

**LOT SPLIT & CONSOLIDATION
FOR
GREAT LAKES GROWERS**

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

FEBRUARY, 2012
APRIL, 2017

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
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.



LEGEND

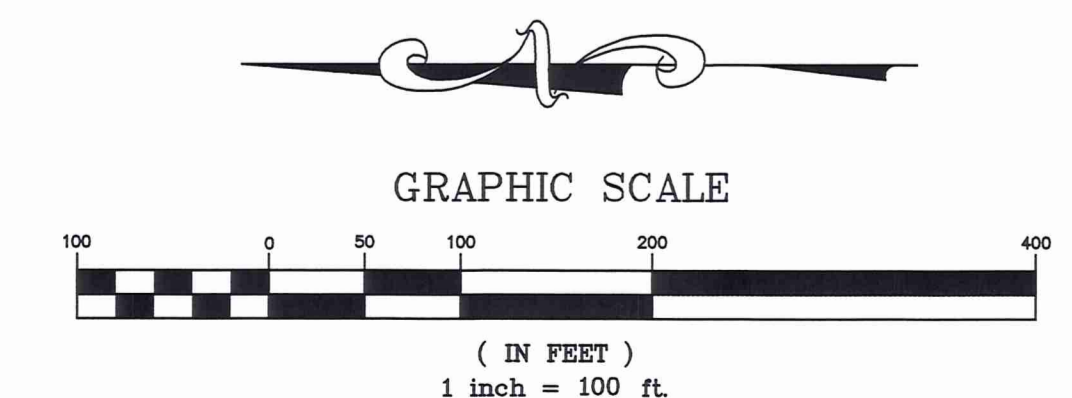
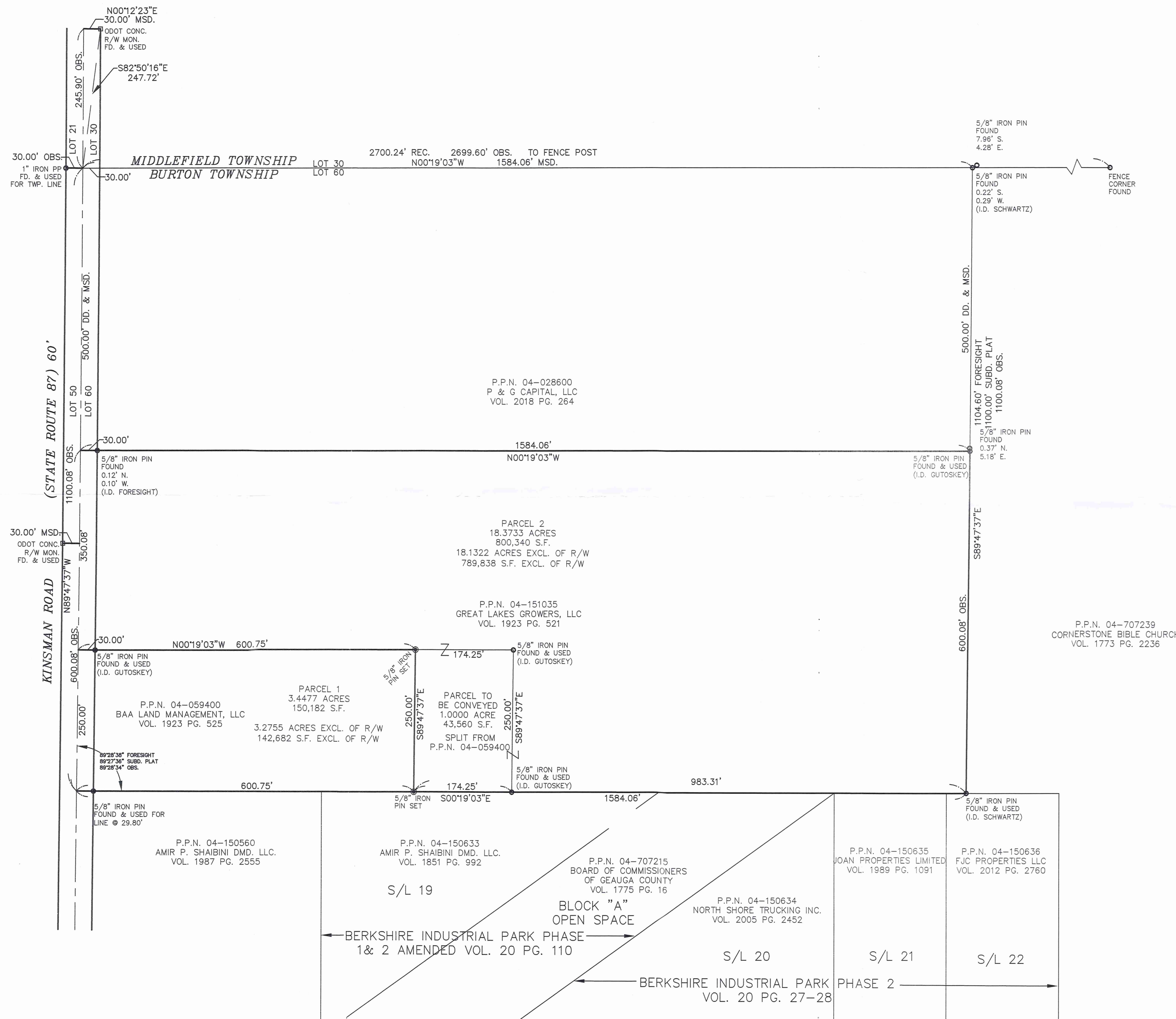
● 5/8" X 30" LONG IRON PIN SET, I.D. GUTOSKEY P.S. 7567

APPROVALS

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2018.
BY: _____
BURTON TOWNSHIP ZONING INSPECTOR

REFERENCES:

DEEDS AS SHOWN HEREON.
PLATS AS SHOWN HEREON.
PRIOR SURVEY FOR GREAT LAKES GROWERS BY GUTOSKEY AND ASSOC. 3/13/2012.
SR-0087 KINSMAN ROAD 1929 RW MONUMENTS BVL-MID.



BUR00269

Great Lakes Growers, LLC (17-059)
Picked-Up 06/21/18
BUR 00269



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Vol. 2078 pg 1916

pn# 04-151088

Legal Description

Parcel to be conveyed to Great Lakes Growers
1.0000 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 said point also being on the north line of Lot No. 30;

Thence **North 89° 47' 37" West**, along said centerline and the north line of Lot No. 30 and Lot No. 60, (and passing over the east line of Burton Township and the northeast corner of Lot No. 60 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 at the northwest corner of a parcel of land (P.P.N. 04-151035) conveyed to Great Lakes Growers, LLC by deed recorded in Volume 1923 Page 521 of Geauga County Records;

Thence **South 00° 19' 03" East**, along the west line of said Great Lakes Growers', (and passing over a 5/8" iron pin found at 30.00 feet (ID Gutoskey, PS 7567)), **600.75 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 continuing **South 00° 19' 03" East**, along the west line of said Great Lakes Growers', **174.25 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567)) at an angle point therein;

Course II Thence **North 89° 47' 37" West**, along the broken west line of said Great Lakes Growers', **250.00 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at an angle point therein and 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;

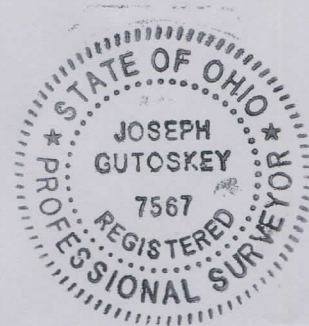
Course III Thence **North 00° 19' 03" West**, along the east line of said subplot 19, **174.25 feet** to a 5/8" iron pin set;

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Course IV Thence **South 89° 47' 37" East**, creating a new line, **250.00 feet** to a point and the Principal Place of Beginning and containing 1.0000 Acres (43,560 square feet) of land according to surveys performed in February, 2012 and April, 2017 and described in April, 2017 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 1923, Page 525 (P.P.N. 04-059400)
The intent is to split 1.0000 Acre from P.P.N 04-059400 to be consolidated with 17.3733 Acres from PPN 04-151035.

*Joseph Gutoskey PS
6/8/18*



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

[Signature] *6/14/18*
**GAUGA COUNTY AUDITOR
TAX MAP DEPT.** *R*

RECEIVED
JUN 14 2018
GAUGA COUNTY AUDITOR
TAX MAP DEPT.



Legal Description

Parcel 2
18.3733 Acres

Vol. 2078 pg 1921
pn # 04-151035

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 said point also being on the north line of Lot No. 30;

Thence **North 89° 47' 37" West**, along said centerline and the north line of Lot No. 30 and Lot No. 60, (and passing over the east line of Burton Township and the northeast corner of Lot No. 60 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 at the northwest corner of a parcel of land (P.P.N. 04-151035) conveyed to Great Lakes Growers, LLC by deed recorded in Volume 1923 Page 521 of Geauga County Records;

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 found (ID Gutoskey, PS 7567) 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. 04-707239), (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 27-28 of Geauga County Plat Records (P.P.N. 04-150636) as conveyed to FJC Properties, LLC by deed recorded in Volume 2012 Page 2760 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 Joan Properties Limited by deed recorded in Volume 1989 Page 1091 of Geauga County Records and subplot 20 (P.P.N. 04-150634) as conveyed to North Shore Trucking, Inc. by deed recorded in Volume 2005 Page 2452 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 (passing over a 5/8" iron pin found at 809.06 feet (ID Gutoskey, PS 7567), **983.31 feet** to a 5/8" iron pin set;

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- Course IV Thence **South 89° 47' 37" East**, creating a new line, **250.00 feet** to a 5/8" iron pin set in the east line of a parcel of land conveyed to BAA Land Management, LLC by deed recorded in Volume 1923 Page 525 of Geauga County Records (P.P.N. 04-059400);
- Course V Thence **North 00° 19' 03" West**, along the east line of said BAA Land Management (and passing over a 5/8" iron pin found at 570.75 feet (ID Gutoskey, PS 7567)), **600.75 feet** to a point in the centerline of said Kinsman Road and said north line of Lot 60;
- Course VI Thence **South 89° 47' 37" East**, along said centerline and said north line of Lot 60, **350.08 feet** to a point and the Principal Place of Beginning and containing 18.3733 Acres (800,340 square feet) (18.1322 Acres (789,838 square feet) exclusive of right-of-way) of land according to surveys performed in February, 2012 and April, 2017 and described in April, 2017 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'

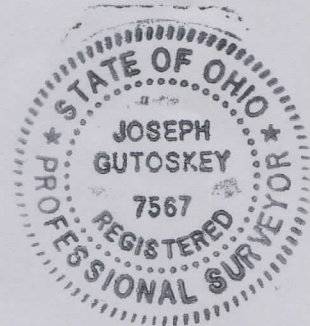
Prior deed of record: Volume 1923, Page 521 (P.P.N. 04-151035).

The intent is to consolidate 1.0000 Acres from PPN 04-059400 with 17.3733 Acres all of PPN 04-151035.

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

[Signature] ac 4/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

[Signature] PS
6/18/18





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel 1
3.4477 Acres

Vol. 2078 pg 1925
Pn # 04-059400

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 said point also being on the north line of Lot No. 30;

Thence **North 89° 47' 37" West**, along said centerline and the north line of Lot No. 30 and Lot No. 60, (and passing over the east line of Burton Township and the northeast corner of Lot No. 60 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 at the northwest corner of a parcel of land (P.P.N. 04-151035) conveyed to Great Lakes Growers, LLC by deed recorded in Volume 1923 Page 521 of Geauga County Records;

Course I Thence **South 00° 19' 03" East**, along the west line of said Great Lakes Growers', (and passing over a 5/8" iron pin found at 30.00 feet (ID Gutoskey, PS 7567)), **600.75 feet** to a 5/8" iron pin set;

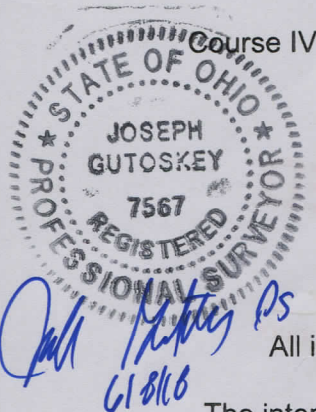
Course II Thence **North 89° 47' 37" West**, creating a new line, **250.00 feet** to a 5/8" iron pin set in the east line of subplot 19 in Berkshire Industrial Park Subdivision Phase 1 & 2 Amended as recorded in Volume 20, Page 110 of Geauga County Plat Records (P.P.N. 04-150633) as conveyed to Amir 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 DMD, LLC by deed recorded in Volume 1987 Page 2555 of Geauga County Records (P.P.N. 04-150560), (and passing over a 5/8" iron pin found at 570.95 feet), **600.75 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 3.4477 Acres (150,182 square feet) (3.2755 Acres (142,682 square feet) exclusive of right-of-way) of land according to surveys performed in February, 2012 and April, 2017 and described in April, 2017 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 1923, Page 525 (P.P.N. 04-059400)

The intent is to describe 3.4477 Acres remaining from P.P.N 04-059400 after a 1.0000
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251



GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

06/14/18