

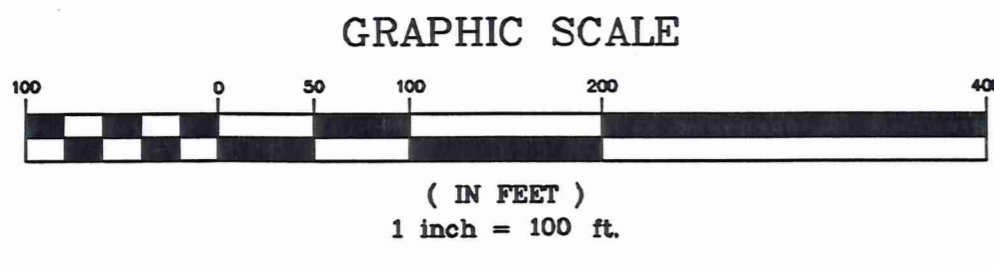
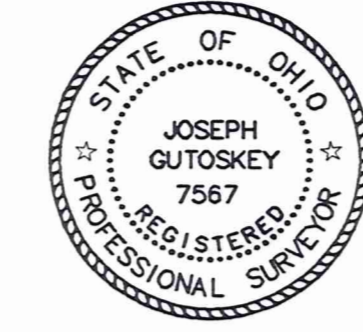
**PLAT OF SURVEY**  
 &  
**LOT CONSOLIDATION**  
 FOR  
**THE BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF CEAUGA  
 AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL  
 BAINBRIDGE TOWNSHIP LOTS 19 AND 20, TRACT 2.

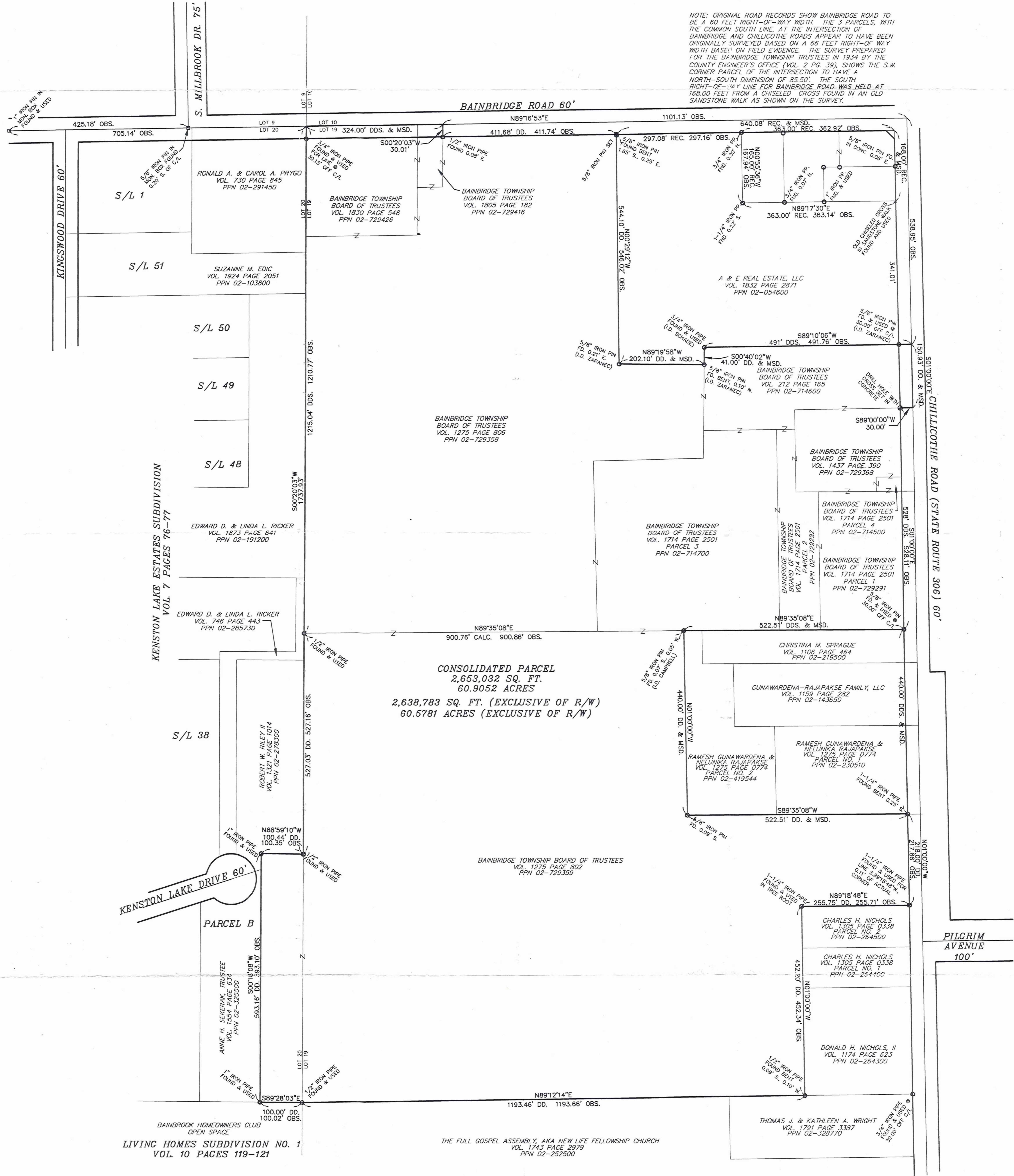
DECEMBER, 2012

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. No. 7567



NOTE: ORIGINAL ROAD RECORDS SHOW BAINBRIDGE ROAD TO BE A 60 FEET RIGHT-OF-WAY WIDTH. THE 3 PARCELS, WITH THE COMMON SOUTH LINE, AT THE INTERSECTION OF BAINBRIDGE AND CHILLICOTHE ROADS APPEAR TO HAVE BEEN ORIGINALLY SURVEYED BASED ON A 66 FEET RIGHT-OF-WAY WIDTH BASED ON FIELD EVIDENCE. THE SURVEY PREPARED FOR THE BAINBRIDGE TOWNSHIP TRUSTEES IN 1934 BY THE COUNTY ENGINEER'S OFFICE (VOL. 2 PG. 39), SHOWS THE S.W. CORNER PARCEL OF THE INTERSECTION TO HAVE A NORTH-SOUTH DIMENSION OF 65.60'. THE SOUTH RIGHT-OF-WAY LINE FOR BAINBRIDGE ROAD WAS HELD AT 168.00 FEET FROM A CHISELED CROSS FOUND IN AN OLD SANDSTONE WALK AS SHOWN ON THE SURVEY.



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

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.D. 915.831  
 J. M. P. S. 12/10/12  
 OFFICE OF THE REGISTER  
 CEAUGA COUNTY ENGINEER

**GUTOSKEY & ASSOCIATES INC.**  
 Civil Engineers, Surveyors & Land Planners  
 10135 GOTTSCHALK PKWY, SUITE 4 CHAGRIN FALLS, OHIO 44023 Tel (440) 543-6900 Fax (440) 543-7176

CONTRACT No.  
 12-2689



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

picked up 2-4-13

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

# 02 - 729358

Vol. 1963 Pg. 3148

**Legal Description**  
Consolidated Parcel  
60.9052 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 19 and 20, Tract 2 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box, in the centerline of Bainbridge Road (60 feet wide) said pin also being in the south line of Original Lot 9 and the north line of Original Lot 20, distant **South 89° 16' 53" West, 425.18 feet** from the centerline of South Millbrook Drive (75 feet wide) (said centerline witnessed by a 5/8" iron pin found in a monument box 0.20 feet south of said Bainbridge Road centerline);

Thence **North 89° 16' 53" East**, along said Bainbridge Road centerline and said Original Lot lines, **705.14 feet** to a point at the northeast corner of a parcel of land conveyed to Ronald A. and Carol A. Prygo by deed recorded in Volume 730, Page 845 of Geauga County Records (P.P.N. 02-291450) said point also being the northwest corner of a parcel of land conveyed to the Bainbridge Township Board of Trustees by deed recorded in Volume 1830 Page 548 of Geauga County Records (P.P.N. 02-729426) and also being the common corner of Original Lots 9, 10, 19 & 20, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 89° 16' 53" East**, continuing along said Bainbridge Road centerline, the south line of Original Lot 10 and the north line of Original Lot 19, and the north line of said Trustees' parcel (P.P.N. 02-729426) and along the north line of a parcel of land conveyed to the Bainbridge Township Board of Trustees by deed recorded in Volume 1805, Page 182 of Geauga County Records (P.P.N. 02-729416), **324.00 feet** to a point at the northeast corner of said parcel;

Course II Thence **South 00° 20' 03" West**, along said Trustees' east line, **30.01 feet** to a point in the south right-of-way line of said Bainbridge Road said point also being in the broken north line of a parcel of land conveyed to the Bainbridge Township Board of Trustees by deed recorded in Volume 1275, Page 806 of Geauga County Records (P.P.N. 02-729358) (witness a 1/2" iron pipe found 0.08 feet East);

Course III Thence **North 89° 16' 53" East**, along said south right-of-way line and said Trustees' north line, **411.74 feet** to a 5/8" iron pin set at the northwest corner of a parcel of land conveyed to A & E Real Estate, LLC by deed recorded in Volume 1832, Page 2871 of Geauga County Records (P.P.N. 02-054600) (witness a 5/8" iron pin found bent 1.65 feet South and 0.25 feet East);

Course IV Thence **South 00° 29' 12" East**, along said A & E Real Estate, LLC's west line, **546.02 feet** to a point (witness a 5/8" iron pin found 0.21 feet East (ID Zaranec));

- Course V Thence **South 89° 19' 58" East**, along said A & E Real Estate, LLC's south line, **202.10 feet** to an angle point therein (witness a 5/8" iron pin found bent 0.10 feet North (ID Zaranec));
- Course VI Thence **North 00° 40' 02" East**, along said A & E Real Estate, LLC's south line, **41.00 feet** to 3/4" iron pipe found (ID Schade) at an angle point therein;
- Course VII Thence **North 89° 10' 06" East**, along said A & E Real Estate, LLC's south line and its easterly prolongation, (and passing over a 5/8" iron pin found at 461.76 feet (ID Zaranec)) **491.76 feet** to a point in the centerline of Chillicothe Road (AKA State Route 306) (60 feet wide) said point also being the northeast corner of a parcel of land conveyed to the Bainbridge Township Board of Trustees by deed recorded in Volume 212, Page 165 of Geauga County Records (P.P.N. 02-714600);
- Course VIII Thence **South 01° 00' 00" East**, along said centerline and said Trustees' east line, **150.93 feet** to a point at the southeast corner of said Trustees' parcel;
- Course IX Thence **South 89° 00' 00" West**, along said Trustees' south line, **30.00 feet** to a drill hole with cross set in a concrete drive in the west right-of-way line of said Chillicothe Road said point also being the northeast corner of a parcel of land conveyed to the Bainbridge Township Board of Trustees by deed recorded in Volume 1437, Page 390 of Geauga County Records (P.P.N. 02-729368);
- Course X Thence **South 01° 00' 00" East**, along said west right-of-way line, **528.11 feet** to a 5/8" iron pin found at the northeast corner of a parcel of land conveyed to Christina M. Sprague by deed recorded in Volume 1106, Page 464 of Geauga County Records (P.P.N. 02-219500);
- Course XI Thence **South 89° 35' 08" West**, along said Sprague's north line and along the north line of a parcel of land conveyed to Ramesh Gunawardena & Nelunika Rajapakse by deed recorded in Volume 1275, Page 774 (Parcel 2) of Geauga County Records (P.P.N. 02-419544), **522.51 feet** to a point at the northwest corner of said Gunawardena & Rajapakse parcel (witness a 5/8" iron pin found 0.07 feet South and 0.05 feet West (ID Campbell));
- Course XII Thence **South 01° 00' 00" East**, along said Gunawardena's & Rajapakse's west line, **440.00 feet** to a point at the southwest corner of said Gunawardena & Rajapakse parcel (witness a 5/8" iron pin found 0.09 feet South);

- Course XIII Thence **North 89° 35' 08" East**, along the south line of said Gunawardena's & Rajapakse's Parcel 2 and the south line of an additional parcel of land as conveyed to Ramesh Gunawardena & Nelunika Rajapakse by deed recorded in Volume 1275 Page, 774 (Parcel 1) of Geauga County Records (P.P.N. 02-230510), **522.51 feet** to a point at said Gunawardena's & Rajapakse's southeast corner (Parcel 1) said point also being in the west right-of-way line of said Chillicothe Road (witness a 1-1/4" iron pipe found bent 0.25 feet South);
  
- Course XIV Thence **South 01° 00' 00" East**, along said west right-of-way line, **217.86 feet** to a point at the northeast corner of a parcel of land conveyed to Charles H. Nichols by deed recorded in Volume 1305, Page 338 (Parcel 2) of Geauga County Records (P.P.N. 02-264500);
  
- Course XV Thence **South 89° 18' 48" West**, along said Nichols' north line (and passing over a 1-1/4" iron pipe found at 0.11 feet), **255.71 feet** to a 1-1/4" iron pipe found in a tree root at the northwest corner of said Nichols';
  
- Course XVI Thence **South 01° 00' 00" East**, along the west line of said Nichols' Parcel 2, the west line of an additional parcel of land conveyed to Charles H. Nichols by deed recorded in Volume 1305, Page 338 (Parcel 1) of Geauga County Records (P.P.N. 02-264400) and along the west line of a parcel of land conveyed to Donald H. Nichols, II by deed recorded in Volume 1174, Page 623 of Geauga County Records (P.P.N. 02-264300), **452.34 feet** to a point at the southwest corner of said Nichols', II said point also being in the north line of a parcel of land conveyed to Thomas J. and Kathleen A. Wright by deed recorded in Volume 1791, Page 3387 of Geauga County Records (P.P.N. 02-328770), (witness a 1/2" iron pipe found bent 0.09 feet South and 0.10 feet West);
  
- Course XVII Thence **South 89° 12' 14" West**, along said Wright's north line and along the north line of a parcel of land conveyed to The Full Gospel Assembly, AKA New Life Fellowship Church by deed recorded in Volume 1743, Page 2979 of Geauga County Records (P.P.N. 02-252500), **1193.66 feet** to a 1/2" iron pipe found in the west line of said Original Lot 19 at the northwest corner of said Full Gospel Assembly, said point also being a northeasterly corner of Bainbrook Homeowners Club Open Space in the Living Homes Subdivision No. 1 as recorded in Volume 10, Pages 119-121 of Geauga County Map Records;
  
- Course XVIII Thence **North 89° 28' 03" West**, along said Homeowners Club's north line, **100.02 feet** to a 1" iron pipe found at the southeast corner of a parcel of land conveyed to Anne H. Sekerak, Trustee by deed recorded in Volume 1554, Page 634 of Geauga County Records (P.P.N. 02-325500);
  
- Course XIX Thence **North 00° 18' 08" East**, along said Sekerak's east line and along an east line of a parcel of land conveyed to Robert W. Riley, II by deed recorded in Volume 1321, Page 1014 of Geauga County Records (P.P.N. 02-278300), **593.10 feet** to a 1" iron pipe found in said Riley's broken south line;

Course XX Thence **South 88° 59' 10" East**, along said Riley's broken south line, **100.35 feet** to a 1/2" iron pipe found in the west line of said Original Lot 19 at the southeast corner of said Riley;

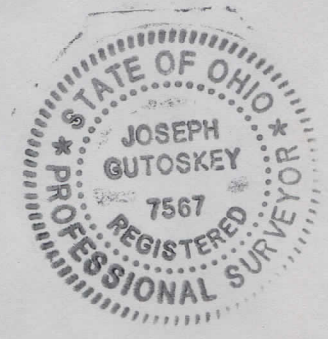
Course XXI Thence **North 00° 20' 03" East**, along the west line of said Original Lot 19, said Riley's east line, the east lines of two parcels of land conveyed to Edward D. and Linda L. Ricker by deeds recorded in Volume 746, Page 443 (P.P.N. 02-285730) and Volume 1873, Page 841 (P.P.N. 02-191200) both of Geauga County Records, the east line of Sublot 51 in Kenston Lake Estates Subdivision as recorded in Volume 7, Pages 76-77 of Geauga County Map Records said subplot conveyed to Suzanne M. Edic by deed recorded in Volume 1924, Page 2051 of Geauga County Records (P.P.N. 02-103800) and said Prygo's east line, (passing over a 1/2" iron pipe found at 527.16 feet and a 3/4" iron pipe found at 1707.78 feet) a total distance of **1737.93 feet** to a point and the Principal Place of Beginning and containing 60.9052 Acres (2,653,032 square feet) ((60.5781 Acres, 2,638,783 square feet) exclusive of right-of-way) of land of which 59.5422 Acres are in Lot 19 and 1.3630 Acres are in Lot 20 as surveyed and described in December, 2012 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 deeds of record, Parcel numbers and acreages are as follows:

- Volume 212, Page 165, (P.P.N. 02-714600), 1.9480 Acres
- Volume 1275, Page 802, (P.P.N. 02-729359), 30.1805 Acres
- Volume 1275, Page 806, (P.P.N. 02-729358), 19.0974 Acres
- Volume 1437, Page 390, (P.P.N. 02-729368), 1.0864 Acres
- Volume 1714, Page 2501, Parcel 1 (P.P.N. 02-729291), 1.4999 Acres
- Volume 1714, Page 2501, Parcel 2 (P.P.N. 02-729292), 0.8805 Acres
- Volume 1714, Page 2501, Parcel 3 (P.P.N. 02-714700), 4.3594 Acres
- Volume 1714, Page 2501, Parcel 4 (P.P.N. 02-714500), 0.0468 Acres
- Volume 1805, Page 182, (P.P.N. 02-729416), 0.2066 Acres
- Volume 1830, Page 548, (P.P.N. 02-729426), 1.5997 Acres

*Joseph Gutoskey PS*  
*11/31/13*



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

S.M.P.K. 2/4/13  
OFFICE OF THE *Reviser*  
GEAUGA COUNTY ENGINEER