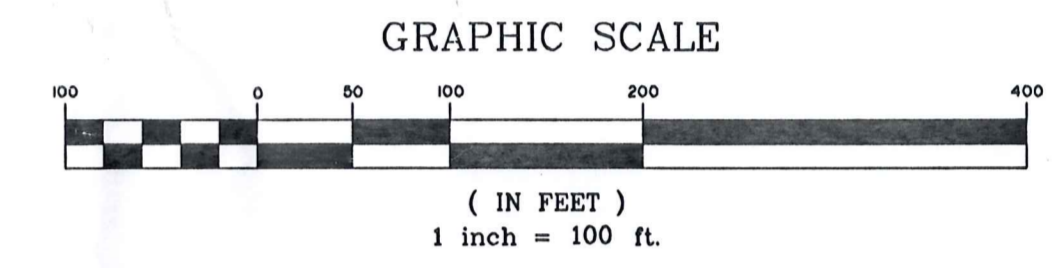


# SURVEY AND LOT SPLIT FOR LAWRENCE M. POLITZER

MAY, 2003  
SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga,  
STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL SECTION 12  
WITHIN SAID TOWNSHIP

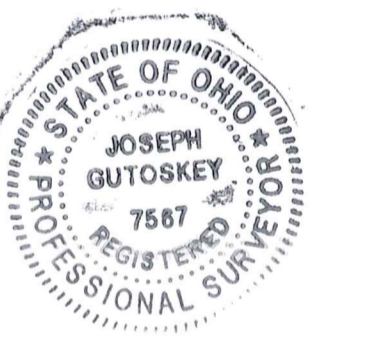
PARCEL No. 32-053400  
LAWRENCE MAX & CATHERINE ANN POLITZER  
V. 1090, P. 661



- ▲ = PK NAIL SET IN ASPHALT
- ⊙ = 5/8" I PIN SET WITH "GUTOSKEY PS 7567" CAP
- = SURVEY MONUMENT FOUND AS NOTED
- BS = OBSERVED
- REC. & MSD. = RECORD & MEASURED
- (JNF) = PER BOUNDARY SURVEY COMPLETED IN JANUARY OF 1997 BY JOHN N. FRANCIS, PROFESSIONAL SURVEYOR S-6916
- (AKRON) = PER BOUNDARY SURVEY INFORMATION PROVIDED BY THE CITY OF AKRON ENGINEERING SECTION.
- P.O.B. = PLACE OF BEGINNING
- P.P.O.B. = PRINCIPAL PLACE OF BEGINNING

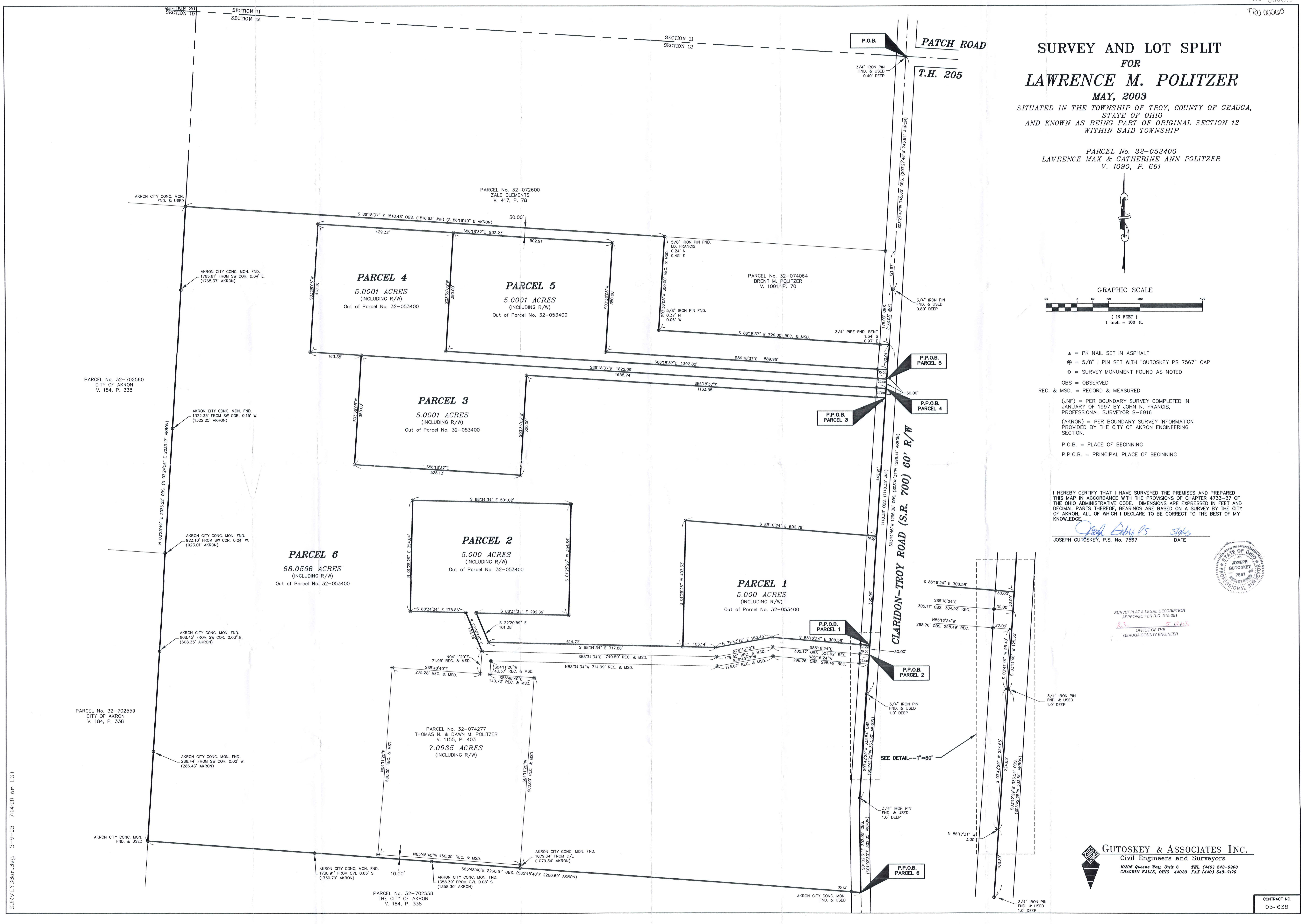
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON A SURVEY BY THE CITY OF AKRON, ALL OF WHICH I DECLARE TO BE 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  
R.S. 5-11213  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
10205 Queens Way, Unit 6 TEL (440) 643-6900  
CHAGRIN FALLS, OHIO 44028 FAX (440) 643-9176



PARCEL No. 32-702560  
CITY OF AKRON  
V. 184, P. 338

AKRON CITY CONC. MON. FND. 1765.61' FROM SW COR. 0.04' E. (1765.37' AKRON)

AKRON CITY CONC. MON. FND. 1322.33' FROM SW COR. 0.15' W. (1322.25' AKRON)

AKRON CITY CONC. MON. FND. 923.10' FROM SW COR. 0.04' W. (923.01' AKRON)

AKRON CITY CONC. MON. FND. 608.45' FROM SW COR. 0.03' E. (608.35' AKRON)

PARCEL No. 32-702559  
CITY OF AKRON  
V. 184, P. 338

AKRON CITY CONC. MON. FND. 286.44' FROM SW COR. 0.02' W. (286.43' AKRON)

AKRON CITY CONC. MON. FND. & USED

AKRON CITY CONC. MON. FND. 1730.91' FROM C/L 0.05' S. (1730.79' AKRON)

AKRON CITY CONC. MON. FND. 1358.39' FROM C/L 0.08' S. (1358.30' AKRON)

PARCEL No. 32-702558  
THE CITY OF AKRON  
V. 184, P. 338

PARCEL No. 32-074277  
THOMAS N. & DAWN M. POLITZER  
V. 1155, P. 403  
7.0935 ACRES  
(INCLUDING R/W)

PARCEL No. 32-072600  
ZALE CLEMENTS  
V. 417, P. 78

PARCEL No. 32-074064  
BRENT M. POLITZER  
V. 1001, P. 70

CLARDON-TROY ROAD (S.R. 700) 60' R/W

PATCH ROAD

T.H. 205

P.O.B.

3/4" IRON PIN FND. & USED 0.40' DEEP

3/4" IRON PIN FND. & USED 0.80' DEEP

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3/4" IRON PIN FND. & USED 0.80' DEEP



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Matthew Bryant, P.E.

Vol. 1629 - Pg. 561

## Legal Description Parcel 3

5.0001 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Original Section 12 within said township and is further bounded & described as follows;

Beginning at a 3/4" iron pin found (0.40 feet deep) on the north line of said Section 12 at the centerline intersection of Claridon-Troy Road, A.K.A. S.R. 700 (60 feet wide) and Patch Road;

Thence **South 03° 27' 47" West**, along the centerline of said Claridon-Troy Road, **745.65 feet** to a 3/4" iron pin found at an angle point in said centerline;

Thence **South 03° 41' 46" West**, along the centerline of said Claridon-Troy Road, **348.04 feet** to the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 86° 18' 37" West**, passing over a 5/8" iron pin set at 30.00 feet, **1133.55 feet** to a 5/8" iron pin set;

Course II Thence **South 03° 36' 05" West**, **320.00 feet** to a 5/8" iron pin set;

Course III Thence **North 86° 18' 37" West**, **525.13 feet** to a 5/8" iron pin set;

Course IV Thence **North 03° 36' 05" East**, **350.00 feet** to a 5/8" iron pin set;

Course V Thence **South 86° 18' 37" East**, passing over a 5/8" iron pin set at 1628.74 feet, **1658.74 feet** to a point on the centerline of said Claridon-Troy Road;

Course VI Thence **South 03° 41' 46" West**, along said centerline, **30.00 feet** to the Principal Place of Beginning, and containing 5.0001 Acres (217,804 square feet) of land as surveyed and described in May, 2003, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are based on a survey by the City of Akron.

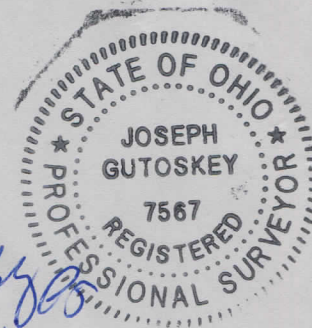
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 5/12/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Deed of Record  
Volume 1090, Page 661

good  
closure

*Joseph Gutoskey*  
5/12/03





**Legal Description**  
**Parcel 4**

5.0001 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Original Section 12 within said township and is further bounded & described as follows;

Beginning at a 3/4" iron pin found (0.40 feet deep) on the north line of said Section 12 at the centerline intersection of Claridon-Troy Road, A.K.A. S.R. 700 (60 feet wide) and Patch Road;

Thence **South 03° 27' 47" West**, along the centerline of said Claridon-Troy Road, **745.65 feet** to a 3/4" iron pin found at an angle point in said centerline;

Thence **South 03° 41' 46" West**, along the centerline of said Claridon-Troy Road, **318.04 feet** to the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 86° 18' 37" West**, passing over a 5/8" iron pin set at 30.00 feet **1822.09 feet** to a 5/8" iron pin set;

Course II Thence **North 03° 36' 05" East**, **410.00 feet** to a 5/8" iron pin set;

Course III Thence **South 86° 18' 37" East**, **429.32 feet** to a 5/8" iron pin set;

Course IV Thence ~~South~~ **03° 36' 05" West**, **380.00 feet** to a 5/8" iron pin set;

Course V Thence ~~South~~ **86° 18' 37" East**, passing over a 5/8" iron pin set at 1362.82 feet, **1392.82 feet** to a point on the centerline of said Claridon-Troy Road;

Course VI Thence **South 03° 41' 46" West**, along said centerline, **30.00 feet** to the Principal Place of Beginning, and containing 5.0001 Acres (217,804 square feet) of land as surveyed and described in May, 2003, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are based on a survey by the City of Akron.

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

Deed of Record  
Volume 1090, Page 661

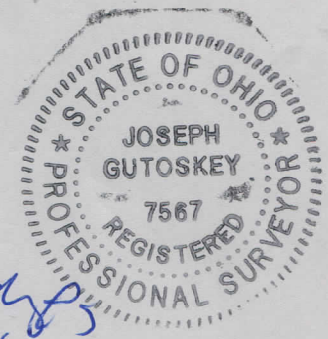
R.S. 511203

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

03-1638  
Page 1 of 1

good  
closure

*Joseph Gutoskey*  
51967





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Matthew Bryant, P.E.

## Legal Description Parcel 5

5.0001 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Original Section 12 within said township and is further bounded & described as follows;

Beginning at a 3/4" iron pin found (0.40 feet deep) on the north line of said Section 12 at the centerline intersection of Claridon-Troy Road, A.K.A. S.R. 700 (60 feet wide) and Patch Road;

Thence **South 03° 27' 47" West**, along the centerline of said Claridon-Troy Road, **745.65 feet** to a 3/4" iron pin found at an angle point in said centerline;

Thence **South 03° 41' 46" West**, along the centerline of said Claridon-Troy Road, **288.04 feet** to the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **North 86° 18' 37" West**, passing over a 5/8" iron pin set at 30.00 feet **1392.82 feet** to a 5/8" iron pin set;
- Course II Thence **North 03° 36' 05" East**, **380.00 feet** to a 5/8" iron pin set;
- Course III Thence **South 86° 18' 37" East**, **502.91 feet** to a 5/8" iron pin set;
- Course IV Thence **South 03° 36' 05" West**, **350.00 feet** to a 5/8" iron pin set;
- Course V Thence **South 86° 18' 37" East**, passing over a 5/8" iron pin set at 859.95 feet, **889.95 feet** to a point on the centerline of said Claridon-Troy Road;
- Course VI Thence **South 03° 41' 46" West**, along said centerline, **30.00 feet** to the Principal Place of Beginning, and containing 5.0001 Acres (217,804 square feet) of land as surveyed and described in May, 2003, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are based on a survey by the City of Akron.

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

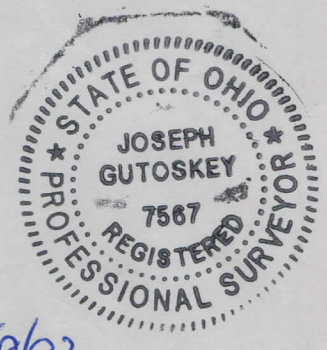
R.S. 5112103

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Deed of Record  
Volume 1090, Page 661

Good  
closure

*Handwritten signature and initials*  
AS 51963





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.  
Matthew Bryant, P.E.

## Legal Description Parcel 6

68.0556 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Original Section 12 within said township and is further bounded & described as follows;

Beginning at a 3/4" iron pin found (0.40 feet deep) on the north line of said Section 12 at the centerline intersection of Claridon-Troy Road, A.K.A. S.R. 700 (60 feet wide) and Patch Road;

Thence **South 03° 27' 47" West**, along the centerline of said Claridon-Troy Road, **745.65 feet** to a 3/4" iron pin found at an angle point in said centerline;

Thence **South 03° 41' 46" West**, along the centerline of said Claridon-Troy Road, **1296.36 feet** to a 3/4" iron pin found (1.0' deep) at an angle point in said centerline;

Thence **South 03° 42' 29" West**, along the centerline of said Claridon-Troy Road, **333.54 feet** to a 3/4" iron pin found (1.0' deep) at an angle point in said centerline;

Thence **South 01° 02' 31" East**, along the centerline of said Claridon-Troy Road, **302.05 feet** to a point at the northeasterly corner of land conveyed to The City of Akron by volume 184, page 338 of Geauga County Deed Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 85° 48' 40" West**, along the northerly line of said City of Akron passing over Akron City's concrete monuments found at 30.13 feet, 1079.34 feet, 1358.39 feet (0.08 feet south), and 1730.91 feet (0.05 feet south), **2260.51 feet** to an Akron City concrete monument found;

Course II Thence **North 03° 25' 49" East**, along the easterly line of said City of Akron passing over Akron City's concrete monuments found at 286.44 feet (0.02 feet west), 608.45 feet (0.03 feet east), 923.10 feet (0.04 feet west), 1322.33 feet (0.15 feet west), and 1765.61 feet (0.04 feet east), **2033.22 feet** to an Akron City concrete monument found at the northeasterly corner of said City of Akron, said point also known as being on the southerly line of land conveyed to Zale Clements by volume 417, page 78 of the Geauga County Deed Records;

Course III Thence **South 86° 18' 37" East**, along the southerly line of said Zale Clements, **1518.48 feet** (witness a 5/8" iron pin found capped Francis 0.24 feet north, 0.45' east) to the northwesterly corner of land conveyed to Brent M. Politzer by volume 1001, page 70 of the Geauga County Deed Records;

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closure

## Legal Description

- Course IV Thence **South 03° 36' 05" West**, along the westerly line of said Brent M. Politzer, **300.00 feet** (witness a 5/8" iron pin found 0.37 feet north, 0.06' west) to the southwesterly corner of said Brent M. Politzer;
- Course V Thence **South 86° 18' 37" East**, along the southerly line of said Brent M. Politzer, passing the right of way line of said Claridon-Troy Road (witness a 3/4" iron pipe found 1.34' south, 0.97' east) at 696.00 feet, **726.00 feet** to a point on the centerline of said Claridon-Troy Road, and the southeasterly corner of said Brent M. Politzer;
- Course VI Thence **South 03° 41' 46" West**, along said centerline, **80.01 feet** to a point;
- Course VII Thence **North 86° 18' 37" West**, passing over a 5/8" iron pin set at 30.00 feet, **889.95 feet** to a 5/8" iron pin set;
- Course VIII Thence **North 03° 36' 05" East**, **350.00 feet** to a 5/8" iron pin set;
- Course IX Thence **North 86° 18' 37" West**, **932.23 feet** to a 5/8" iron pin set;
- Course X Thence **South 03° 36' 05" West**, **410.00 feet** to a 5/8" iron pin set;
- Course XI Thence **South 86° 18' 37" East**, **163.35 feet** to a 5/8" iron pin set;
- Course XII Thence **South 03° 36' 05" West**, **350.00 feet** to a 5/8" iron pin set;
- Course XIII Thence **South 86° 18' 37" East**, **525.13 feet** to a 5/8" iron pin set;
- Course XIV Thence **North 03° 36' 05" East**, **320.00 feet** to a 5/8" iron pin set;
- Course XV Thence **South 86° 18' 37" East**, passing over a 5/8" iron pin set at 1103.55 feet, **1133.55 feet** to a point on the centerline of said Claridon-Troy Road;
- Course XVI Thence **South 03° 41' 46" West**, along said centerline, **442.91 feet** to a point;
- Course XVII Thence **North 85° 16' 24" West**, passing over a 5/8" iron pin set at 30.00 feet, **602.76 feet** to a 5/8" iron pin set;
- Course XVIII Thence **South 01° 25' 26" West**, **403.33 feet** to a 5/8" iron pin set;
- Course XIX Thence **North 88° 34' 34" West**, **614.72 feet** to a 5/8" iron pin set;
- Course XX Thence **North 22° 20' 59" West**, **101.38 feet** to a 5/8" iron pin set;
- Course XXI Thence **South 88° 34' 34" East**, **292.39 feet** to a 5/8" iron pin set;

## Legal Description

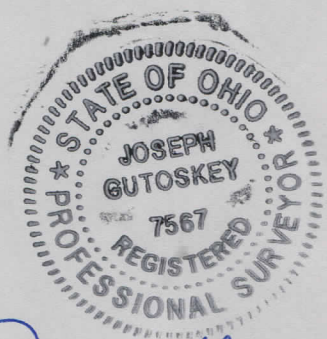
- Course XXII Thence **North 01° 25' 26" East, 354.84 feet** to a 5/8" iron pin set;
- Course XXIII Thence **North 88° 34' 34" West, 501.02 feet** to a 5/8" iron pin set;
- Course XXIV Thence **South 01° 25' 26" West, 354.84 feet** to a 5/8" iron pin set;
- Course XXV Thence **South 88° 34' 34" East, 175.86 feet** to a 5/8" iron pin set;
- Course XXVI Thence **South 22° 20' 59" East, 134.16 feet** to a 5/8" iron pin set at a northwesterly corner of land conveyed to Thomas N. & Dawn M. Politzer by volume 1155, page 403 of Geauga County Deed Records;
- Course XXVII Thence **South 04° 11' 20" West**, along a westerly line of said Politzer, **71.95 feet** to a 5/8" iron pin set;
- Course XXVIII Thence **North 85° 48' 40" West**, along a northerly line of said Politzer, **279.28 feet** to a 5/8" iron pin set at a northwesterly corner of said Politzer;
- Course XXIX Thence **South 04° 11' 20" West**, along a westerly line of said Politzer, **600.00 feet** to a 5/8" iron pin set at a southwesterly corner of said Politzer;
- Course XXX Thence **South 85° 48' 40" East**, along a southerly line of said Politzer, **450.00 feet** to a 5/8" iron pin set at a southeasterly corner of said Politzer;
- Course XXXI Thence **North 04° 11' 20" East**, along an easterly line of said Politzer, **600.00 feet** to a 5/8" iron pin set at a northeasterly corner of said Politzer;
- Course XXXII Thence **North 85° 48' 40" West**, along a northerly line of said Politzer, **140.72 feet** to a 5/8" iron pin set ;
- Course XXXIII Thence **North 04° 11' 20" East**, along an easterly line of said Politzer, **43.37 feet** to a 5/8" iron pin set;
- Course XXXIV Thence **South 88° 34' 34" East**, along a southerly line of said Politzer, **714.99 feet** to a 5/8" iron pin set;
- Course XXXV Thence **North 79° 43' 12" East**, along a southerly line of said Politzer, **178.67 feet** to a 5/8" iron pin set;
- Course XXXVI Thence **South 85° 16' 24" East**, along a southerly line of said Politzer, passing over a 5/8" iron pin set at 271.76 feet, **298.76 feet** to a PK nail set;

Legal Description

- Course XXXVII Thence **South 03° 41' 46" West**, along a westerly line of said Politzer, **95.40 feet** to a PK nail set;
- Course XXXVIII Thence **South 03° 42' 29" West**, along a westerly line of said Politzer, **224.65 feet** to a PK nail set at a southwesterly corner of said Politzer;
- Course XXXIX Thence **South 86° 17' 31" East**, along a southerly line of said Politzer, **3.00 feet** to a point on the centerline of said Claridon-Troy Road and a southeasterly corner of said Politzer;
- Course XXXX Thence **South 03° 42' 29" West**, along said centerline, **108.89 feet** to 3/4" iron pin found at an angle point in said centerline;
- Course XXXXI Thence **South 01° 02' 31" East**, along said centerline, **302.05 feet** to the Principal Place of Beginning, and containing 68.0556 Acres (2,964,502 square feet) of land as surveyed and described in May, 2003, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are based on a survey by the City of Akron.

Deed of Record  
Volume 1090, Page 661

~~SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER~~



*Joseph Gutoskey*  
5/19/03

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
R.S. 5/19/03  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER