

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 1849, PAGE 2119 & 2124 OF GEauga COUNTY RECORDS.

DECEMBER, 2007
REVISED 7-30-09

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 PS 9/29/09
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



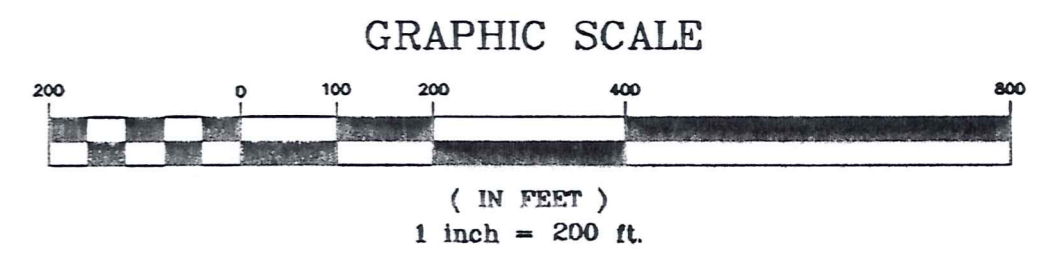
© 5/8" IRON PIN SET, ID. GUTOSKEY PS 7567

PRIOR DEED OF REFERENCE:

REGINA SODO VOL. 1478, PAGE 284

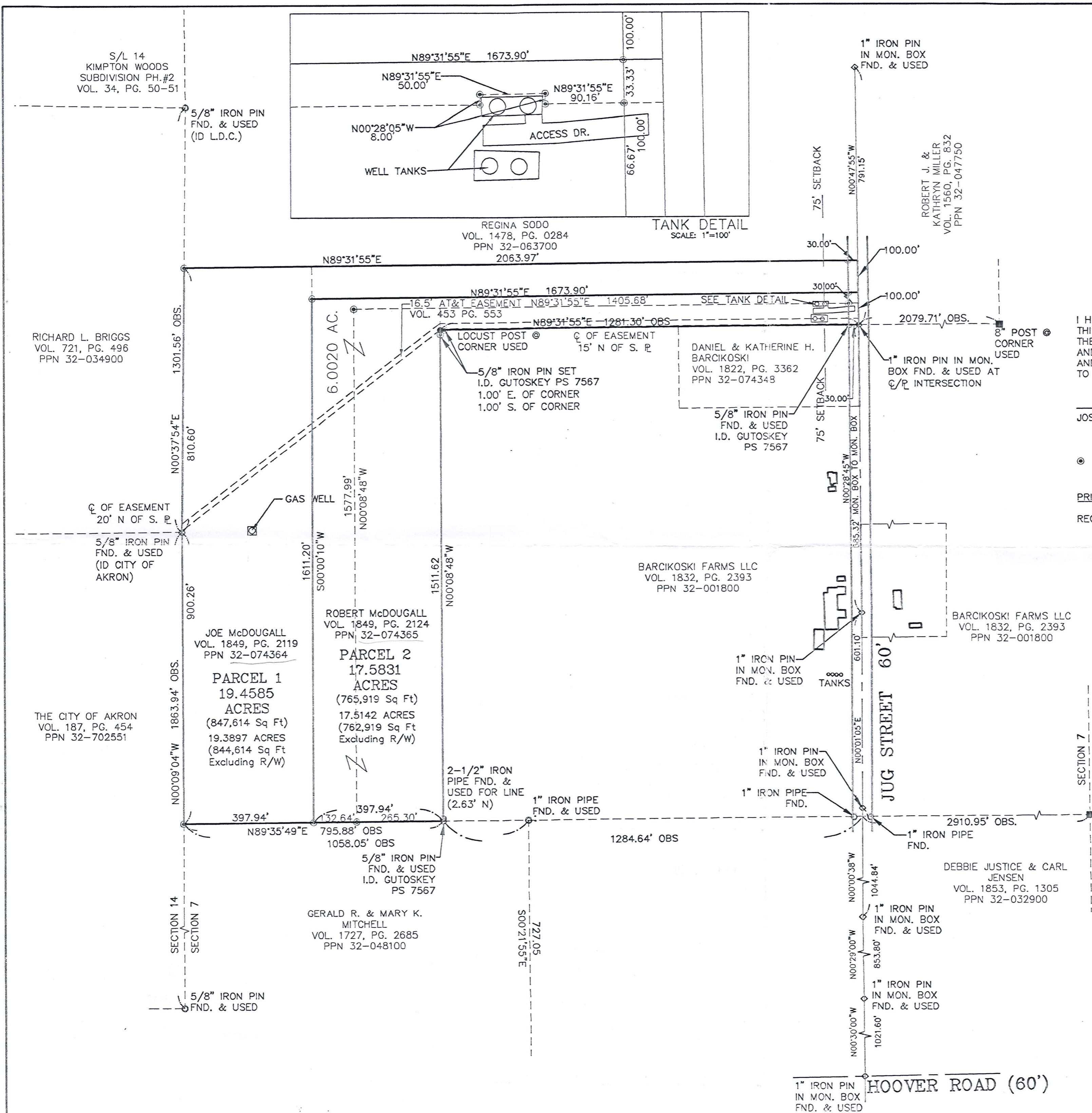
NOTE:
BLANKET OIL & GAS LEASE
VOL. 1578 PG. 794

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 10/25/09
OFFICE OF THE
GEauga COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 MUNN ROAD, SUITE 3 TEL (440) 548-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 548-7178

CONTRACT NO.
07-2327



TRO 00191
TRO 00191

(TRO 00191)

McDougall (09-073)
Picked up 10-05-09
32-074370
Vol. 1870 - Pg. 3254

Legal Description

Parcel to be conveyed to Robert McDougal
6.0020 Acres

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 at a northeasterly corner a parcel of land conveyed to Robert McDougal by deed recorded in Volume 1849, Page 2124 of Geauga County Records and being 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 Robert McDougal, **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);

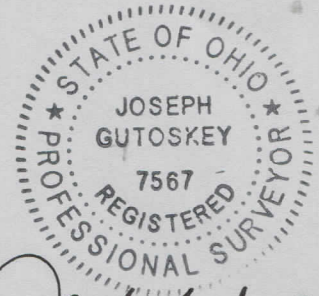
Course II Thence **North 00°28'05" West**, along an easterly line of said Robert McDougal, **8.00 feet** to a 5/8 inch iron pin set;

Course III Thence **South 89°31'55" West**, along the northerly line of said Robert McDougal, **50.00 feet** to a 5/8 inch iron pin set;

- Course IV Thence **South 00°28'05" East**, along a westerly line of said Robert McDougal, **8.00 feet** to a 5/8 inch iron pin set;
- Course V Thence **South 89°31'55" West**, along the northerly line of said Robert McDougal, **1405.68 feet** to a 5/8 inch iron pin set at the northwesterly corner of said Robert McDougal;
- Course VI Thence **South 00°08'48" East**, along a westerly line of said Robert McDougal, **1577.99 feet** to a 5/8 inch iron pin set at a southwesterly corner of said Robert McDougal and 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, **132.64 feet** to a 5/8 inch iron pin set;
- Course VIII Thence **North 00°00'10" East**, **1611.20 feet** to a 5/8 inch iron pin set;
- Course X Thence **North 89°31'55" East**, **1673.90 feet** to a point in the centerline of said Jug Street (and passing over a 5/8 inch iron pin set at **1643.90 feet** in the westerly right of way line of said Jug Street);
- Course XI Thence **South 00°47'55" East**, along the centerline of said Jug Street, **33.33 feet** to the Principal Place of Beginning and containing 6.0020 Acres (261,449 square feet) of land, as surveyed and described in July, 2009 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 1849, Page 2119

GUTOSKEY AND ASSOCIATES, INC
 17078 MUNN ROAD, #1
 CHAGRIN FALLS, OHIO 44023
 440-543-6900



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

R.S. 10/05/09
 OFFICE OF THE Revised
 GEauga COUNTY ENGINEER

Joseph Gutoskey PS
9/29/09

Legal Description

Parcel 2

17.5831 Acres

17.5142 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;

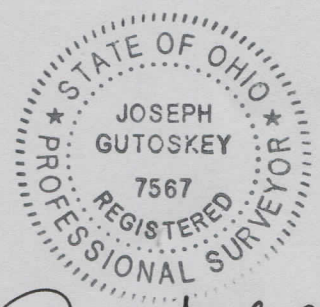
Thence **North 00°28'45" West**, along the centerline of said Jug Street, **885.32 feet** to a 1" iron pin found in a monument box at an angle point therein and also being the northeast corner of a parcel of land conveyed to Daniel and Katherine H. Barcikoski by deed recorded in Volume 1822, Page 3362 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, **397.94 feet** to a 5/8 inch iron pin set;
- Course IV Thence **North 00°00'10" East**, **1611.20 feet** to a 5/8 inch iron pin set;
- Course V Thence **North 89°31'55" East**, **1673.90 feet** to a point in the centerline of said Jug Street (and passing through a 5/8 inch iron pin set at 1643.90 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, **100.00 feet** to the Principal Place of Beginning and containing 17.5831 Acres (765,919 square feet (17.5142 Acres (762,919 square feet) exclusive of right of way) of land, as surveyed and described in July, 2009 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 1849, Page 2119 (6.0020 Acres)
 Prior deed of record Volume 1849, Page 2124 (11.5811 Acres)

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Joseph Gutoskey PS
 9/29/09

Legal Description

Parcel 1

19.4585 Acres

19.3897 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, **100.00 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

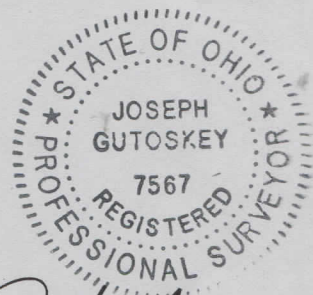
Course I Thence **South 89°31'55" West**, **1673.90 feet** to 5/8 inch iron pin set (and passing through a 5/8" iron pin set at **30.00 feet** on the westerly right of way line of said Jug Street);

Course II Thence **South 00°00'10" West**, **1611.20 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, **397.94 feet** to a 5/8 inch iron pin set in the easterly 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 easterly 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**, along the southerly line of Regina Sodo (Volume 1478, Page 0284) as now exists after transfer of parcels to Joe McDougal (Volume 1849, Page 2119) and Robert McDougal (Volume 1849, Page 2124), **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, **100.00 feet** to the Principal Place of Beginning and containing 19.4585 Acres (847,614 square feet (19.3897Acres (844,614 square feet) exclusive of right of way) of land, as surveyed and described in July, 2009 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 1849 Page 2119

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