

PLAT OF SURVEY FOR NICK GAUTAM

SITUATED IN BAINBRIDGE TOWNSHIP, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF TRACT 1, LOT NOS. 34 AND 43.

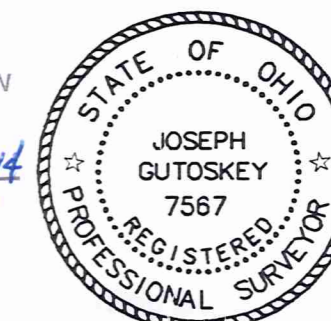
FIELD OBSERVATIONS: NOVEMBER, 2012
DECEMBER, 2013

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

DATE

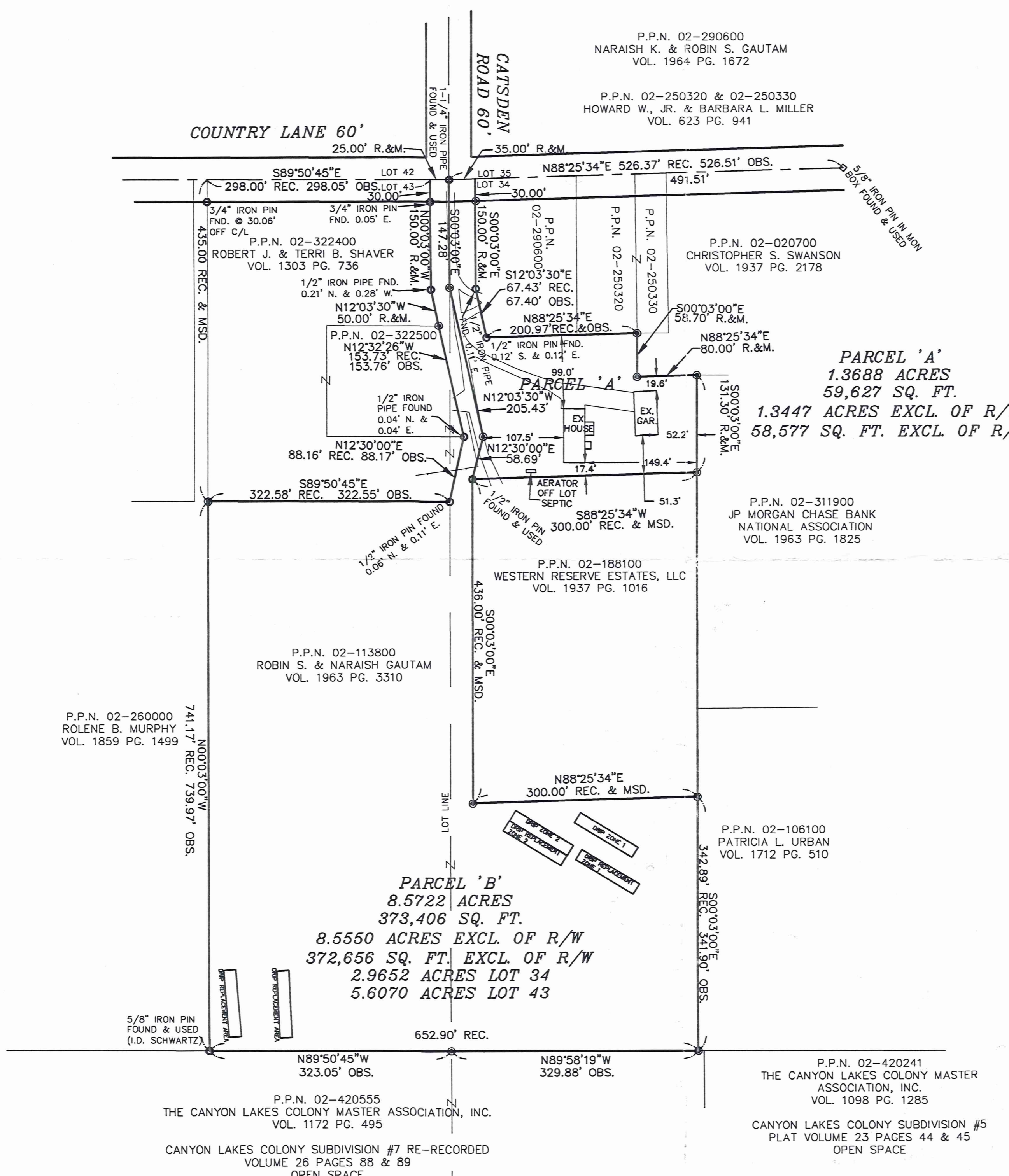
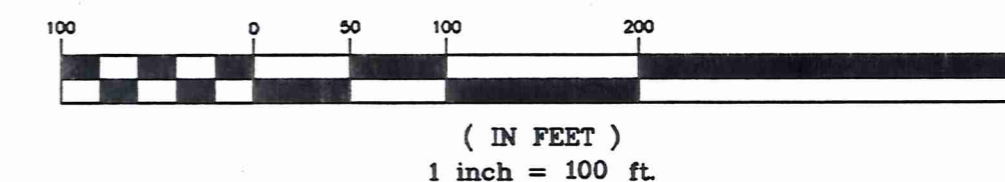
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED FOR R.C. 315.251
MSD 01/21/14
OFFICE OF THE
GEAUGA COUNTY ENGINEER



LEGEND

- 5/8" X 30" LONG IRON PIN SET, I.D. GUTOSKEY P.S. 7567
- R.&M. RECORD & MEASURED

GRAPHIC SCALE



P.P.N. 02-420241
THE CANYON LAKES COLONY MASTER ASSOCIATION, INC.
VOL. 1098 PG. 1285
CANYON LAKES COLONY SUBDIVISION #5
PLAT VOLUME 23 PAGES 44 & 45
OPEN SPACE

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

CONTRACT No.
10-2562



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel 'B'

8.5722 Acres

02-421256
Vol. 1970 Pg. 632

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 34 and 43, Tract 1 and is further bounded and described as follows;

Beginning at a 1-1/4" iron pipe found at the centerline intersection of Country Lane (60 feet wide) and Catsden Road (60 feet wide) said pipe also being the common corner of Original Lots 34, 35, 42 & 43, and the Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **South 00° 03' 00" East**, creating a new line along the west line of said Original Lot 34, **147.28 feet** to a 5/8" iron pin set;
- Course II Thence **South 12° 03' 30" East**, creating a new line, **205.43 feet** to a 5/8" iron pin set;
- Course III Thence **South 12° 30' 00" West**, creating a new line, **58.69 feet** to a 1/2" iron pin found at the northwest corner of a parcel of land conveyed to Western Reserve Estates, LLC by deed recorded in Volume 1937, Page 1016 of Geauga County Records (P.P.N. 02-188100) said pin being 30.00 feet east of the west line of Original Lot 34;
- Course IV Thence **South 00° 03' 00" East**, (parallel to and 30 feet east of the west line of Original Lot 34), along said Western Reserve Estates' west line, **436.00 feet** to a 5/8" iron pin set at the southwest corner of said Western Reserve Estates';
- Course V Thence **North 88° 25' 34" East**, along said Western Reserve Estates' south line, **300.00 feet** to a 5/8" iron pin set at the southeast corner of said Western Reserve Estates' and in the west line of a parcel of land conveyed to Patricia L. Urban by deed recorded in Volume 1712, Page 510 of Geauga County Records (P.P.N. 02-106100);
- Course VI Thence **South 00° 03' 00" East**, along said Urban's west line, **341.90 feet** to a 5/8" iron pin set at the southwest corner of said Urban and in the north line of a parcel of land conveyed to The Canyon Lakes Colony Master Association, Inc. by deed recorded in Volume 1172, Page 495 of Geauga County Records (P.P.N. 02-420555) said parcel further being the Open Space parcel as shown on the Subdivision Plat for Canyon Lakes Colony Subdivision No. 7 Re-recorded, as recorded in Plat Volume 26 Pages 88 & 89 of Geauga County Records;
- Course VII Thence **North 89° 58' 19" West**, along said Open Space's north line, **329.88 feet** to a 5/8" iron pin set at an angle point therein and in the west line of said Original Lot 34;

- Course VIII Thence **North 89° 50' 45" West**, along said Open Space's north line, **323.05 feet** to a 5/8" iron pin found (ID Schwartz) at the southeast corner of a parcel of land conveyed to Rolene B. Murphy by deed recorded in Volume 1859, Page 1499 of Geauga County Records (P.P.N. 02-260000);
- Course IX Thence **North 00° 03' 00" West**, along said Murphy's east line, **739.97 feet** to a 5/8" iron pin set at the southwest corner of a parcel of land conveyed to Robert J. and Terri B. Shaver by deed recorded in Volume 1303, Page 736 of Geauga County Records (P.P.N. 02-322400);
- Course X Thence **South 89° 50' 45" East**, along said Shaver's south line, **322.55 feet** to a point at the southeast corner of said Shaver, (witness a 1/2" iron pin found 0.06 feet North and 0.11 feet East);
- Course XI Thence **North 12° 30' 00" East**, along said Shaver's east line, **88.17 feet** to an angle point in the east line of Shaver (P.P.N. 02-322400) and at the southeast corner of a parcel of land conveyed to Robert J. and Terri B. Shaver by deed recorded in Volume 1303, Page 736 of Geauga County Records (P.P.N. 02-322500), (witness a 1/2" iron pipe found 0.04 feet North and 0.04 feet East);
- Course XII Thence **North 12° 32' 26" West**, along said Shaver's east line, **153.76 feet** to a 5/8" iron pin set at the northeast corner of said Shaver (P.P.N. 02-322500), and at an angle point in the east line of said Shaver (P.P.N. 02-322400);
- Course XIII Thence **North 12° 03' 30" West**, along said Shaver's east line, **50.00 feet** to an angle point therein, (witness a 1/2" iron pipe found 0.21 feet North and 0.28 feet West);
- Course XIV Thence **North 00° 03' 00" West** along said Shaver's east line (witness a 3/4" iron pin found at 120.00 feet, 0.05 feet East), **150.00 feet** to a point in the centerline of said Country Lane and in the north line of said Original Lot 43 and at the northeast corner of said Shaver;
- Course XV Thence **South 89° 50' 45" East**, along the centerline of Country Lane and along the north line of said Original Lot 43, **25.00 feet** to a 1-1/4" iron pipe found at the Place of Beginning and containing 8.5722 Acres (373,406 square feet) ((8.5550 Acres, 372,656 square feet) exclusive of right-of-way) of land of which 2.9652 Acres are in Lot 34 and 5.6070 Acres are in Lot 43 as described in December, 2013 based on a perimeter boundary survey completed in November, 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'

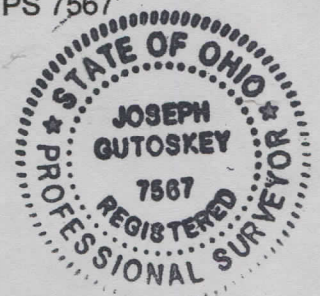
~~GEAUGA COUNTY ENGINEER~~

~~SURVEY PLATHE DESCRIPTION~~

WLB
APPROVED PER R.C. 315.251
01-21-14
APPROVED PER R.C. 315.251
Rev
~~SURVEY PLATHE DESCRIPTION~~
GEAUGA COUNTY ENGINEER

Prior deed of record
Volume 1963, Page 3310, (P.P.N. 02-113800)

Joseph Gutoskey PS
11/17/14





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

02-113800
Vol. 1970 Pg. 636

Legal Description

Parcel 'A'

1.3688 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. 34, Tract 1 and is further bounded and described as follows;

Beginning at a 1-1/4" iron pipe found at the centerline intersection of Country Lane (60 feet wide) and Catsden Road (60 feet wide) said pipe also being the common corner of Original Lots 34, 35, 42 & 43, and the Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **North 88° 25' 34" East**, along said Country Lane centerline, the south line of Original Lot 35 and the north line of Original Lot 34, **35.00 feet** to a point at the northwest corner of a parcel of land conveyed to Naraish K. & Robin S. Gautam by deed recorded in Volume 1964, Page 1672 of Geauga County Records (P.P.N. 02-290600);
- Course II Thence **South 00° 03' 00" East**, along said Gautam's west line, (and passing over a 5/8" iron pin set at 30.00 feet), **150.00 feet** to an angle point therein (witness a 1/2" iron pipe found 0.11 feet East);
- Course III Thence **South 12° 03' 30" East**, along said Gautam's west line, **67.40 feet** to a point at the southwest corner of said Gautam (witness a 1/2" iron pin found 0.12 feet South and 0.12 feet East);
- Course IV Thence **North 88° 25' 34" East**, along said Gautam's south line and the south line of a parcel of land conveyed to Howard W., Jr. and Barbara L. Miller by deed recorded in Volume 623, Page 941 of Geauga County Records (P.P.N. 02-250320) **200.97 feet** to a 5/8" iron pin set at the southeast corner of P.P.N. 02-250320, also being the southwest corner of P.P.N. 02-250330 conveyed to Howard W., Jr. and Barbara L. Miller by deed recorded in Volume 623, Page 941 of Geauga County Records and being an angle point in the west line of a parcel of land conveyed to Christopher S. Swanson by deed recorded in Volume 1937, Page 2178 of Geauga County Records (P.P.N. 02-020700)
- Course V Thence **South 00° 03' 00" East**, along said Swanson's west line, **58.70 feet** to a 5/8" iron pin set at the southwest corner of said Swanson;
- Course VI Thence **North 88° 25' 34" East**, along said Swanson's south line, **80.00 feet** to a 5/8" iron pin set at the northwest corner of a parcel of land conveyed to JP Morgan Chase Bank National Association by deed recorded in Volume 1963, Page 1825 of Geauga County Records (P.P.N. 02-311900)

- Course VII Thence **South 00° 03' 00" East**, along said JP Morgan Chase Bank's west line **131.30 feet** to a 5/8" iron pin set at the northeast corner of a parcel of land conveyed to Western Reserve Estates, LLC by deed recorded in Volume 1937, Page 1016 of Geauga County Records (P.P.N. 02-188100);
- Course VIII Thence **South 88° 25' 34" West**, along said Western Reserve Estates' north line, **300.00 feet** to a 1/2" iron pin found at the northwest corner of said Western Reserve Estates', said pin being 30.00 feet east of the west line of said Original Lot 34;
- Course IX Thence **North 12° 30' 00" East**, creating a new line, **58.69 feet** to a 5/8" iron pin set;
- Course X Thence **North 12° 03' 30" West**, creating a new line, **205.43 feet** to a 5/8" iron pin set in the west line of said Original Lot 34;
- Course XI Thence **North 00° 03' 00" West**, creating a new line along the west line of said Original Lot 34, **147.28 feet** to a 1-1/4" iron pipe found at the Place of Beginning and containing 1.3688 Acres (59,627 square feet) ((1.3447 Acres, 58,577 square feet) exclusive of right-of-way) of land as described in December, 2013 based on a perimeter boundary survey completed in November, 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 deed of record

Volume 1963, Page 3310, (P.P.N. 02-113800)

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

[Signature] 01/24/14

OFFICE OF THE *Rev.*
GEOUGA COUNTY ENGINEER

[Signature]
11/17/14

