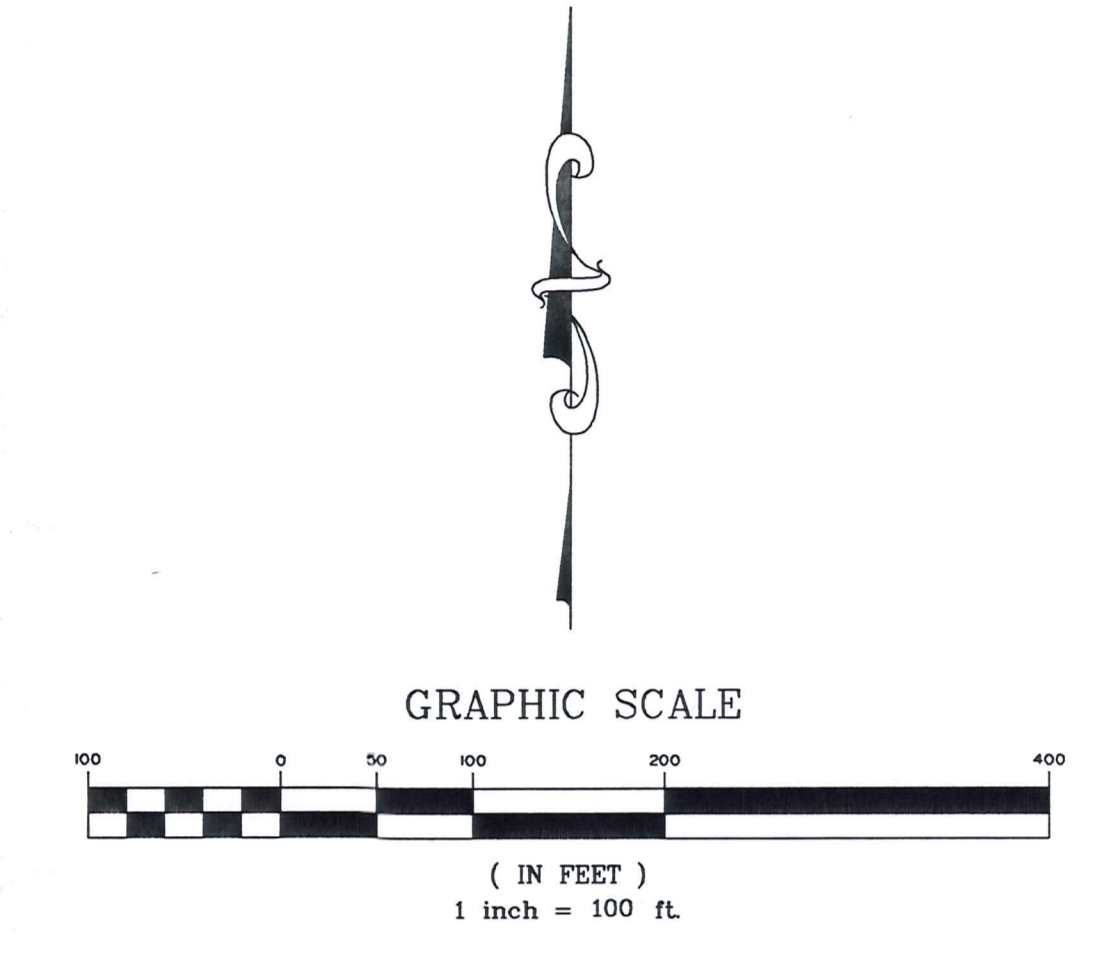


# SURVEY AND LOT SPLIT FOR ELM STREET PROPERTIES

JUNE, 2003  
SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga,  
STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL SECTION 15  
WITHIN SAID TOWNSHIP

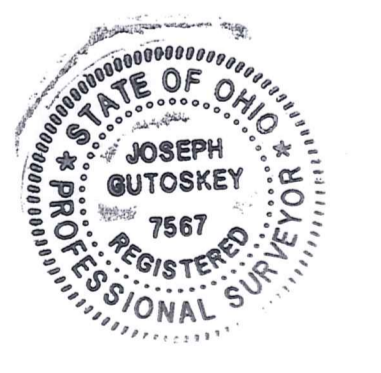
PARCEL No. 32-048600  
RUTH MOLNAR  
V. 884, P. 884



- ⊙ = 5/8" I PIN SET WITH "GUTOSKEY PS 7567" CAP
- = SURVEY MONUMENT FOUND AS NOTED
- OBS = OBSERVED
- REC. & MSD. = RECORD & MEASURED
- P.O.B. = PLACE OF BEGINNING
- P.P.O.B. = PRINCIPAL PLACE OF BEGINNING

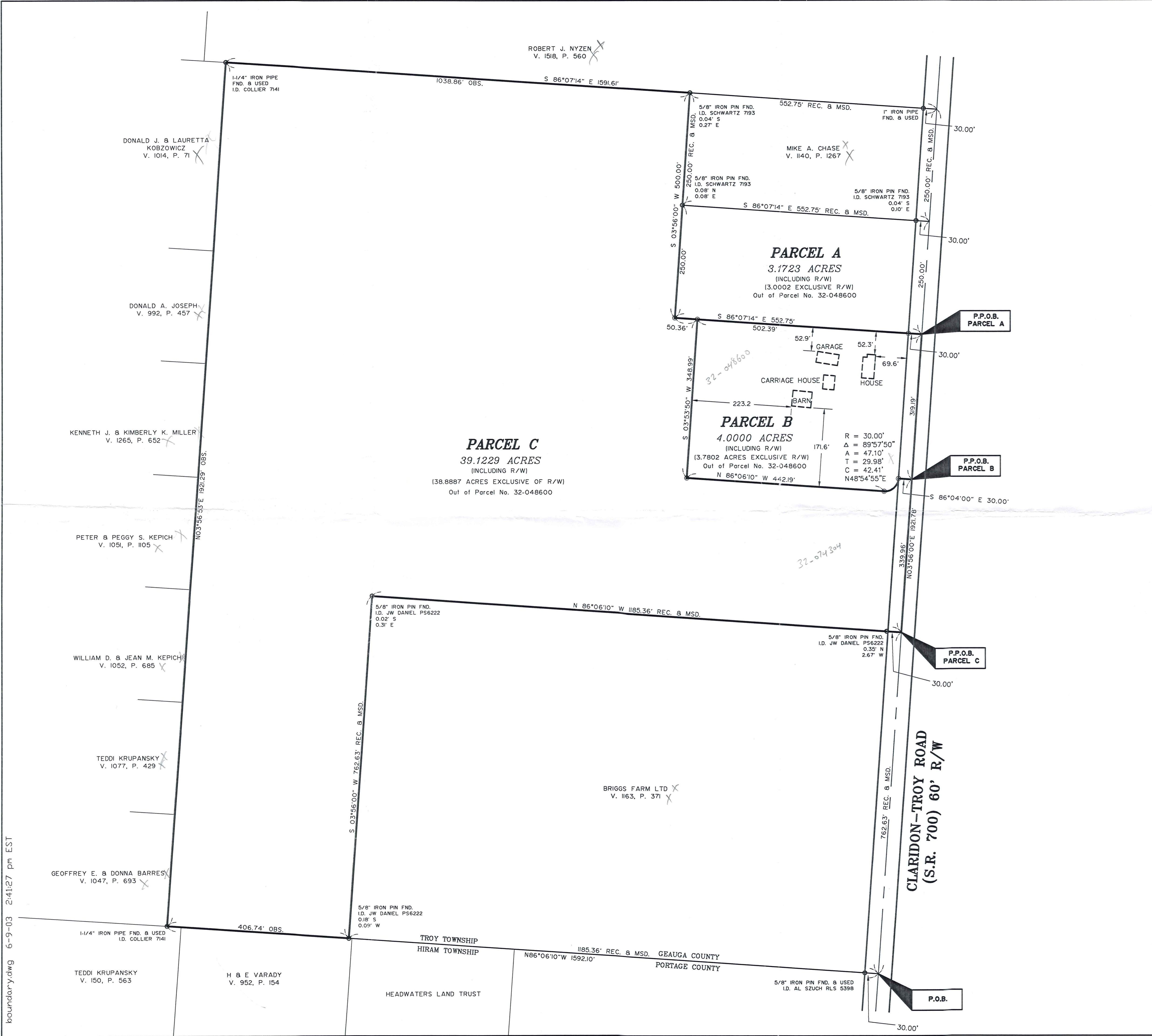
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey* PS  
JOSEPH GUTOSKEY, P.S. No. 7567  
DATE 06/18/03



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
**PAK** 06/18/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
10205 Queens Way, Unit 6 TEL (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176



boundary.dwg 6-9-03 2:41:27 pm EST

TRO-00099

TRO 00099



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Elm Street - Molnar

Picked up 6/16/03

32-074322  
Vol. 1749 Pg. 217

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

Matthew Bryant, P.E.

## Legal Description

Parcel 'A'

3.1723 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 15 and is further bounded and described as follows;

Beginning at a point in the centerline of Claridon-Troy Road (AKA S.R. 700) at the southeast corner of the second parcel of land conveyed to Briggs' Farm, Ltd. by deed recorded in Volume 1163, Page 371 of Geauga County Records, said point being on the south line of said section 15 and the line between Geauga & Portage Counties;

Thence **North 03° 56' 00" East**, along said centerline, **1421.78 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 86° 07' 14" West**, passing over a 5/8" iron pin set at 30.00 feet, **552.75 feet** to a 5/8" iron pin set;

Course II Thence **North 03° 56' 00" East**, **250.00 feet** to a point at the southwest corner of a parcel of land conveyed to Mike A. Chase by deed recorded in Volume 1140 Page 1267 of Geauga County Records, (witness a 5/8" iron pin found 0.08 feet North and 0.08 Feet East, ID Schwartz 7193);

Course III Thence **South 86° 07' 14" East**, along the southerly line of said Chase passing over the westerly right-of-way line of said Claridon-Troy Road at 522.75 feet, (witness a 5/8" iron pin found 0.04 feet South and 0.10 feet East, ID Schwartz 7193), **552.75 feet** to a point on the centerline of said Claridon-Troy Road;

Course IV Thence **South 03° 56' 00" West**, along said centerline, **250.00 feet** to the Principal Place of Beginning and containing 3.1723 Acres of land (3.0002 acres of land excluding the area within the right-of-way of Claridon-Troy Road) as surveyed and described in June, 2003 by Joseph Gutoskey P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

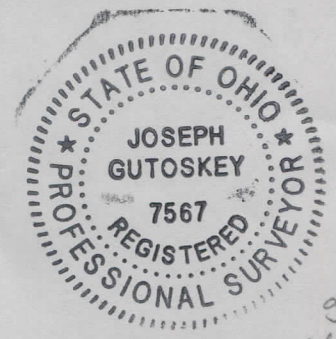
SURVEY PLAT & LEGAL DESCRIPTION Previous Deed Volume 884, Page 884  
APPROVED PER R.C. 315.251

*P.A.K* *06/13/07*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

03-1674 \ June 9, 2003  
Page 1 of 1

*Joseph Gutoskey P.S.*  
*6/16/03*



*good  
closure*



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Matthew Bryant, P.E.

## Legal Description Parcel 'B' 4.0000 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 15 and is further bounded and described as follows;

Beginning at a point in the centerline of Claridon-Troy Road (AKA S.R. 700) at the southeast corner of the second parcel of land conveyed to Briggs' Farm, Ltd. by deed recorded in Volume 1163, Page 371 of Geauga County Records, said point being on the south line of said section 15 and the line between Geauga & Portage Counties;

Thence **North 03° 56' 00" East**, along said centerline, **1102.59 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 86° 04' 00" West, 30.00 feet** to a 5/8" iron pin set at the westerly right-of-way line of said Claridon-Troy Road;

Course II Thence along an arc of a curve deflecting to the right, an arc distance of 47.10 feet to a 5/8" iron pin set at a point of tangency, said curve having a radius of 30.00 feet and a delta of 89°57'50", and a chord which bears **South 48° 54' 55" West, 42.41 feet**;

Course III Thence **North 86° 06' 10" West, 442.19 feet** to a 5/8" iron pin set;

Course IV Thence **North 03° 53' 50" East, 348.99 feet** to a 5/8" iron pin set;

Course V Thence **South 86° 07' 14" East**, passing over a 5/8" iron pin set at 472.39 feet, **502.39 feet** to a point on the centerline of said Claridon-Troy Road;

Course VI Thence **South 03° 56' 00" West**, along said centerline, **319.19 feet** to the Principal Place of Beginning and containing 4.0000 Acres of land (3.7802 acres of land excluding the area within the right-of-way of Claridon-Troy Road) as surveyed and described in June, 2003 by Joseph Gutoskey P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

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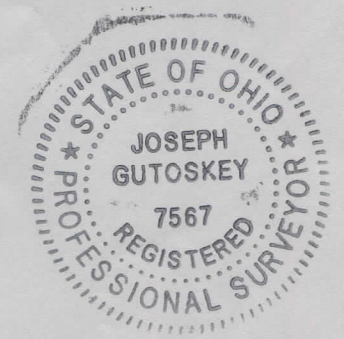
Closed  
Good

03-1674 \ June 9, 2003  
Page 1 of 1

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

P.A.K.  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

06/13/03 6/16/03



TRO 00099

Elm Street - Molnar  
picked up 6/16/03  
32-074304  
VOL. 1749 Pg. 217



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

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

Legal Description  
Parcel 'C'  
39.1229 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 15 and is further bounded and described as follows;

Beginning at a point in the centerline of Claridon-Troy Road (AKA S.R. 700) at the southeast corner of the second parcel of land conveyed to Briggs' Farm, Ltd. by deed recorded in Volume 1163, Page 371 of Geauga County Records, said point being on the south line of said section 15 and the line between Geauga & Portage Counties;

Thence **North 03° 56' 00" East**, along said centerline, **762.63 feet** to a point at the northeast corner of said Briggs' Farm, Ltd. parcel and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 86° 06' 10" West**, along the north line of Briggs' Farm, Ltd. Land and crossing over the westerly right-of-way line of said Claridon-Troy Road at 30.00 feet (witness a 5/8" iron pin found 0.35 feet North and 2.67 feet West, I.D. JW Daniel PS 6222) a total distance of **1185.36 feet** to a point at the northwest corner of said Briggs' Farm Ltd., (witness a 5/8" iron pin found 0.02 feet South and 0.31 feet East, ID JW Daniel, PS 6222);

Course II Thence **South 03° 56' 00" West**, along the west line of said Briggs' Farm, Ltd. parcel, **762.63 feet** to a point at the southwest corner of said Briggs' Farm, Ltd. parcel and in the north line of a parcel of land conveyed to H. & E. Varady by deed recorded in Volume 952, Page 154 of Portage County Records and the County Line, (witness a 5/8" iron pin found 0.18 feet South and 0.09 feet West, ID JW Daniel, PS 6222);

Course III Thence **North 86° 06' 10" West**, along said County Line, the south line of Section 15, the north line of said Varady and the north line of land conveyed to Teddi Krupansky by deed recorded in volume 150, page 563 of Portage County Records, **406.74 feet** to a 1-1/4 " iron pipe found, (ID Collier 7141) at the southeast corner of a parcel of land conveyed to Geoffrey E. & Donna Barres by deed recorded in Volume 1047, Page 693 of Geauga County Records;

Course IV Thence **North 03° 56' 53" East**, along the east line of said Barres and the east line of the following: Teddi Krupansky by deed recorded in Volume 1077, Page 429, William D. & Jean M. Kepich by deed recorded in Volume 1052, Page 685,

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SURVEY PLAT & LEGAL DESCRIPTION  
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*closed good*

Peter & Peggy S. Kepich by deed recorded in Volume 1051, Page 1105, Kenneth J. & Kimberly K. Miller by deed recorded in Volume 1265, Page 652, Donald A. Joseph by deed recorded in Volume 992, Page 457, and Donald J. & Lauretta Kobzowicz by deed recorded in Volume 1014, Page 71 all of Geauga County Records, **1921.29 feet** to a 1-1/4" iron pipe (ID Collier 7141) at the northeast corner of said Kobzowicz parcel and on the south line of a parcel of land conveyed to Robert J. Nyzen by deed recorded in Volume 1518, Page 560 of Geauga County Records;

- Course V Thence **South 86° 07' 14" East**, along said Nyzen's south line, **1038.86 feet** to a point at the northwest corner of a parcel of land conveyed to Mike A. Chase by deed recorded in Volume 1140 Page 1267 of Geauga County Records, (witness a 5/8" iron pin found 0.04 feet South and 0.27 Feet East, ID Schwartz 7193);
- Course VI Thence **South 03° 56' 00" West**, along said Chase's west line and the southerly prolongation thereof, **500.00 feet** to a 5/8" iron pin set;
- Course VII Thence **South 86° 07' 14" East**, **50.36 feet** to a 5/8" iron pin set;
- Course VIII Thence **South 03° 53' 50" West**, **348.99 feet** to a 5/8" iron pin set;
- Course IX Thence **South 86° 06' 10" East**, **442.19 feet** to a 5/8" iron pin set at a point of curvature;
- Course X Thence along an arc of a curve deflecting to the left, an arc distance of 47.10 feet to a 5/8" iron pin set at a point of tangency in the westerly right-of-way line of said Claridon-Troy Road, said curve having a radius of 30.00 feet and a delta of 89°57'50", and a chord which bears **North 48° 54' 55" East**, **42.41 feet**;
- Course XI Thence **South 86° 04' 00" East**, **30.00 feet** to a point in the centerline of said Claridon-Troy Road;
- Course XII Thence **South 03° 56' 00" West**, along said centerline, **339.96 feet** to the Principal Place of Beginning and containing 39.1229 Acres of land (38.8887 acres of land excluding the area within the right-of-way of Claridon-Troy Road) as surveyed and described in June, 2003 by Joseph Gutoskey P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

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*Joseph Gutoskey P.S.*  
*6/11/03*

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*RAK* *06 11 03*

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