

BA100232

BA100232 14-112

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

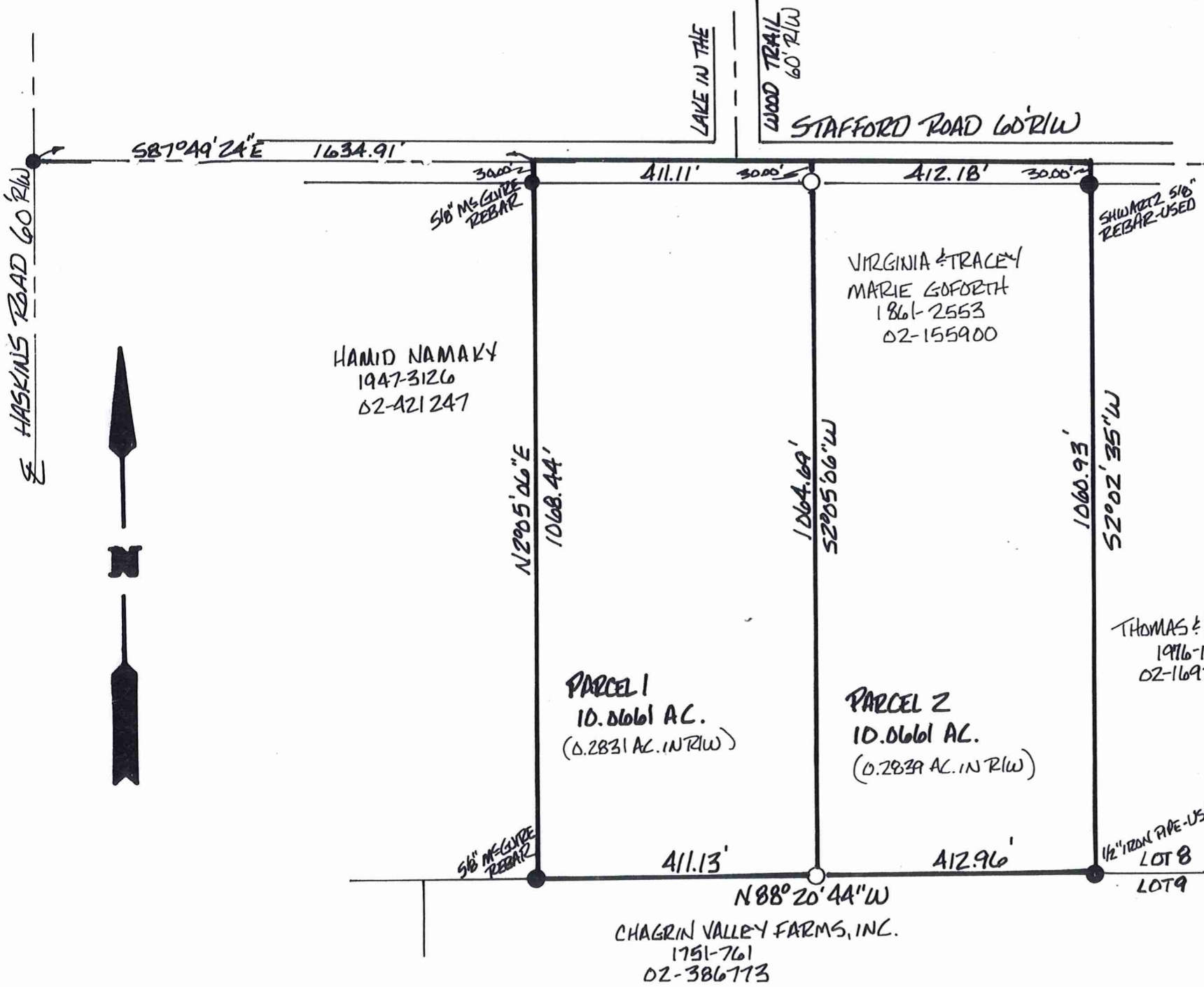


*Clifford H. McGuire*  
CLIFFORD H. MCGUIRE, P.S. #7770  
**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
*W.H.S.* 12/29/14  
**GAUGA COUNTY AUDITOR**  
TAX MAP DEPT.

BEARING BASIS ASSUMED  
DOCUMENTS USED: ALL DEEDS SHOWN  
DEED OF RECORD: 1861-2553 TO  
VIRGINIA & TRACEY MARIE GOFORTH

● = IRON PINS OR PIPES OR REBARS FOUND  
○ = 5/8" x 30" CAPPED REBARS SET -  
"C.H. MCGUIRE, P.S. 7770"  
0' 100' 200' 400'

MAP OF SURVEY FOR  
GOFORTH & PIZMOTT  
LOT 8 TRACT 1 BAINBRIDGE TWP.  
GAUGA COUNTY, OHIO  
SCALE 1" = 200' DATE NOV. 2014  
SURVEYED BY: CLIFFORD H. MCGUIRE  
9487 SHANK RD.  
WINDHAM, OHIO 44288  
330-472-2029



E HASKINS ROAD 60' R/W

LAKE IN THE

WOOD TRAIL 60' R/W

STAFFORD ROAD 60' R/W

HAMID NAMAKY  
1947-3126  
02-421247

VIRGINIA & TRACEY  
MARIE GOFORTH  
1861-2553  
02-155900

PARCEL 1  
10.0661 AC.  
(0.2831 AC. IN R/W)

PARCEL 2  
10.0661 AC.  
(0.2839 AC. IN R/W)

THOMAS & HELENE STACHO  
1916-1107  
02-169200

CHAGRIN VALLEY FARMS, INC.  
1751-761  
02-386773



BA100232

Goforth (14-112)

Mailed 12/03/14

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PPN# 02-155900

Clifford H. McGuire  
Professional Surveyor No. 7770  
9487 Shank Rd.  
Windham, Ohio 44288  
330-472-2029

Description of Land  
for  
Goforth and Pizmoht



Parcel 1, 10.0661 Ac.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Lot 8, Tract 1 of said township and further bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Haskins Road (60' R/W) and Stafford Road (60' R/W);

thence South 87° 49' 24" East, along the centerline of said Stafford Road, a distance of 1634.91 feet to a point and the northeast corner of lands conveyed to Hamid Namaky by Volume 1947, Page 3126 (P.P.N. 02-421247) of Geauga County Record of Deeds, said point being *the true point of beginning* for the parcel herein described;

thence South 87° 49' 24" East, along the centerline of said Stafford Road, a distance of 411.11 feet to a point;

thence South 2° 05' 6" West, along a new line and passing over a 5/8" capped rebar set at 30.00 feet, a distance of 1064.69 feet to a 5/8" capped rebar set on the north line of lands conveyed to Chagrin Valley Farms, Inc. by Volume 1751, Page 761 (P.P.N. 02-386773) of Geauga County Record of Deeds and on the common line between Lots 8 and 9;

thence North 88° 20' 44" West, along the north line of said Chagrin Valley Farms and lot line, a distance of 411.13 feet to a 5/8" capped "McGuire" rebar found at the southeast corner of lands conveyed to said Hamid Namaky;

thence North 2° 05' 06" East, along the east line of said Namaky and passing over a 5/8" capped "McGuire" rebar found at 1038.44 feet, a distance of 1068.44 feet to *the true point of beginning* and containing 10.0661 acres of land of which 0.2831 acres lie within the road right-of-way as surveyed in November, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was assumed. The deed of record was 1861-2553 (P.P.N. 02-155900) to Virginia and Tracey Marie Goforth. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

*[Signature]* 12/02/14  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev.*

BA100232

Goforth (14-112)  
Mailed 12/3/14  
VOL. 1985 pg. 1561

PPN# 02-421302

Clifford H. McGuire  
Professional Surveyor No. 7770  
9487 Shank Rd.  
Windham, Ohio 44288  
330-472-2029

Description of Land  
for  
Goforth and Pizmoht



Parcel 2, 10.0661 Ac.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Lot 8, Tract 1 of said township and further bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Haskins Road (60' R/W) and Stafford Road (60' R/W);

thence South 87° 49' 24" East, along the centerline of said Stafford Road, a distance of 2046.02 feet to a point, said point being *the true point of beginning* for the parcel herein described;

thence South 87° 49' 24" East, along the centerline of said Stafford Road, a distance of 412.18 feet to a point and the northwest corner of lands conveyed to Thomas and Helene Stacho by Volume 1976, Page 1107 (P.P.N. 02-169200) of Geauga County Record of Deeds;

thence South 2° 02' 35" West, along the west line of said Thomas and passing over a 5/8" capped "Schwartz" rebar found at 30.00 feet, a distance of 1060.93 feet to a 1/2" iron pipe found on the north line of lands conveyed to Chagrin Valley Farms, Inc. by Volume 1751, Page 761 (P.P.N. 02-386773) of Geauga County Record of Deeds and on the common line between Lots 8 and 9;

thence North 88° 20' 44" West, along the north line of said Chagrin Valley Farms and lot line, a distance of 412.96 feet to a 5/8" capped rebar set;

thence North 2° 05' 06" East, along a new line and passing over a 5/8" capped rebar set at 1034.69 feet, a distance of 1064.69 feet to *the true point of beginning* and containing 10.0661 acres of land as surveyed in November, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was assumed. The deed of record was 1861-2553 (P.P.N. 02-155900) to Virginia and Tracey Marie Goforth. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

*[Signature]* 12/10/14  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *[Signature]*