

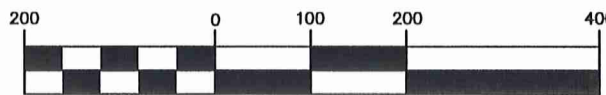


# GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

17078 Munn Road, Unit 3 TEL. (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

## GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

### PLAT OF LOT SPLIT

for

**MATTHEW D. & PATRICIA L. TUCEK**

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF  
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART  
OF LOT 87.

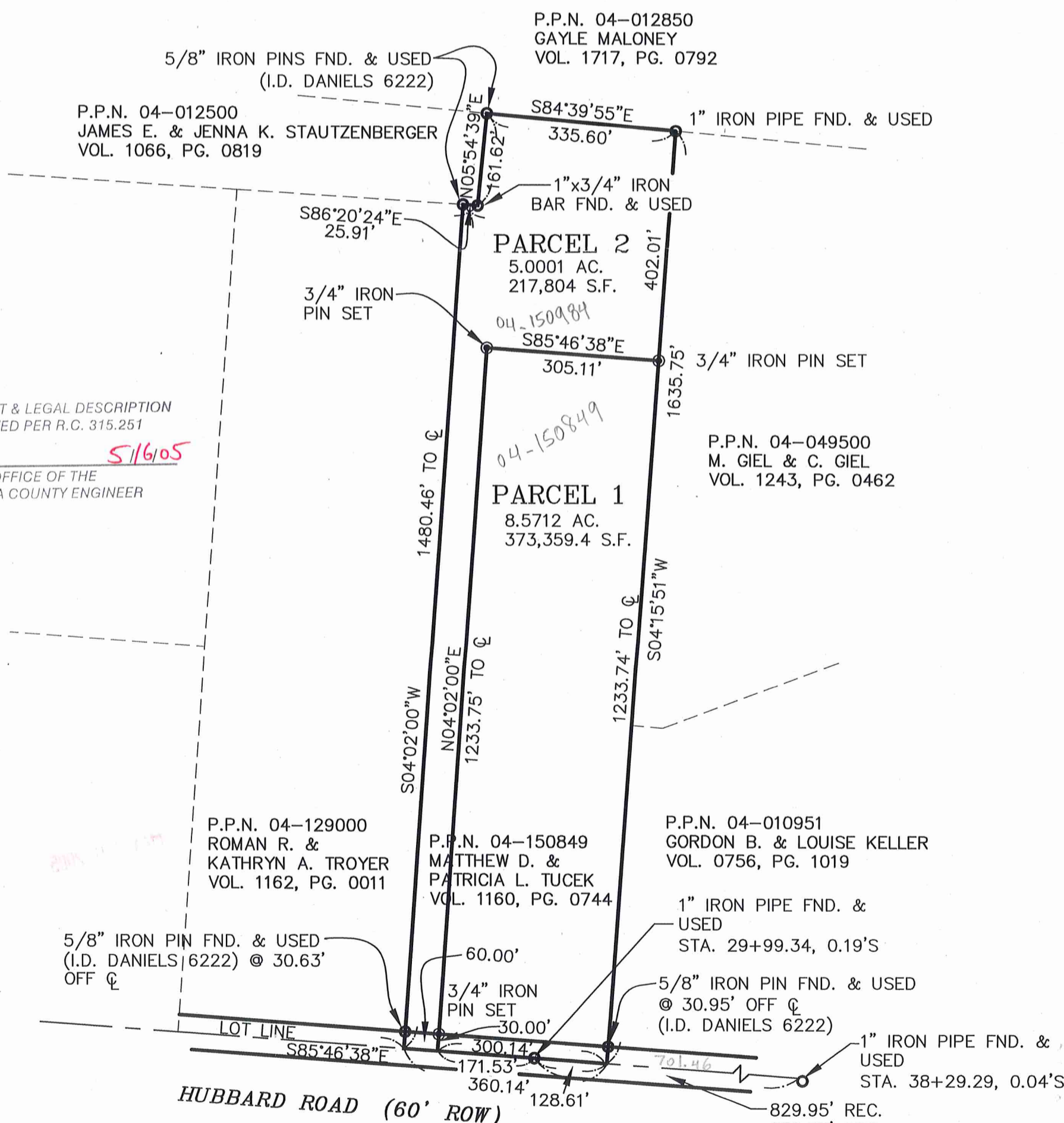
NOVEMBER, 2004  
REVISED APRIL, 2005

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 TO  
AN ASSUMED MERIDIAN AND ARE USED TO INDICATE  
ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT  
TO THE BEST OF MY KNOWLEDGE.



NOTE: SEE  $\phi$  PLAT OF HUBBARD ROAD  
TR. 138 ON FILE AT THE  
GEAUGA COUNTY ENGINEERS  
OFFICE FOR  $\phi$  MONUMENT  
LOCATION.

*Joseph Gutoskey* 5/13/05  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



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

*R.S.* *5/16/05*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

CONTRACT NO.  
04-1880

BURO0168

~~BURO0168~~ BURO0168

picked up 6-16-05  
04-150849



**Gutoskey & Associates, Inc.**  
Civil Engineers, Surveyors, & Land Planners

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

Vol. 1773-Pg. 1447

**Legal Description**

Parcel 1

~~8.5650~~ Acres

8.5712

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being part of Lot No. 87 in said Township and is further bounded and described as follows;

Beginning at a point at Station 29+99.34 in the centerline of Hubbard Road, said point being as shown on the centerline plat of Hubbard Road (TR 138) on file at the Geauga County Engineer's office (witness a 1" iron pipe found 0.19 feet south);

Course I Thence **North 85° 46' 38" West**, along said centerline, **171.53 feet** to a point;

Course II Thence **North 04° 02' 00" East**, (and passing over a 3/4" iron pin set at 30.00 feet), **1233.75 feet** to a 3/4" iron pin set;

Course III Thence **South 85° 46' 38" East**, **305.11 feet** to a 3/4" iron pin set in the west line of a parcel of land conveyed to M. Giel and C. Giel by deed recorded in Volume 1243, Page 462 of Geauga County Records;

Course IV Thence **South 04° 15' 51" West**, along the west line of said Giel's land, and along the west line of land conveyed to Gordon B. and Louise Keller by deed recorded in Volume 756, Page 1019 of Geauga County Records, (and passing over a 5/8" iron pin found (ID Daniels 6222) at **1202.79 feet**), **1233.74 feet** to a point in the centerline of said Hubbard Road;

Course V Thence **North 85° 46' 38" West** along said centerline of Hubbard Road, **128.61 feet** to a point at the Place of Beginning and containing 8.5712 Acres (373,359.4 square feet) of land as surveyed and described in November, 2004 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.

Prior Deed of Record Volume 1160, Page 744

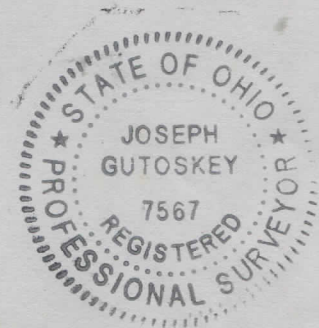
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 5/16/05

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Joseph Gutoskey*

5/13/05





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel 2  
5.0001 Acres

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being part of Lot No. 87 in said Township and is further bounded and described as follows;

Beginning at a point at Station 29+99.34 in the centerline of Hubbard Road, said point being as shown on the centerline plat of Hubbard Road (TR 138) on file at the Geauga County Engineer's office (witness a 1" iron pipe found 0.19 feet south);

Thence **North 85° 46' 38" West**, along said centerline, **171.53 feet** to a point at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 85° 46' 38" West**, along said centerline, **60.00 feet** to a point at the southeast corner of a parcel of land conveyed to Roman R. & Kathryn A. Troyer by deed recorded in Volume 1162, Page 11 of Geauga County Records;

Course II Thence **North 04° 02' 00" East**, (and passing over a 5/8" iron pin found (ID Daniels 6222) at 30.63 feet), and along said Troyer's east line **1480.46 feet** to a 5/8" iron pin found (ID Daniels 6222) on the south line of land conveyed to James E. and Jenna K. Stautzenberger by deed recorded in Volume 1066, Page 819 of Geauga County Records;

Course III Thence **South 86° 20' 24" East**, along said south line of Stautzenberger's land **25.91 feet** to a 1" by 3/4" iron bar found at the southeast corner thereof;

Course IV Thence **North 05° 54' 39" East**, along the east line of said Stautzenberger's land, **161.62 feet** to a 5/8" iron pin found (ID Daniels 6222) on the south line of land conveyed to Gayle Maloney by deed recorded in Volume 1717, Page 792 of Geauga County Records;

Course V Thence **South 84° 39' 55" East** along the south line of said Maloney's land, **335.60 feet** to a 1" iron pipe found at the northwest corner of land conveyed to M. Giel and C. Giel by deed recorded in Volume 1243, Page 462 of Geauga County Records;

Course VI Thence **South 04° 15' 51" West**, along the west line of said Giel's land **402.01 feet** to a 3/4" iron pin set;

Course VII Thence **North 85° 46' 38" West**, **305.11 feet** to a 3/4" iron pin set;

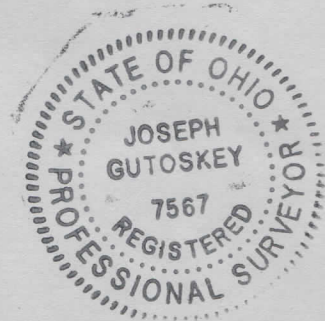
BUR00168

Legal Description

Course VIII Thence **South 04° 02' 00" West**, (and passing over a 3/4" iron pin set at 1203.75 feet) **1233.75 feet** to a point in the centerline of said Hubbard Road and the Principal Place of Beginning and containing 5.0001 Acres (217,804 square feet) of land as surveyed and described in November, 2004 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.

Prior Deed of Record Volume 1160, Page 744

*Joseph Gutoskey PS  
511745*



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

R.S. 5/16/05  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
MAY 16 2005