

# 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  
REVISED 8-18-08

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.

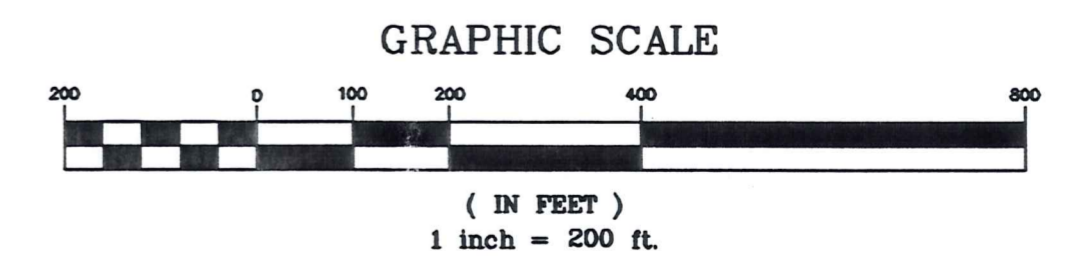
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

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

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

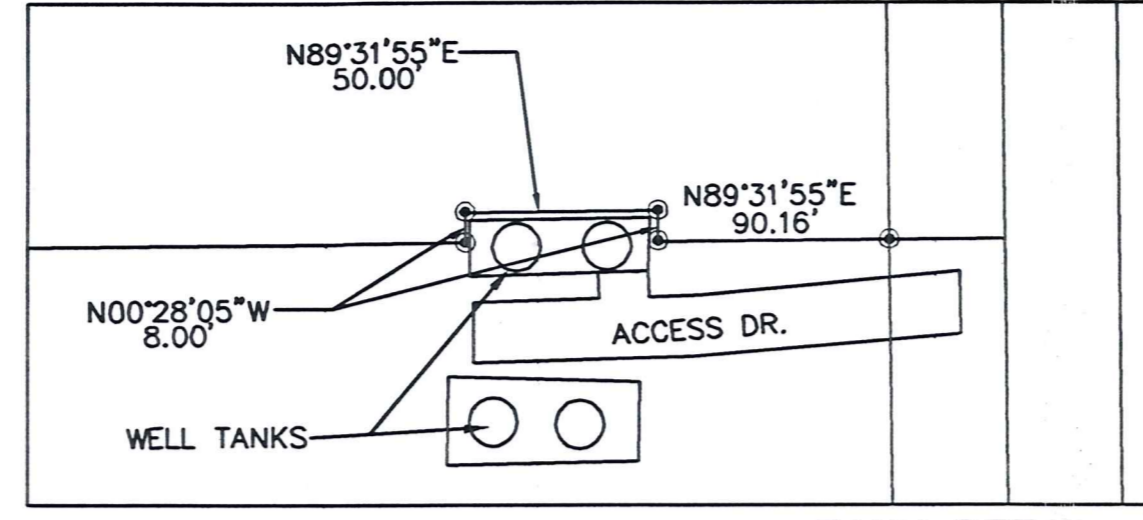
NOTE:  
BLANKET OIL & GAS LEASE  
VOL. 1578 PG. 794

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
**PAK** 8/23/08  
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) 543-7176

CONTRACT NO.  
07-2327



REGINA SODO  
VOL. 1478, PG. 0284  
PPN 32-063700

TANK DETAIL  
SCALE: 1"=100'

ROBERT J. &  
KATHRYN MILLER  
VOL. 1560, PG. 832  
PPN 32-047750

S/L 14  
KIMPTON WOODS  
SUBDIVISION PH.#2  
VOL. 34, PG. 50-51

5/8" IRON PIN  
FND. & USED  
(ID L.D.C.)

RICHARD L. BRIGGS  
VOL. 721, PG. 496  
PPN 32-034900

1301.56' OBS.  
N00°37'54"E  
810.60'

N89°31'55"E  
2063.97'

16.5' AT&T EASEMENT N89°31'55"E 1405.68'  
VOL. 453 PG. 553

SEE TANK DETAIL

DANIEL & KATHERINE H.  
BARCIKOSKI  
VOL. 1822, PG. 3362  
PPN 32-074348

5/8" IRON PIN SET  
I.D. GUTOSKEY PS 7567  
1.00' E. OF CORNER  
1.00' S. OF CORNER

5/8" IRON PIN  
FND. & USED  
I.D. GUTOSKEY  
PS 7567

8" POST  
CORNER  
USED

Q OF EASEMENT  
20' N OF S. P.

GAS WELL

5/8" IRON PIN  
FND. & USED  
(ID CITY OF  
AKRON)

1577.99'  
N00°08'48"W  
9.6114  
AC.

AREA  
EXCL. OF  
R/W &  
ACCESS  
STRIP  
9.6114  
AC.

BARCIKOSKI FARMS LLC  
VOL. 1832, PG. 2393  
PPN 32-001800

BARCIKOSKI FARMS LLC  
VOL. 1832, PG. 2393  
PPN 32-001800

1" IRON PIN  
IN MON. BOX  
FND. & USED

THE CITY OF AKRON  
VOL. 187, PG. 454  
PPN 32-702551

PARCEL 1  
25.4606  
ACRES  
(1,109,062 Sq Ft)  
25.3687 ACRES  
(1,105,062 Sq Ft  
Excluding R/W)

PARCEL 2  
11.5810  
ACRES  
(504,469 Sq Ft)  
11.5351 ACRES  
(502,469 Sq Ft  
Excluding R/W)

2-1/2" IRON  
PIPE FND. &  
USED FOR LINE  
(2.63' N)

1" IRON PIPE  
FND. & USED

1" IRON PIN  
IN MON. BOX  
FND. & USED

1" IRON PIPE  
FND.

JUG STREET 60'

2910.95' OBS.  
1" IRON PIPE  
FND.

SECTION 7  
SECTION 4

8" POST  
CORNER  
USED

1863.94' OBS.  
N00°09'04"W  
900.26'

530.58'  
N89°35'49"E  
795.88' OBS  
1058.05' OBS

5/8" IRON PIN  
FND. & USED  
I.D. GUTOSKEY  
PS 7567

GERALD R. & MARY K.  
MITCHELL  
VOL. 1727, PG. 2685  
PPN 32-048100

727.05'  
S00°21'55"E

1284.64' OBS

CARL G. JENSEN JR., ET. AL.  
VOL. 1009, PG. 1198  
PPN 32-032900

1" IRON PIN  
IN MON. BOX  
FND. & USED

1" IRON PIN  
IN MON. BOX  
FND. & USED

1" IRON PIN  
IN MON. BOX  
FND. & USED

1" IRON PIN  
IN MON. BOX  
FND. & USED

1" IRON PIN  
IN MON. BOX  
FND. & USED  
HOOVER ROAD (60')

TRO 00186

TRO 00186

mc Dougal (08-096)  
pick up date  
8-22-03



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

32-074364

Vol. 1849-Pg. 2119

## Legal Description

Parcel 1

25.4606 Acres

25.3687 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;

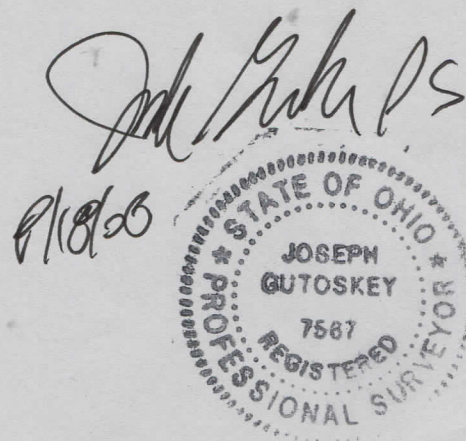
Course V Thence **South 89°31'55" West**, **1405.68 feet** to a 5/8 inch iron pin set;

- 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, **530.58 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 VIII 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 VIII 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 X 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 XI Thence **South 00°47'55" East**, along the centerline of said Jug Street, **133.33 feet** to the Principal Place of Beginning and containing 25.4606 Acres (1,109,062 square feet (25.3687 Acres (1,105,062 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

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

PAK 8/22/08  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

## Legal Description

Parcel 2

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**);

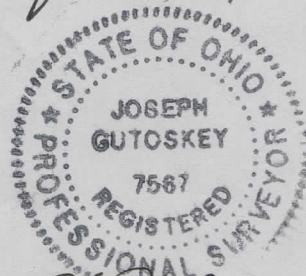
- Course II Thence **South 00°08'48" East**, along the westerly line of said Barcikoski Farm's parcel, (passing over a 5/8" iron pin set at **1.00 feet** and a 2½ " iron pipe found at **1508.99 feet**), **1511.62 feet** to a 5/8 inch iron pin found (I.D. Gutoskey, PS 7567) in the northerly line of a 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

PAK 8/25/08  
 OFFICE OF THE  
 GEAUGA COUNTY ENGINEER

*Joseph Gutoskey PS*



*8/18/08*