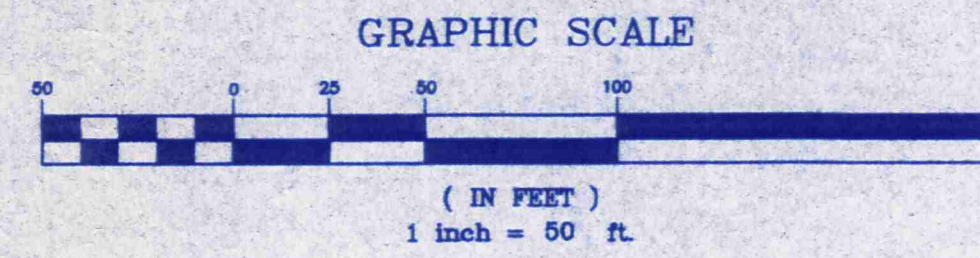


# Plat Of Consolidation

For Scott A. Bayus

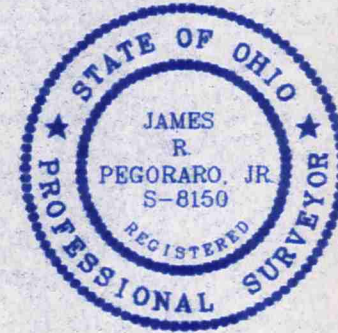
Situated in the Township of Auburn, County of Geauga and State of Ohio, Known as being part of Original Township Lot 6, Section 3 of Tract 2.

June, 2002 - 1"=50'



I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to the centline bearing of Wing Road of deed recorded in Volume 1483, page 72 of Geauga County Official Records. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

*James R. Pagoraro, Jr.*  
James R. Pagoraro, Jr., P.S. #8150  
7-17-02



All Pins Set are 5/8" x 30" Rebar with Yellow Cap Stamped "LDC, Inc."

Now or Formerly:  
K. Coulter  
Vol. 909-80

Now or Formerly:  
T. Antonaklas  
Vol. 1037-607

Timothy A. & Patricia S. Martell  
Vol. 1051-987  
Prcl #01-035600

Scott A. Bayus  
Vol. 1483-072  
Prcl #01-117233

4.7234 Acres Total  
(205,751 sq.ft.)

4.0981 Acres Exc. R/W  
(178,511 sq.ft.)

Scott A. Bayus  
Vol. 1483-072  
Prcl #01-048600

P.C. R/W Mon  
Fnd./ Broken

Longview Trail 60'

S/L 11  
Longview Farms Subd. #1  
Vol. 12, Pg. 63

Now or Formerly:  
H. & A. Fredrick  
Vol. 226-516

1" L.Pipe Fd.  
(28.90' Off C/L)

Now or Formerly:  
H. & M. Resler

1" L.Pipe Fd.  
(30.05' Off C/L)

S/L 10  
Longview Farms Subd. #1  
Vol. 12, Pg. 63

Washington Street 60' (and Varies)

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 7/14/02  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

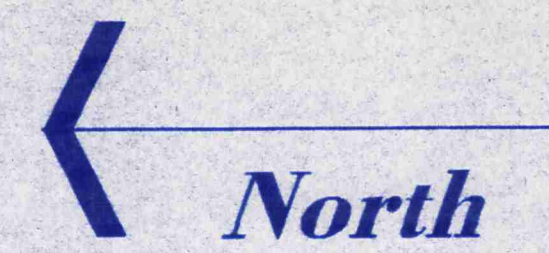
Auburn Township - Geauga County

DATE	July 16, 2002
SCALE: HOR.	1"=50'
VERT.	
FILENAME	Survey
PROJECT	UP
DATE	
SCALE	
FILENAME	
PROJECT	
DATE	
SCALE	
FILENAME	
PROJECT	

Plat of Survey For Scott Bayus

REV. No.	DATE	BY	CHK'D

SHEET 1 OF 1  
CONTRACT No. Bayus1-0201



Now or Formerly:  
J. & D. Secolle  
Vol. 1043-317

Joel J. & Linda M. Cook  
Vol. 667-501  
Prcl #01-117232

501.16' Act. 501.22' Deed  
N 89°47'20" E

296.76' Act. 296.67' Deed

S 00°25'47" W 583.50' Act. 583.56' Deed

S 00°25'47" W 583.52' Act. 583.56' Deed

S 00°30'40" W 300.00' Deed & Msd.

242.44' Act. 242.29' Deed

283.49' Act. 283.51' Deed

300.00' Deed & Msd.

N 00°30'40" E (Deed Bearing & Usd.)

Swamp

Wing Road 60'

5/8" L.Pin Fd. & Usd.

5/8" L.Pin Fd. Usd. For Line West (0.85' W.)

5/8" L.Pin Fd. W/ Disk (0.06' E, 0.16' S.)  
3/4" L.Pin Fd. 7' High (2.24' W., 7.00' S.)

3/4" L.Pin Fd. (0.36' E, 0.22' N.)

5/8" L.Pin Fd. Usd. For Line (0.10' E.)

5/8" L.Pin Fd. Usd. (0.28' E, 0.22' N.)

5/8" L.Pin W/ Disk Fnd. & Usd.

178.00' Deed & Msd. N 84°01'46" W

179.27' Deed / 179.66' Act. 354.65' Act. 354.27' Deed.

150.00' Deed & Msd.

121.30'

30.14'

30.14'

40.00'

503.83' Act. 503.77' Deed

353.83' Act. 353.77' Deed

150.00' Deed & Msd.

150.00' Deed & Msd.

150.00' Deed & Msd.

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178.00' Deed & Msd. N 84°01'46" W

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178.00' Deed & Msd. N 84°01'46" W

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121.30'

30.14'

30.14'

40.00'



**MENTOR** • 8585 East Avenue • Mentor, Ohio 44060  
PHONE: (440) 255-8463 • 354-6938 • 951-LAND • FAX: (440) 255-9575

**AVON** • 1471 Lear Industrial Park • Avon, Ohio 44011  
PHONE: (440) 937-5601 • 937-5602 • FAX: (440) 937-5603

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

JULY 17, 2002

R.S. 7/24/02  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER

**LEGAL DESCRIPTION  
4.7234 ACRE PARCEL**

Situated in the Township of Auburn, County of Geauga, and State of Ohio, known as being part of Original Township Lot 6, Section 3 of Tract 2, further known as being a consolidation of lands conveyed to Scott A. Bayus by deed recorded in Volume 1483, Page 072 of Geauga County Official Records (Parcel #01-048600) and (Parcel #01-117233):

Beginning at a 5/8 inch iron pin set at the intersection of northerly sideline of Washington Street (60 feet wide and varies) with the westerly line of land conveyed to Timothy A. and Patricia S. Martell by deed recorded in Volume 1051, Page 987 of Geauga County Official Records (Parcel #01-035600), said point being North 84°01'46" West, 121.30 feet along said sideline from a concrete right-of-way marker;

- COURSE I            Thence South 00°25'47" West, along said Martell's westerly line, 30.14 feet to a point in the centerline of said Washington Street;
- COURSE II           Thence North 84°01'46" West, along said centerline, 354.66 feet to its intersection with the centerline of Wing Road (60 feet wide);
- COURSE III          Thence North 00°30'40" East, along centerline of Wing Road, 583.49 feet to the southwesterly corner of land conveyed to Joel J. and Linda M. Cook by deed recorded in Volume 667, Page 501 of Geauga County Official Records (Parcel #01-117232);
- COURSE IV          Thence South 84°01'19" East, along said Cook's southerly line, passing through a 5/8 inch iron pin found at 30.24 feet, a total distance of 353.83 feet to the northwesterly corner of land so conveyed to Martell (witness a 5/8 inch iron pin found with disk 0.06 feet East/0.16 feet South);
- COURSE V           Thence South 00°25'47" West, along said westerly line of Martell, 553.38 feet to the Place of Beginning and containing 4.7234 acres (205,751 square feet) of land of which 4.0981 acres (178,571 square feet) lie outside the right-of-way of Washington Street and Wing Road, according to a survey done in June, 2002 by James R. Pegoraro, Jr., P.S. No. 8150 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to the centerline of Wing Road per deed of Scott A. Bayus. Pin set is 5/8 inch x 30 inch iron rebar with yellow cap stamped "LDC, INC."

f:\bayus1\0201\word\legal\071702a.wpd