

BOUNDARY SURVEY AND LOT SPLIT FOR VO PRO CO PROPERTIES

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 31, TRACT NO. 1

APRIL, 2006
UPDATED DECEMBER, 2014
REVISED JANUARY 7, 2015

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 STATE PLANE COORDINATES OHIO NORTH ZONE 3401, NAD 83 (CORS 2011), ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

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



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Joseph Gutoskey
GEAUGA COUNTY AUDITOR TAX MAP DEPT.

NOTE: SETBACKS WILL BE PER THE APPROVED PRELIMINARY PLAN AND AGREED JUDGEMENT ENTRY CASE NO. 08M001218 DATED 1/19/12.

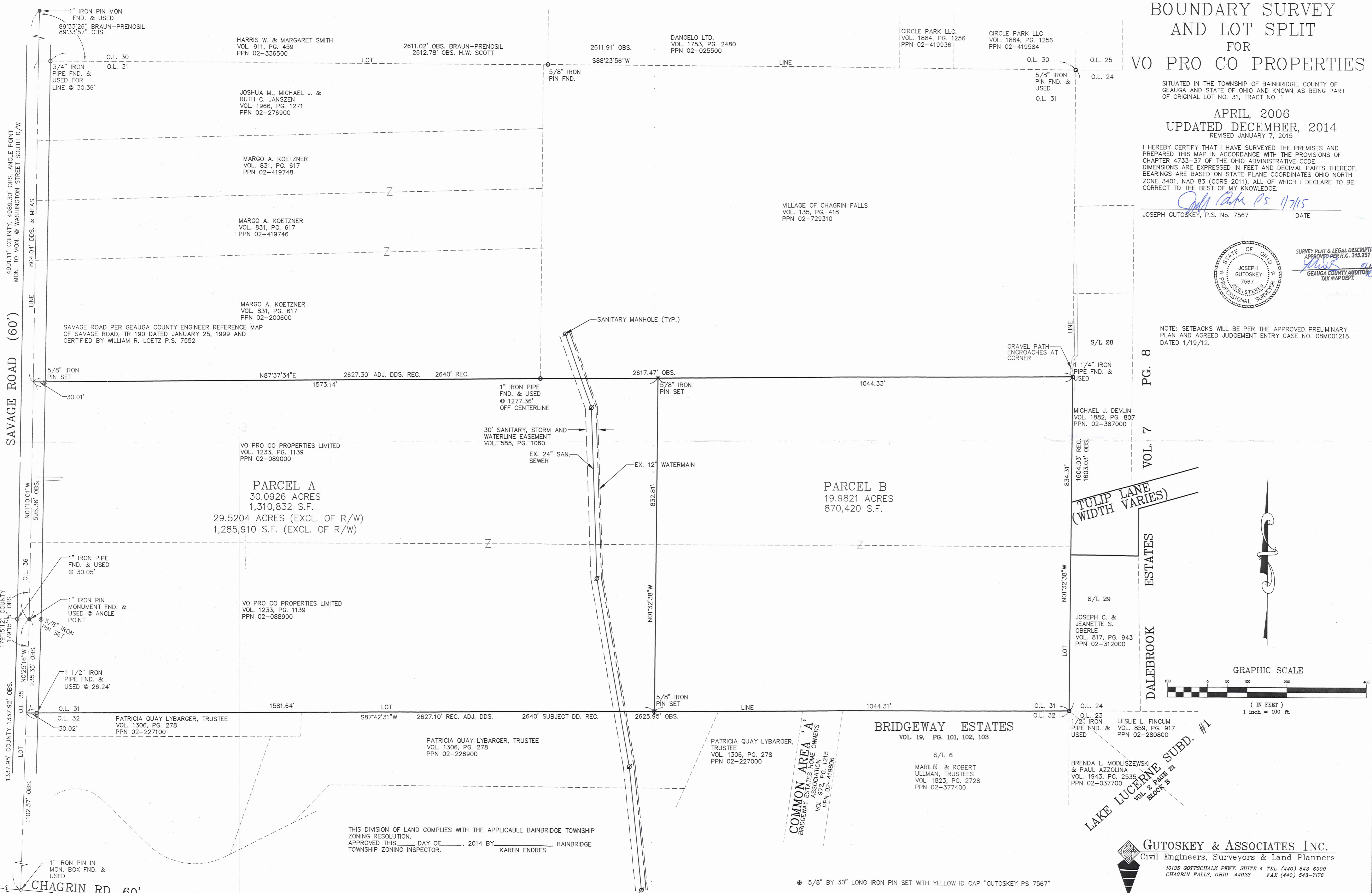
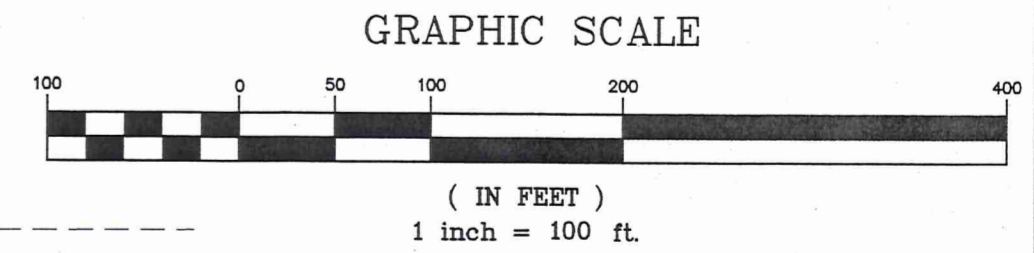
PG. 8

VOL. 7

ESTATES

DALEBROOK

LAKE LUCERNE SUBD. #1



PARCEL A
30.0926 ACRES
1,310,832 S.F.
29.5204 ACRES (EXCL. OF R/W)
1,285,910 S.F. (EXCL. OF R/W)

PARCEL B
19.9821 ACRES
870,420 S.F.

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.
APPROVED THIS _____ DAY OF _____, 2014 BY _____ BAINBRIDGE TOWNSHIP ZONING INSPECTOR.

COMMON AREA 'A'
BRIDGEWAY ESTATES HOME OWNERS ASSOCIATION
VOL. 972, PG. 1215
PPN 02-419806

BRIDGEWAY ESTATES
VOL. 10, PG. 101, 102, 103

S/L 6
MARILYN & ROBERT ULLMAN, TRUSTEES
VOL. 1823, PG. 2728
PPN 02-377400

BRENDA L. MODLISZEWSKI & PAUL AZZOLINA
VOL. 1943, PG. 2535
PPN 02-037700

LESLIE L. FINCUM
VOL. 859, PG. 917
PPN 02-280800

JOSEPH C. & JEANETTE S. OBERLE
VOL. 817, PG. 943
PPN 02-312000

MICHAEL J. DEVLIN
VOL. 1882, PG. 807
PPN 02-387000

5/8" BY 30" LONG IRON PIN SET WITH YELLOW ID CAP "GUTOSKEY PS 7567"



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

VOL. 1984 Pg. 1794

PpN# 02-089000

Legal Description

Parcel A

30.0926 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. 31, Tract No. 1 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Chagrin Road (60 feet wide) and the centerline of Savage Road (60 feet wide);

Thence **North 00° 25' 16" West**, along said Savage Road centerline, **1102.57 feet** to a point in the centerline of said Savage Road at the northwest corner of a parcel of land conveyed to Patricia Quay Lybarger, Trustee by deed recorded in Volume 1306, Page 278 of Geauga County Records (P.P.N. 02-227100) said point also being the southwest corner of a parcel of land conveyed to VoProCo Properties Limited by deed recorded in Volume 1233, Page 1139 of Geauga County Records (P.P.N. 02-088900) and said point further being the southwest corner of said Original Lot 31 and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 00° 25' 16" West**, along said Savage Road centerline, the west line of said Original Lot 31 and the west line of said Voproco parcel (P.P.N. 02-088900), **235.35 feet** to a 1" iron pin monument found at an angle point in the centerline of said Savage Road;

Course II Thence **North 01° 10' 01" West**, along said Savage Road centerline, the west line of said Original Lot 31, the west line of said VoProCo parcel (P.P.N. 02-088900) and the west line of a parcel of land conveyed to VoProCo Properties Limited by deed recorded in Volume 1233, Page 1139 of Geauga County Records (P.P.N. 02-089000), **595.36 feet** to a point at said VoProCo's northwest corner (P.P.N. 02-089000) said point also being the southwest corner of a parcel of land conveyed to Margo A. Koetzner by deed recorded in Volume 831, Page 617 of Geauga County Records (P.P.N. 02-200600)

Course III Thence **North 87° 37' 34" East**, along the south line of said Koetzner (passing over a 5/8" iron pin set at 30.01 feet in the east right-of-way line of said Savage Road and passing over a 1" iron pipe found at 1277.36 feet at said Koetzner's southeast corner said pipe further being the southwest corner of a parcel of land conveyed to The Village of Chagrin Falls by deed recorded in Volume 135, Page 418 of Geauga County Records (P.P.N. 02-729310)) and along said Chagrin Falls' south line, **1573.14 feet** to a 5/8" iron pin set;

Course IV Thence **South 01° 32' 38" East**, creating a new line, **832.81 feet** a 5/8" iron pin set in the south line of said Original Lot 31 and in the north line of a parcel of land conveyed to Patricia Quay Lybarger, Trustee by deed recorded in Volume 1306, Page 278 of Geauga County Records (P.P.N. 02-226900);

Course V Thence **South 87° 42' 31" West**, along said south Lot Line and said Lybarger's north line (P.P.N. 02-226900 and P.P.N. 02-227100) (and passing over a 1-1/2" iron pipe found at 1555.40 feet), **1581.64 feet** to a point and the Principal Place of Beginning and containing 30.0926 Acres (1,310,832 square feet) ((29.5204 Acres, 1,285,910 square feet) exclusive of right-of-way) of land as described in December, 2014 based on a perimeter boundary survey completed in April, 2006 and updated in December, 2014 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

Prior deed of record, Parcel number and acreage is as follows:

Volume 1233, Page 1139, (P.P.N. 02-089000), 15.0291 Acres
 Volume 1233, Page 1139, (P.P.N. 02-088900), 15.0635 Acres

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

AWB
 _____ *01/12/15*
 GEAUGA COUNTY AUDITOR
 TAX MAP DEPT. *Rev*

Joseph Gutoskey PS 11/7/15





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

VOL. 1984 pg. 1794

PPN# 02-088900

Legal Description

Parcel B

19.9821 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. 31, Tract No. 1 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Chagrin Road (60 feet wide) and the centerline of Savage Road (60 feet wide);

Thence **North 00° 25' 16" West**, along said Savage Road centerline, **1102.57 feet** to a point in the centerline of said Savage Road at the northwest corner of a parcel of land conveyed to Patricia Quay Lybarger, Trustee by deed recorded in Volume 1306, Page 278 of Geauga County Records (P.P.N. 02-227100) said point also being the southwest corner of a parcel of land conveyed to VoProCo Properties Limited by deed recorded in Volume 1233, Page 1139 of Geauga County Records (P.P.N. 02-088900) and said point further being the southwest corner of said Original Lot 31;

Thence **North 87° 42' 31" East**, along said south Lot Line and said Lybarger's north line (P.P.N. 02-227100) and the north line of an additional parcel of land conveyed to Patricia Quay Lybarger, Trustee by deed recorded in Volume 1306, Page 278 of Geauga County Records (P.P.N. 02-226900) (and passing over a 1-1/2" iron pipe found at 26.24 feet), **1581.64 feet** to a 5/8" iron pin set and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 01° 32' 38" West**, creating a new line, **832.81 feet** a 5/8" iron pin set in the south line of a parcel of land conveyed to The Village of Chagrin Falls by deed recorded in Volume 135, Page 418 of Geauga County Records (P.P.N. 02-729310);

Course II Thence **North 87° 37' 34" East**, along the south line of said Village of Chagrin Falls, **1044.33 feet** to a 1-1/4" iron pipe found at the southeast corner of said Village of Chagrin Falls, and in the west line of Sublot 28 in Dalebrook Estates as recorded in Plat Volume 7, Page 8 of Geauga County Records, and in the east line of said Lot 31;

Course III Thence **South 01° 32' 38" East**, along the east line of said Lot 31, the west line of said subplot 28, the west line of Tulip Lane right-of-way (width varies) and the west line of Sublot 29 in Dalebrook Estates, **834.31 feet** to a 1/2" iron pipe found at the southeast corner of said Lot 31, the southwest corner of said subplot 29, said Dalebrook Estates and Original Lot 24, the northwest corner of Original Lot 23 and the Lake Lucerne Subdivision #1 as recorded in Volume 2, Page 21 of Geauga County Records and Block "B" in said Lake Lucerne Subdivision, the most westerly corner of a parcel of land conveyed to Leslie L. Fincum by deed recorded in Volume 859, Page 917 of Geauga County Records (P.P.N. 02-280800), the most northerly corner of a parcel of land conveyed to Brenda L. Modliszewski and Paul Azzolina by deed recorded in Volume

1943, Page 2535 of Geauga County Records (P.P.N. 02-037700), the northeast corner of Original Lot 32 and subplot 6 of Bridgeway Estates as recorded in Volume 19, Pages 101, 102 and 103 of Geauga County Records;

Course IV

Thence **South 87° 42' 31" West**, along the south line of said Lot 31, the north line of said Bridgeway Estates, said subplot 6, the north line of Common Area 'A' in said Bridgeway Estates) and the north line of a parcel of land conveyed to Patricia Quay Lybarger, Trustee by deed recorded in Volume 1306, Page 278 of Geauga County Records (P.P.N. 02-227000) and said previously mentioned Lybarger's north line (P.P.N. 02-226900), **1044.31 feet** to a 5/8" iron pin set at the Principal Place of Beginning and containing 19.9821 Acres (870,420 square feet) of land as described in December, 2014 based on a perimeter boundary survey completed in April, 2006 and updated in December, 2014 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

Prior deed of record, Parcel number and acreage is as follows:

Volume 1233, Page 1139, (P.P.N. 02-089000), 9.99105 Acres
Volume 1233, Page 1139, (P.P.N. 02-088900), 9.99105 Acres

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 01/07/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev*

Joseph Gutoskey PS 7567

