

PLAT OF SURVEY
&
LOT SPLIT
FOR
GREAT LAKES GROWERS

SITUATED IN THE BURTON TOWNSHIP, COUNTY OF GEAUGA AND STATE OF OHIO: AND KNOWN AS BEING PART OF BURTON TOWNSHIP LOT NO. 60.

FEBRUARY, 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.

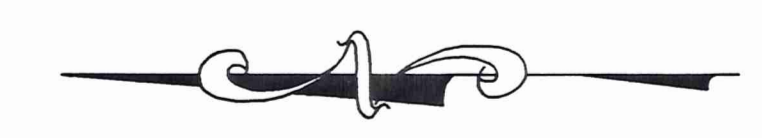
Joseph Gutoskey P.S. 7567
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 3/13/12



LEGEND

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

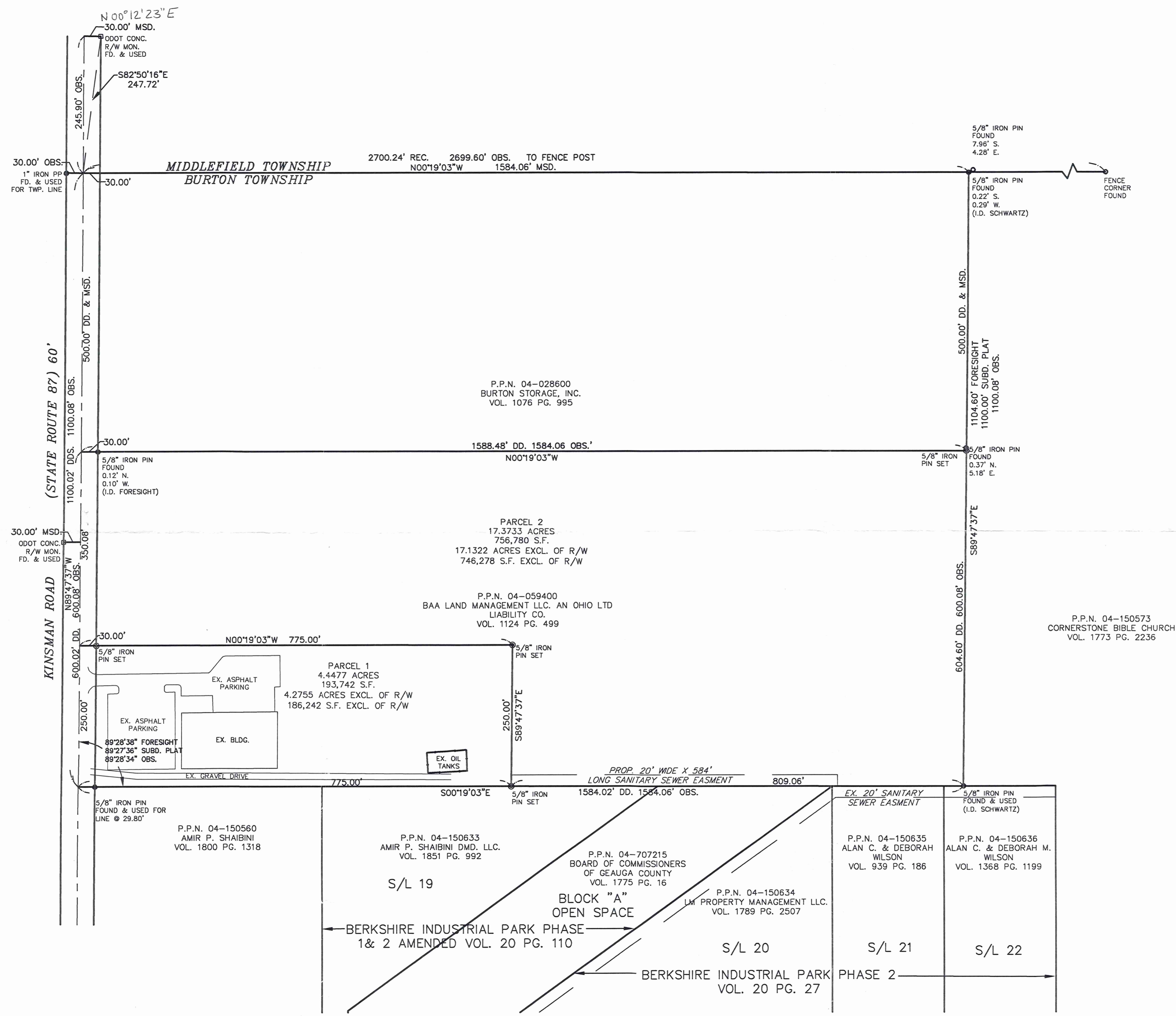
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 03/15/12
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
10355 GOTTSCHALK PKWY, SUITE 4 Chagrin Falls, Ohio 44023
Tel (440) 543-6900 Fax (440) 543-7176

CONTRACT No.
12-2684



BUROO215 BUROO215

Great Lakes Growers (12-023)
Picked up 03-15-12



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

VOL. 1923 pg 525
PPN 04-059400

Legal Description

Parcel 1
4.4477 Acres

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 60, and is further bounded and described as follows;

Beginning at an ODOT concrete right-of-way monument found in the South right-of-way line of Kinsman Road (State Route 87) (60 feet wide);

Thence **North 00° 12' 23" East, 30.00 feet** to a point on the centerline of said Kinsman Road;

Thence **North 89° 47' 37" West**, along said centerline, (and passing over the east line of Burton Township at **245.90 feet** said point witnessed by a 1" iron pipe found lying **North 00° 19' 03" West, 30.00 feet**), **1095.98 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 00° 19' 03" East**, (and passing over a 5/8" iron pin set at 30.00 feet), **775.00 feet** to a 5/8" iron pin set;

Course II Thence **North 89° 47' 37" West, 250.00 feet** to a 5/8" iron pin set in the east line of subplot 19 in Berkshire Industrial Park Subdivision Phase 1 & 2 Amended as recorded in Volume 20, Page 110 of Geauga County Plat Records (P.P.N. 04-150633) as conveyed to Amir P. Shaibini DMD, LLC by deed recorded in Volume 1851 Page 992 of Geauga County Records;

Course III Thence **North 00° 19' 03" West**, along the east line of said subplot 19 and the east line of a parcel of land conveyed to Amir P. Shaibini by deed recorded in Volume 1800 Page 1318 of Geauga County Records (P.P.N. 04-150560), (and passing over a 5/8" iron pin found at 745.20 feet), **775.00 feet** to a point in the centerline of said Kinsman Road;

Course IV Thence **South 89° 47' 37" East**, along said centerline, **250.00 feet** to a point and the Principal Place of Beginning and containing 4.4477 Acres (193,742 square feet) (4.2755 Acres (186,242 square feet) exclusive of right-of-way) of land as surveyed and described in February, 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 1124, Page 499 (P.P.N. 04-059400)

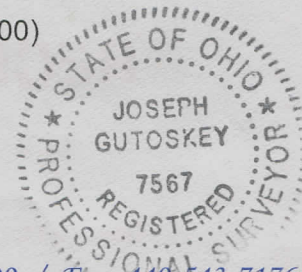
SURVEY PLAT & LEGAL DESCRIPTION
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R.S.

03/15/12

OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

Joseph Gutoskey PS 3/15/12





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel 2

17.3733 Acres

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 60, and is further bounded and described as follows;

Beginning at an ODOT concrete right-of-way monument found in the South right-of-way line of Kinsman Road (State Route 87) (60 feet wide);

Thence **North 00° 12' 23" East, 30.00 feet** to a point on the centerline of said Kinsman Road;

Thence **North 89° 47' 37" West**, along said centerline, (and passing over the east line of Burton Township at **245.90 feet** said point witnessed by a 1" iron pipe found lying **North 00° 19' 03" West, 30.00 feet**), **745.90 feet** to a point at the northwest corner of a parcel of land conveyed to Burton Storage, Inc. by deed recorded in Volume 1076 Page 995 of Geauga County Records (P.P.N. 04-028600) and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 00° 19' 03" East**, (and passing over said Kinsman Road south right-of-way line at 30.00 feet (witness a 5/8" iron pin found 0.12 feet North and 0.10 feet West, ID Foresight)), **1584.06 feet** to a 5/8" iron pin set in the north line of a parcel of land conveyed to Cornerstone Bible Church by deed recorded in Volume 1773 Page 2236 of Geauga County Records (P.P.N. 04-150573), (witness a 5/8" iron pin found 0.37 feet North and 5.18 feet East);

Course II Thence **North 89° 47' 37" West**, along said Cornerstone Bible Church's north line, **600.08 feet** to a 5/8" iron pin found (ID Schwartz) in the east line of subplot 22 in Berkshire Industrial Park Subdivision Phase 2 as recorded in Volume 20, Page 27 of Geauga County Plat Records (P.P.N. 04-150636) as conveyed to Alan C. and Deborah M. Wilson by deed recorded in Volume 1368 Page 1199 of Geauga County Records;

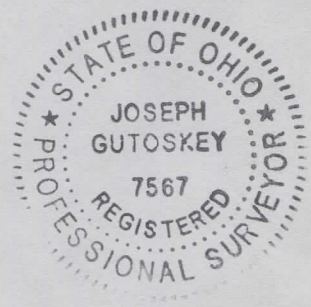
Course III Thence **North 00° 19' 03" West**, along the east line of said subplot 22, subplot 21 (P.P.N. 04-150635) as conveyed to Alan C. and Deborah Wilson by deed recorded in Volume 939 Page 186 of Geauga County Records and subplot 20 (P.P.N. 04-150634) as conveyed to LM Property Management, LLC by deed recorded in Volume 1789 Page 2507 of Geauga County Records, in Berkshire Industrial Park Subdivision Phase 2 and the east line of Block 'A' (P.P.N. 04-707215) as conveyed to Board of Commissioners of Geauga County by deed recorded in Volume 1775 Page 16 of Geauga County Records and subplot 19 (P.P.N. 04-150633) as conveyed to Amir P. Shaibini DMD, LLC by deed recorded in Volume 1851 Page 992 of Geauga County Records, in Berkshire Industrial Park Subdivision Phase 1 & 2 Amended as recorded in Volume 20, Page 110 of Geauga County Plat Records, **809.06 feet** to a 5/8" iron pin set;

- Course IV Thence **South 89° 47' 37" East, 250.00 feet** to a 5/8" iron pin set;
- Course V Thence **North 00° 19' 03" West**, (and passing over a 5/8" iron pin set at 745.00 feet), **775.00 feet** to a point in the centerline of said Kinsman Road;
- Course VI Thence **South 89° 47' 37" East**, along said centerline, **350.08 feet** to a point and the Principal Place of Beginning and containing 17.3733 Acres (756,780 square feet) (17.1322 Acres (746,278 square feet) exclusive of right-of-way) of land as surveyed and described in February, 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 1124, Page 499 (P.P.N. 04-059400)

Joseph Gutoskey PS
3/15/12



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

R.S. 03/15/12
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
MAR 22 2012
OFFICE OF THE COUNTY ENGINEER
GEAUGA COUNTY, OHIO