 22' 23" West**, along said Murphy's west line (and passing over a 5/8" iron pin set at 30.00 feet), **1099.12 feet** to a 5/8" iron pin set in the north line of a parcel of land conveyed to James E. and Linda L. Skerlec (P.P.N. 02-169300) by deed recorded in Volume 1461, Page 529 of Geauga County Records;

Course II Thence **North 85° 55' 38" West**, along said Skerlec's north line, **265.97 feet** to a 5/8" iron pin set at the southeast corner of a parcel of land conveyed to James C. Adair and Lisa L. Wilson (P.P.N. 02-419777) by deed recorded in Volume 1451, Page 449 of Geauga County Records;

Course III Thence **North 04° 08' 38" East**, along said Adair's and Wilson's east line (and passing over a 5/8" iron pin set at 1068.79 feet), **1098.79 feet** to a point in the centerline of said Taylor May Road;

Course IV Thence **South 86° 25' 36" East**, along said centerline, **102.19 feet** to a 1" iron pin found in a monument box at an angle point in said Taylor May Road;

Course V Thence **South 85° 44' 00" East**, along said centerline, **168.18 feet** to a point and the Principal Place of Beginning and containing 6.7678 Acres (294,808 square feet) (6.5817 Acres (286,698 square feet) exclusive of right-of-way) of land as surveyed and described in November, 2011 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.

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

Prior deed of record: Volume 1907, Page 3434 (P.P.N. 02-160600)

John Gutoskey PS 12/12/11

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