

# PLAT OF SURVEY, LOT SPLIT, & CONSOLIDATION

FOR

## GOTTSCHALK INDUSTRIAL LTD.

JANUARY, 2004

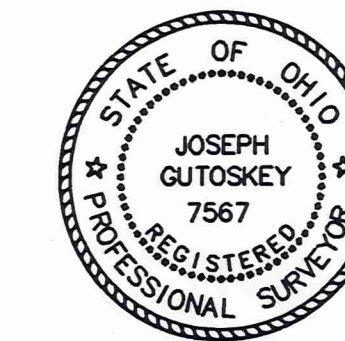
AUB 00097

STAFFORD ROAD (60' WIDE)

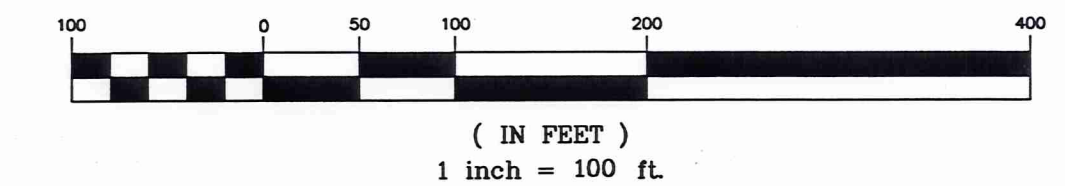
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT No. 3, SECTION No. 3, TRACT No. 1.

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 BASED ON 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*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



GRAPHIC SCALE



- ⊙ = 5/8" IRON PIN FOUND, ID "GUTOSKEY P.S. 7567"
- = IRON PIPE OR PIN FOUND AS NOTED
- = 1" IRON PIN IN MON. BOX FOUND AND USED UNLESS OTHERWISE NOTED
- ( ) = RECORD INFORMATION

**GUTOSKEY & ASSOCIATES INC.**

Civil Engineers and Surveyors

10205 QUEENS WAY #6 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

REFERENCE DOCUMENTS

- ① = GEAUGA COUNTY HIGHWAY MAP OF MUNN ROAD - C.H. 32
- ② = DEED VOLUME 1383, PAGE 532, GEAUGA COUNTY DEED RECORDS
- ③ = DEED VOLUME 821, PAGE 423, GEAUGA COUNTY DEED RECORDS
- ④ = DEED VOLUME 670, PAGE 1223, GEAUGA COUNTY DEED RECORDS
- ⑤ = DEED VOLUME 611, PAGE 768, GEAUGA COUNTY DEED RECORDS  
DEED VOLUME 1495, PAGE 1013, GEAUGA COUNTY DEED RECORDS

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

*R.S. 2/4/04*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

METRO MACHINE & TOOL CO., INC.  
VOL. 509, PG. 661  
P.P.N. 01-072400

THE JOHNSON PLASTIC CO.  
VOL. 821, PG. 423  
P.P.N. 01-051250

3/4" IRON PIPE 6" BELOW  
FOUND AND USED  
FOR LINE AT 40.22'

5/8" IRON PIN FOUND  
0.080' SOUTH & 0.12' EAST

5/8" IRON PIN  
FOUND ONLINE

CORNER FALLS IN CREEK  
(PIN NOT SET)  
(WEST BRANCH OF BRIDGE CREEK)

SPEED SELECTOR INC.  
VOL. 920, PG. 149  
P.P.N. 01-082650

5/8" IRON  
PIN FOUND  
0.05' SOUTH  
& 0.26' EAST

GOTTSCHALK INDUSTRIAL LTD.  
VOL. 1495, PG. 1013  
P.P.N. 01-118690

JOHN M. HERRIGAN  
VOL. 670, PG. 1223  
P.P.N. 01-048400

CORNER FALLS IN LAKE  
(PIN NOT SET)

JOHN M. HERRIGAN  
VOL. 670, PG. 1223  
P.P.N. 01-048300

3/4" IRON  
PIN SET

3/4" IRON  
PIN SET

PARCEL B  
1,989,787 S.F.  
45.6792 AC.  
(INCLUDING R/W)  
GOTTSCHALK INDUSTRIAL LTD.  
VOL. 1383, PG. 532  
P.P.N. 01-048500

PARCEL C  
87,120.6 S.F.  
2.0000 AC.  
(TO BE CONVEYED TO  
GOTTSCHALK INDUSTRIAL LTD.)

PARCEL A  
130,690 S.F.  
3.0002 AC.  
(INCLUDING R/W)

METRO MACHINE & TOOL CO., INC.  
VOL. 443, PG. 949  
P.P.N. 01-072200

3/4" IRON PIPE  
15" ABOVE  
FOUND AND USED

1" IRON PIPE 3" ABOVE  
HELD FOR LINE

1/2" IRON PIN  
(I.D. F.P.S.)  
FOUND BENT  
0.12' S.  
0.15' W.

AUBURN INDUSTRIAL PARK PARTNERSHIP  
VOL. 647, PG. 663  
P.P.N. 01-002181

KEVIN J. FINNERTY  
VOL. 1404, PG. 549  
P.P.N. 01-088700





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Gottschalk  
picked up 2-19-04  
01-048300  
Vol. 1719-Pg. 506

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

Matthew Bryant, P.E.

AUB  
00097

## Legal Description

Parcel "A"

3.0002 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 3, Section No. 3, Tract No. 1 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Munn Road (variable width) and Stafford Road (60 feet wide);

Thence **South 04° 43' 00" West**, along the centerline of Munn Road, **2113.48 feet** to a point at the southeast corner of a parcel of land (#01-048400) conveyed to John M. Horrigan by deed recorded in Volume 670, Page 1223 of Geauga County Deed Records, said point being the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing along said centerline **South 04° 43' 00" West, 47.08 feet** to a 1" iron pin found in a monument box at an angle point in said Munn Road;

Course II Thence **South 04° 40' 08" West**, along said centerline **162.92 feet** to a point at the northeast corner of a parcel of land conveyed to Gottschalk Industrial, Ltd. by deed recorded in Volume 1383, Page 532 of Geauga County Deed Records, being parcel #01-048500;

Course III Thence **North 85° 17' 00" West**, along a northerly line of said Gottschalk parcel (and passing through a 5/8" iron pin found (I.D. Gutoskey, PS 7567) at 40.00 feet), **622.42 feet** to a 3/4" iron pin set;

Course IV Thence **North 04° 43' 00" East, 210.00 feet** to 3/4" iron pin set (in a southerly line of said Gottschalk parcel #01-048500);

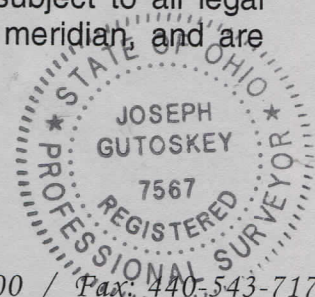
Course V Thence **South 85° 17' 00" East** along a southerly line of said Gottschalk, along the south line of a parcel of land conveyed to said Gottschalk by deed recorded in Volume 1495, Page 1013 of Geauga County Records, and the south line of said Horrigan parcel (#01-048400) (and passing over a 3/4" iron pin set at 582.28 feet), **622.28 feet** to the centerline of said Munn Road and the Principal Place of Beginning and containing 3.0002 Acres (130,690 square feet) of land as surveyed and described in January, 2004 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.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 2-14-04  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

Previous recording Volume 670 Page 1223

01-196  
Page 1 of 1

*Matthew Bryant PS 2/14/04*







# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

## Legal Description

Parcel "B"

45.6792 Acres

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

Matthew Bryant, P.E.

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 3, Section No. 3, Tract No. 1 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Munn Road (variable width) and Stafford Road (60 feet wide);

Thence **South 04° 43' 00" West**, along the centerline of Munn Road, **2160.56 feet** to a 1" iron pin found in a monument box at an angle point in said Munn Road;

Thence **South 04° 40' 08" West**, along the centerline of said Munn Road, **162.92 feet** to a point at the southeast corner of a parcel of land (#01-048300) conveyed to John M. Horrigan by deed recorded in Volume 670, Page 1223 of Geauga County Deed Records, said point being the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing along said centerline **South 04° 40' 08" West, 220.17 feet** to a 1" iron pin found in a monument box at an angle point in said Munn Road;

Course II Thence **South 05° 22' 13" West**, along said centerline **281.84 feet** to a point at the northeast corner of a parcel of land conveyed to Kevin J. Finnerty by deed recorded in Volume 1404, Page 549 of Geauga County Deed Records being parcel #01-088700;

Course III Thence **North 86° 14' 54" West**, along the northerly line of said Finnerty and the northerly line of a parcel of land conveyed to Auburn Industrial Park Partnership by deed recorded in Volume 647, Page 663 of Geauga County Deed Records, (witness a 1/2" iron pin found (I.D. F.P.S.), 0.12 feet south and 0.15 feet west of said northerly lines intersection with the west line of said Munn Road 40 feet from said centerline), **1833.05 feet** to a 3/4" iron pipe found at the southeast corner of a parcel of land conveyed to Metro Machine and Tool Co., Inc. by deed recorded in Volume 443, Page 949 of Geauga County Deed Records (parcel #01-072200);

Course IV Thence **North 05° 22' 59" East** along said Metro Machine's east line, **1399.20 feet** to a 1" iron pipe found at the southwest corner of a parcel of land conveyed to said Metro Machine by deed recorded in Volume 509, Page 661 of Geauga County Deed Records (parcel #01-072400);

RECORDED  
FEB 04 2004  
GEAUGA COUNTY  
ENGINEERS

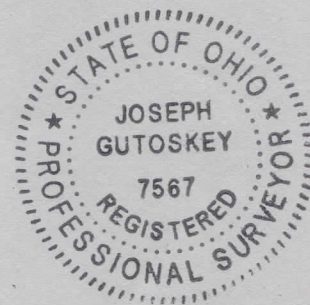


Legal Description

- Course V Thence **South 86° 03' 01" East**, along said Metro Machine's south line and the south line of a parcel of land conveyed to The Johnson Plastic Co. by deed recorded in Volume 821, Page 423 of Geauga County Deed Records, **1083.98 feet** to a point in the West Branch of Bridge Creek (witness a 5/8" iron pin found (I.D. Gutoskey, PS 7567) at **South 86° 03' 01" East, 100.00 feet**) said point being the northwest corner of a parcel of land conveyed to Gottschalk Industrial, Ltd. by deed recorded in Volume 1495, Page 1013 of Geauga County Deed Records;
- Course VI Thence **South 11° 52' 52" East**, along said Gottschalk's westerly line, **699.92 feet** to a 3/4" iron pin set in the north line of said Horrigan;
- Course VII Thence **North 85° 17' 00" West**, along said Horrigan's north line, **86.68 feet** to a 3/4" iron pin set;
- Course VIII Thence **South 04° 43' 00" West, 210.00 feet** to a 3/4" iron pin set in the south line of said Horrigan;
- Course IX Thence **South 85° 17' 00" East**, along the southerly line of said Horrigan parcel (and passing over a 5/8" iron pin found (I.D. Gutoskey, PS 7567) at 582.42 feet), **622.42 feet** to the centerline of said Munn Road and the Principal Place of Beginning and containing 45.6792 Acres (1,989,787 square feet), of land as surveyed and described in January, 2004 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.

Previous recording Volume 670 Page 1223 (2.0000 Acres)  
Previous recording Volume 1383 Page 532 (43.6792 Acres)

*Joseph Gutoskey*  
*Joseph PS*  
*2/4/14*



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

*R.S.* *214104*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

RECEIVED  
FEB 04 2014  
GEAUGA COUNTY  
ENGINEERS





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Matthew Bryant, P.E.

## Legal Description

Parcel "C"

2.0000 Acres

(To Be Conveyed To Gottschalk Industrial, Ltd.)

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 3, Section No. 3, Tract No. 1 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Munn Road (variable width) and Stafford Road (60 feet wide);

Thence **South 04° 43' 00" West**, along the centerline of Munn Road, **2113.48 feet** to a point at the southeast corner of a parcel of land (#01-048400) conveyed to John M. Horrigan by deed recorded in Volume 670, Page 1223 of Geauga County Deed Records;

Thence **North 85° 17' 00" West**, along said Horrigan's south line, the south line of a parcel of land conveyed to Gottschalk Industrial, Ltd. by deed recorded in Volume 1495, Page 1013 of Geauga County Records and a southerly line of a parcel of land conveyed to Gottschalk Industrial, Ltd. by land recorded in Volume 1383, Page 532 of Geauga County Records (and passing over a 3/4" iron pin set at 40.00 feet) **622.28 feet** to a 3/4" iron pin set and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 04° 43' 00" West, 210.00 feet** to a 3/4 " iron pin set in a northerly line of said Gottschalk;

Course II Thence **North 85° 17' 00" West**, along a northerly line of said Gottschalk, **414.86 feet** to a 5/8" iron pin found;

Course III Thence **North 04° 43' 00" East**, along an easterly line of said Gottschalk, **210.00 feet** to a point, (witness a 5/8" iron pin found 0.13 feet North and 0.49 feet East);

Course IV Thence **South 85° 17' 00" East** along a southerly line of said Gottschalk, 414.86 feet to a point at the Principal Place of Beginning and containing 2.0000 Acres (87,120.6 square feet) of land as surveyed and described in January, 2004 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.

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

Previous recording Volume 670 Page 1223

R.S. 2/4/04

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

01-196  
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*Joseph Gutoskey PS 2/4/04*

