



TRO 00176  
TRO 00174

McDougall (08-084)  
picked up 07-23-08



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel 2

12.3711 Acres

12.3252 Acres (exc. R/W)

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 7 and is further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box at the intersection of the centerline of Hoover Road (60 feet wide) and the centerline of Jug Street (60 feet wide);

Thence **North 00°30'00" West**, along the centerline of said Jug Street, **1021.60 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°29'00" West**, along the centerline of said Jug Street, **853.80 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°00'38" West**, along the centerline of said Jug Street, **1044.84 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°01'05" East**, along the centerline of said Jug Street, **601.10 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°28'45" West**, along the centerline of said Jug Street, **885.32 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°47'55" West**, along the centerline of said Jug Street, **66.67 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 89°31'55" West**, **90.16 feet** to 5/8 inch iron pin set (and passing through a 5/8" iron pin set at **30.00 feet** on the westerly right of way line of said Jug Street);

Course II Thence **North 00°28'05" West**, **8.00 feet** to a 5/8 inch iron pin set;

Course III Thence **South 89°31'55" West**, **50.00 feet** to a 5/8 inch iron pin set;

Course IV Thence **South 00°28'05" East**, **8.00 feet** to a 5/8 inch iron pin set;

Course V Thence **South 89°31'55" West**, **1405.68 feet** to a 5/8 inch iron pin set;

- Course VI Thence **South 00°08'48" East, 1577.99 feet** to a 5/8 inch iron pin set in the northerly line of a parcel of land conveyed to Gerald R. and Mary K. Mitchell by deed recorded in Volume 1727, Page 2685 of Geauga County Records;
- Course VII Thence **South 89°35'49" West**, along the northerly line of said Mitchell, **265.29 feet** to a 5/8 inch iron pin set;
- Course VIII Thence **North 00°08'48" West, 1644.35 feet** to a 5/8 inch iron pin set;
- Course IX Thence **North 89°31'55" East, 1810.37 feet** to a point in the centerline of said Jug Street ( and passing over a 5/8 inch iron pin set at **1780.37 feet** in the westerly right of <sup>way</sup> line of said Jug Street);
- Course X Thence **South 00°47'55" East**, along the centerline of said Jug Street, **66.66 feet** to the Principal Place of Beginning and containing 12.3711 Acres (538,884 square feet (12.3252 Acres (536,884 square feet) exclusive of right of way) of land, as surveyed and described in December, 2007 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.

Prior deed of record Volume 1478, Page 284

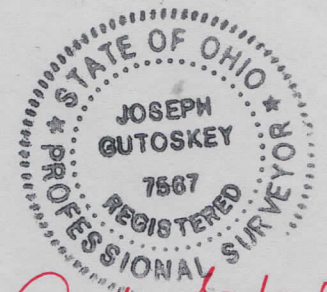
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*R.S.* 07/23/08  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

RECEIVED

*WJ* JUL 23 2008

Gaugua County Engineer



*Joseph Gutoskey PS*  
*7/22/08*



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel 3

11.5810 Acres

11.5351 Acres (exc. R/W)

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 7 and is further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box at the intersection of the centerline of Hoover Road (60 feet wide) and the centerline of Jug Street (60 feet wide);

Thence **North 00°30'00" West**, along the centerline of said Jug Street, **1021.60 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°29'00" West**, along the centerline of said Jug Street, **853.80 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°00'38" West**, along the centerline of said Jug Street, **1044.84 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°01'05" East**, along the centerline of said Jug Street, **601.10 feet** to a 1 inch iron pin found in a monument box at an angle point therein;

Thence **North 00°28'45" West**, along the centerline of said Jug Street, **885.32 feet** to a 1" iron pin found in a monument box at an angle point therein and also being the northeast corner of a parcel of land conveyed to Daniel and Katherine H. Barcikoski by deed recorded in Volume 1822, Page 3362 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 89°31'55" West**, along the northerly line of said Barcikoski's parcel, and the northerly line of a parcel of land conveyed to Barcikoski Farms, LLC by deed recorded in Volume 1832, Page 2393 of Geauga County Records, **1281.30 feet** to a locust post found at the northwest corner of said Barcikoski Farms, LLC, (and passing through a 5/8 inch iron pin found (I.D. Gutoskey, PS 7567) at **30.00 feet** on the westerly right of way line of said Jug Street and a 5/8" iron pin set at **1280.30 feet**);

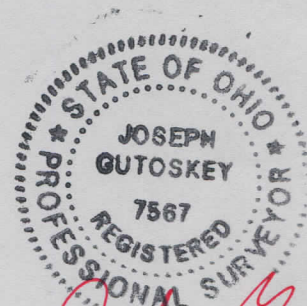
- Course II Thence **South 00°08'48" East**, along the westerly line of said Barcikoski Farm's parcel, (passing over a 5/8" iron pin set at **1.00 feet** and a 2½ " iron pipe found at **1508.99 feet**), **1511.62 feet** to a 5/8 inch iron pin found (I.D. Gutoskey, PS 7567) in the northerly line of a parcel of land conveyed to Gerald R. and Mary K. Mitchell by deed recorded in Volume 1727, Page 2685 of Geauga County Records;
- Course III Thence **South 89°35'49" West**, along the northerly line of said Mitchell's parcel, **265.30 feet** to a 5/8 inch iron pin set;
- Course IV Thence **North 00°08'48" West**, **1577.99 feet** to a 5/8 inch iron pin set;
- Course V Thence **North 89°31'55" East**, **1405.68 feet** to a 5/8 inch iron pin set;
- Course VI Thence **North 00°28'05" West**, **8.00 feet** to a 5/8 inch iron pin set;
- Course VII Thence **North 89°31'55" East**, **50.00 feet** to a 5/8 inch iron pin set;
- Course VIII Thence **South 00°28'05" East**, **8.00 feet** to a 5/8 inch iron pin set;
- Course IX Thence **North 89°31'55" East**, **90.16 feet** to a point in the centerline of said Jug Street (and passing through a 5/8 inch iron pin set at 60.16 feet in the westerly right of way line of said Jug Street);
- Course X Thence **South 00°47'55" East**, along the centerline of said Jug Street, **66.67 feet** to the Principal Place of Beginning and containing 11.5810 Acres (504,469 square feet (11.5351 Acres (502,469 square feet) exclusive of right of way) of land, as surveyed and described in December, 2007 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.

Prior deed of record Volume 1478, Page 284

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

*R.S.* *07/23/08*

OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



*Crash*  
*7/22/08*