

LOT SPLIT FOR JOE McDOUGALL

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION 7 AS RECORDED IN VOLUME 1478, PAGE 0284 OF GEAGA COUNTY RECORDS.

DECEMBER, 2007

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 TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

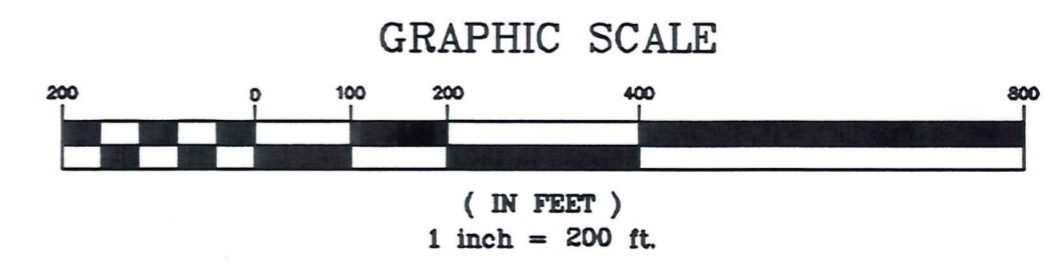
Joseph Gutoskey, P.S. 6/26/08
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



© 5/8" IRON PIN SET, ID. GUTOSKEY PS 7567

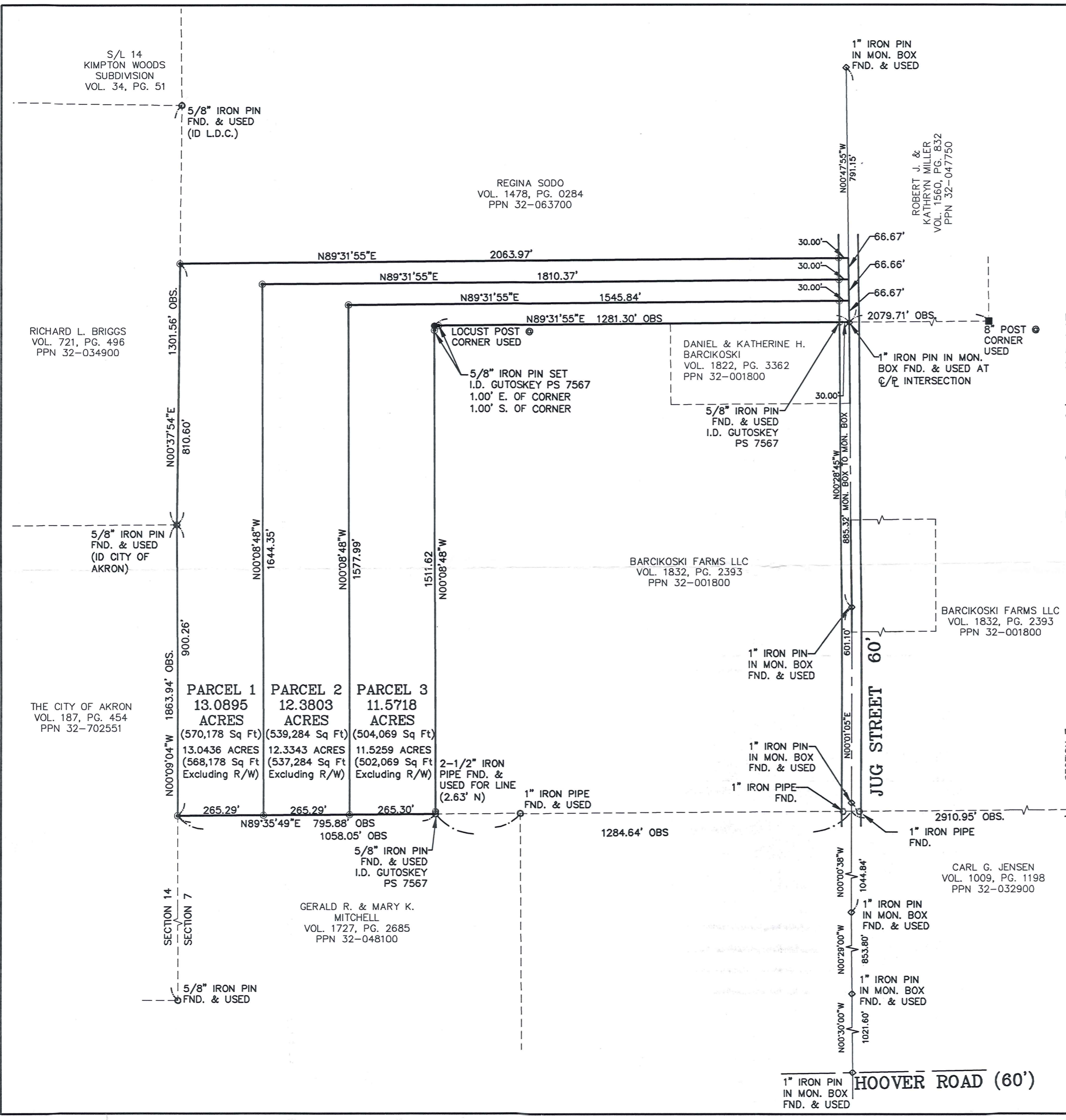
PRIOR DEED OF REFERENCE:
REGINA SODO VOL. 1478, PAGE 284

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAX 6/26/08
OFFICE OF THE
GEAGA COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 MUNN ROAD, SUITE 3 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7178

CONTRACT NO.
07-2327



(120-80)

TRO-00177

TRO 00177

McDougal (08-071)
pick up date
6-26-08



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel 1

13.0895 Acres

13.0436 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, **610.10 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;

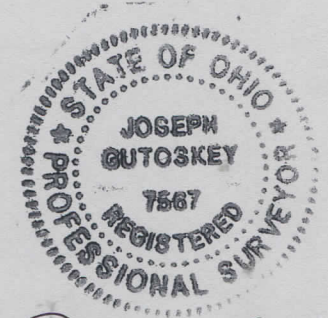
Thence **North 00°47'55" West**, along the centerline of said Jug Street, **133.33 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 89°31'55" West, 1810.37 feet** to 5/8 inch iron pin set (and passing through a 5/8 inch iron pin set at **30.00 feet** on the westerly right of way line of said Jug Street);

Course II Thence **South 00°08'48" East, 1644.35 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 III Thence **South 89°35'49" West**, along the northerly line of said Mitchell, **265.29 feet** to a 5/8 inch iron pin set in the westerly line of a parcel of land conveyed to The City of Akron by deed recorded in Volume 187, Page 454 of Geauga County Records said line further being the East line of said Section 7 and the West line of Section 14;
- Course IV Thence **North 00°09'04" West**, along the westerly line of said Akron's parcel and said Section line, **900.26 feet** to a 5/8 inch iron pin found (I.D. City of Akron) at said Akron's northeast corner and also being the southeast corner of a parcel of land conveyed to Richard L. Briggs by deed recorded in Volume 721, Page 496 of Geauga County Records;
- Course V Thence **North 00°37'54" East**, along the westerly line of said Briggs and said Section line, **810.60 feet** to a 5/8 inch iron pin set;
- Course VI Thence **North 89°31'55" East**, **2063.97 feet** to a point in the centerline of said Jug Street (and passing over a 5/8 inch iron pin set at **2033.97 feet** in the westerly right of line of said Jug Street);
- Course VII Thence **South 00°47'55" East**, along the centerline of said Jug Street, **66.67 feet** to the Principal Place of Beginning and containing 13.0895 Acres (570,178 square feet (13.0436 Acres (568,178 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 Vol. 1478, Page 284



Joseph Gutoskey PS
 6/26/08



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel 2

12.3803 Acres

12.3343 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**, **1545.84 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);

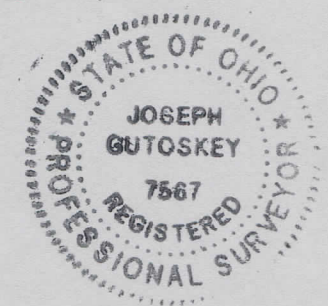
Course II Thence **South 00°08'48" East**, **1577.99 feet** to a 5/8 inch iron pin set in the northerly line of a parcel of land conveyed to Gerald R. and Mary K. Mitchell by deed recorded in Volume 1727, Page 2685 of Geauga County Records;

Course III 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 IV Thence **North 00°08'48" West, 1644.35 feet** to a 5/8 inch iron pin set;
- Course V 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 line of said Jug Street);
- Course VI Thence **South 00°47'55" East**, along the centerline of said Jug Street, **66.66 feet** to the Principal Place of Beginning and containing 12.3803 Acres (539,284 square feet (12.3343 Acres (537,284 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

*Joseph Gutoskey PS
6/27/08*



RECEIVED
 JUN 24 2008
 Geauga County Engineer



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Legal Description

Parcel 3

11.5718 Acres

11.5259 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 northwest 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 northeast 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 easterly 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**, **1545.84 feet** to a point in the centerline of said Jug Street (and passing through a 5/8 inch iron pin set at 1515.84 feet in the westerly right of way line of said Jug Street);
- Course VI Thence **South 00°47'55" East**, along the centerline of said Jug Street, **66.67 feet** to the Principal Place of Beginning and containing 11.5718 Acres (504,069 square feet (11.5259 Acres (502,069 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



Joseph Gutoskey PS
 6/26/08