

### PLAT OF SURVEY AND LOT SPLIT for GEAUGA PARK DISTRICT

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF TOWNSHIP LOT NO. 3, SECTION NO. 1 AND LOT NO. 3, SECTION NO. 2 OF THE EAST SURVEY.

OCTOBER, 2004

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  
*PAK 10/11/04*  
OFFICE OF THE REGISTER  
GEAUGA COUNTY ENGINEER

12-090903  
RICHARD R. & JENNIFER M. MISCONIN  
VOL 1268, PG 1055

12-090304  
JAMES W. & CHRISTINE L. BLAIR  
VOL 1305, PG 0565

12-090305  
CARL A. & KYMBERLYN J. MILANO  
VOL 1628, PG 1029

12-090306  
DAVID L. & MARY E. ROHALEY  
VOL 1390, PG 0849

12-073570  
ERNIE L. & JUDY A. HAMRICK  
VOL 0695, PG 0673

12-013500  
MARK R. & KAROL PHILLIPS  
VOL 1021, PG 0848

12-031600  
GEAUGA COUNTY PARK DISTRICT  
VOL 1254, PG 0046

12-033820  
GEAUGA PARK DISTRICT  
VOL 1272, PG 1158

12-020590  
COLIN D. RENNIE  
VOL 0855, PG 0986

5/8" IRON PIN FND & USED  
ID SCHWARTZ  
PS 7193

**PARCEL A**  
130,680 SQ.FT.  
3.00000 AC

**PARCEL B**  
75.4807 ACRES  
3,287,937 SQ.FT.

CLARIDON-TROY ROAD R/W 60'

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
17078 Munn Rd., Suite 3 Tel (440) 543-6900  
Chagrin Falls, Ohio 44023 Fax (440) 543-7178

● 3/4" IRON PIN SET

CONTRACT NO.  
04-1852

CL:00070  
CL:00070

Geauga Park District  
Pick up date  
10/18/04



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

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

**Legal Description**  
3.0000 Acres

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as being part of Original Claridon Township Lot No. 3, Section No. 1 of the East Survey, and is further bounded and described as follows;

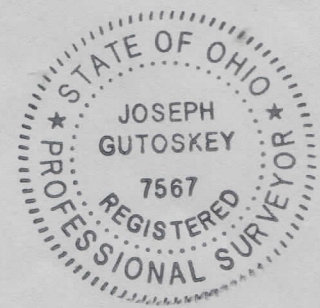
Beginning at a point in the centerline of Claridon-Troy Road (60 feet wide) located **South 16° 18' 00" West, 102.70 feet** from the southwest corner of a parcel of land conveyed to Mark R. and Karol Phillips by deed recorded in Volume 1021, Page 848 of Geauga County Records, said point being further located **North 16° 18' 00" East, 146.45 feet** from a 1" iron pin found in a monument box;

- Course I Thence **South 86° 52' 06" East**, (passing over a 3/4" pin set at 30.81 feet), **380.90 feet** to a 3/4" iron pin set;
- Course II Thence **South 03° 07' 54" West, 326.64 feet** to a 3/4" iron pin set;
- Course III Thence **North 86° 52' 06" West, 302.90 feet** to a 3/4" iron pin set;
- Course IV Thence **North 54° 20' 17" West, 102.39 feet** to a 3/4" iron pin set;
- Course V Thence **North 74° 45' 57" West**, (passing over a 3/4" iron pin set at 21.52 feet) **51.52 feet** to a point in the centerline of Claridon-Troy Road;
- Course VI Thence **North 15° 14' 03" East, 120.86 feet** to a 1" iron pin found in a monument box at an angle point in said centerline;
- Course VII Thence **North 16° 18' 00" East**, along said centerline, **146.45 feet** to the Place of Beginning and containing 3.0000 Acres (130,680 square feet) of land as surveyed and described in October, 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.

Previous recording Volume 1254 Page 46

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 10/15/04  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

*Joseph Gutoskey*  
*10/15/04*





## Legal Description

75.4807 Acres

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as being part of Original Claridon Township Lot No. 3, Section No. 1, and Original Lot No. 3, Section No. 2 of the East Survey, and is further bounded and described as follows;

Beginning at a point in the centerline of Claridon-Troy Road (60 feet wide) at the southwest corner of a parcel of land conveyed to Mark R. and Karol Phillips by deed recorded in Volume 1021, Page 848 of Geauga County Records, said point being located **North 16° 18' 00" East, 249.15 feet** from a 1" iron pin found in a monument box;

Course I Thence **South 86° 52' 06" East**, along said Phillips' south line (and passing over 3/4" iron pins set at **30.81 feet, 530.81 feet and 1030.81 feet**) a total distance of **1565.62 feet** to a 5/8" iron pin found at said Phillips' southeast corner, said corner also being at an angle in the southwesterly line of a parcel of land conveyed to James W. and Christine L. Blair by deed recorded in Volume 1035, Page 565 of Geauga County Records;

Course II Thence **South 86° 32' 44" East**, along said Blair's southwesterly line, the southwesterly line of a parcel of land conveyed to Carl A. and Kymberlyn J. Milano by deed recorded in Volume 1628, Page 1029 of Geauga County Records, the southwesterly line of a parcel of land conveyed to David L. and Mary E. Rohaley by deed recorded in Volume 1390, Page 849 of Geauga County Records, and the southwesterly line of a parcel of land conveyed to Ernie L. & Judy A. Hamrick by deed recorded in Volume 0695, Page 0673 of Geauga County Records (and passing over a 3/4" iron pins found (ID Loetz PS 7552) at **224.09 feet and 646.84 feet** and a 5/8" iron pin found at **1015.95 feet**) a total distance of **1135.02 feet** to a 3/4" iron pin set at the northwest corner of a parcel of land conveyed to Geauga County Park District by deed recorded in Volume 1272, Page 1158 of Geauga County Records;

Course III Thence **South 03° 38' 23" West**, along a westerly line of said Park District, (and passing over a 3/4" iron pins set at **500.00 feet, and 839.44 feet**) a total distance of **1339.44 feet** to a 3/4" iron pin set at an angle point in said Park District's line;

Course IV Thence **North 86° 57' 30" West**, along a northerly line of said Park District, (and passing over a 3/4" iron pin set at 475.00 feet) a total distance of **966.95 feet** to a point in the northeasterly line of the former Baltimore and Ohio Railroad right-of-way (as re-established by John Zaranac PS 7126) said parcel currently in the name of Geauga County Park District by deed

Legal Description

recorded in Volume 1442, Page 709 of Geauga County Records, (witness a 5/8" iron pin found **South 04° 55' 09" West, 0.47 feet** from actual corner (ID Schwartz PS 7193));

Course V Thence **North 69° 36' 39" West**, along said former railroad right-of-way now Park District's northeasterly line (and passing over a 3/4" iron pin set at **425.00 feet**) a total distance of **855.81 feet** to an angle point in said Park District's northeasterly line (witness a 5/8" iron pin found **North 86° 15' 21" West, 0.68 feet** from actual corner);

Course VI Thence **North 86° 15' 21" West**, along said Park District's northerly line, the northerly line of another parcel of land conveyed to said Park District by deed recorded in Volume 1482, Page 448 of Geauga County Records and the northerly line of a parcel of land conveyed to Colin D. Rennie by deed recorded in Volume 855, Page 986 of Geauga County Records, (and passing over a 5/8" iron pin found at **0.68 feet**, a 1/2" iron pin found 0.16 feet north of the line at **398.64 feet**, a 3/4" iron pin set at **610.54 feet**, a 5/8" iron pin found bent 0.11 feet south and 0.20 feet west at **1110.54 feet**) a total distance of **1141.15 feet** to a point in the centerline of said Claridon-Troy Road;

Course VII Thence **North 15° 14' 03" East**, along said centerline, 736.81 feet to a point;

Course VIII Thence **South 74° 45' 57" East**, (and passing over a 3/4" iron pin set at **30.00 feet**), **51.52 feet** to a 3/4" iron pin set;

Course IX Thence **South 54° 20' 17" East, 102.39 feet** to a 3/4" iron pin set;

Course X Thence **South 86° 52' 06" East, 302.90 feet** to a 3/4" iron pin set;

Course XI Thence **North 03° 07' 54" East, 326.64 feet** to a 3/4" iron pin set;

Course XII Thence **North 86° 52' 06" West**, (and passing over a 3/4" iron pin set at **350.09 feet**) **380.90 feet** to a point on the centerline of said Claridon-Troy Road;

Course XIII Thence **North 16° 18' 00" East**, along said centerline, 102.70 feet to the Place of Beginning and containing 75.4807 Acres (3,287,937 square feet) of land as surveyed and described in October, 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.

Previous recording Volume 1254 Page 46

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

PAK.

10/15/04

OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

*Joseph Gutoskey*  
*10/15/04*

