

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	30.00'	47.97'	30.86'	43.02'	S40°26'21"E	91°37'07"
B	430.00'	62.26'	31.19'	62.21'	S82°06'00"E	8°17'48"



GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

17078 Munn Road, Unit 3 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PLAT OF LOT SPLIT for GOTTSCHALK INDUSTRIAL, LTD.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART
OF ORIGINAL, SECTION 2, TRACT 2, LOT 1

AUGUST, 2004

REV. 10/26/2004

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 USED TO INDICATE
ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT
TO THE BEST OF MY KNOWLEDGE.

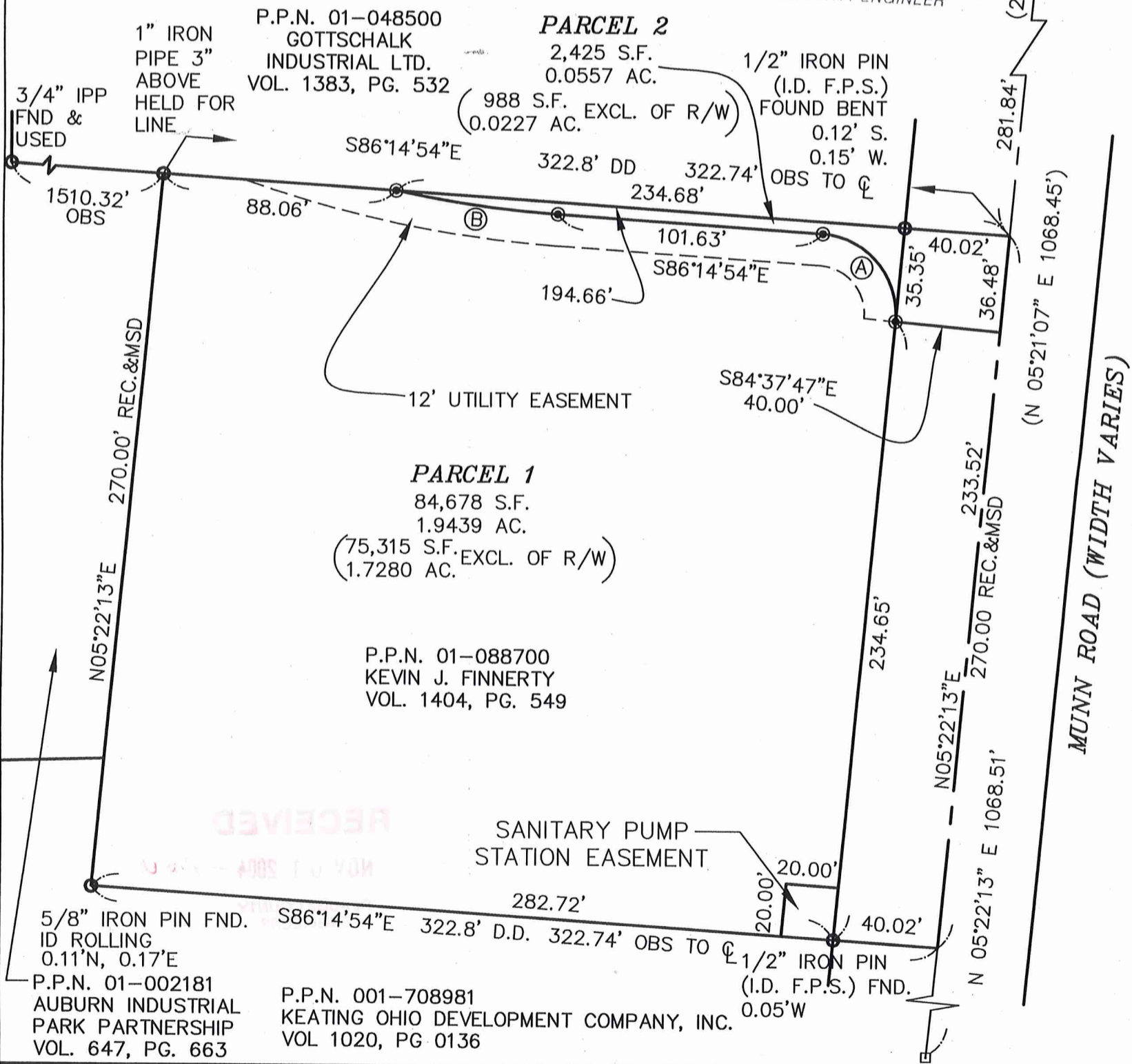
Joseph Gutoskey P.S. 7567
DATE

JOSEPH GUTOSKEY, P.S. No. 7567



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

P.A.K. 11/3/04
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



RECEIVED
NOV 1 2004

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

P.P.N. 001-708981
KEATING OHIO DEVELOPMENT COMPANY, INC.
VOL 1020, PG 0136

CONTRACT NO.
01-196

AUB 00098

01-088700
VOL 1751 PG 3328



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

Gottschalk Industrial

Legal Description

Parcel "1"

1.9439 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. 1, Section No. 2, Tract No. 2 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 continuing along said centerline **South 04° 40' 08" West**, **383.09 feet** to a 1" iron pin found in a monument box at an angle point in said Munn Road;

Thence **South 05° 22' 13" West**, along said centerline **318.32 feet** to a point on said centerline at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 05° 22' 13" West**, along said centerline, **233.52 feet** to a point at the northeast corner of a parcel of land conveyed to Keating Ohio Development Company, Inc. by deed recorded in Volume 1020, Page 0136 of Geauga County Records;

Course II Thence **North 86° 14' 54" West**, along said Keating's north line passing through a point on the west right-of-way line of Munn Road at 40.02 feet (witness a 5/8" iron pin found 0.05 feet west I.D. F.P.S), **322.74 feet** to an angle point, (witness a 5/8" iron pin found 0.11 feet north, 0.17 feet east I.D. Rolling);

Course III Thence **North 05° 22' 13" East**, along the east line of said Keating and the east line of a parcel of land conveyed to Auburn Industrial Park Partnership by deed recorded in Volume 647, Page 663 of Geauga County Records, **270.00 feet** to a 1" iron pipe found in the south line of a parcel of land conveyed to Gottschalk Industrial, Ltd. by deed recorded in Volume 1383, Page 532 of Geauga County Records being parcel #01-048500;

Course IV Thence **South 86° 14' 54" East**, along the southerly line of said Gottschalk parcel **88.06 feet** to a 3/4" iron pin set;

Course V Thence along an arc of a curve deflecting to the left an arc distance **62.26 feet** to a 3/4" iron pin set at a point of tangency, said curve having a radius of **430.00 feet**, a delta of 08° 17' 48" and a chord which bears **South 82° 06'**

AUG 00098

Legal Description

00" East, 62.21 feet;

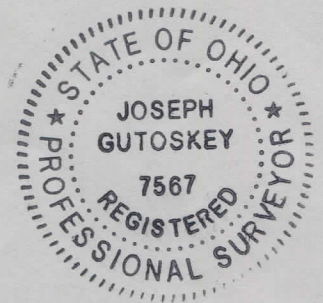
Course VI Thence **South 86° 14' 54" East, 101.63 feet** to a 3/4" iron pin set at a point of curvature;

Course VII Thence along an arc of a curve deflecting to the right, an arc distance of **47.97 feet** to a 3/4" iron pin set at a point of tangency, said curve having a radius of **30.00 feet**, a delta of **91° 37' 07"** and a chord which bears **South 40° 26' 21" East, 43.02 feet;**

Course VIII Thence **South 84° 37' 47" East, 40.00 feet** to the Principal Place of Beginning and containing 1.9439 Acres (84,678 square feet) of land (75,315 square feet, 1.7290 Acres (exclusive of Right-of-Way)) as surveyed and described in August, 2004 by Joseph Gutoskey, P.S. 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 1404 Page 549

Joseph Gutoskey PS
11/14



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

PAK 11/3/04

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
NOV 01 2004 - 11:57
GEAUGA COUNTY ENGINEERING



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Gottschalk Industrial
Pick up date
11-5-04

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

(AUB
00098)

Legal Description

Parcel "2"
0.0557 Acres

01-118880

Vol. 1751- Pg. 3324

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lot No. 1, Section No. 2, Tract No. 2 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 continuing along said centerline **South 04° 40' 08" West**, **383.09 feet** to a 1" iron pin found in a monument box at an angle point in said Munn Road;

Thence **South 05° 22' 13" West**, along said centerline **281.84 feet** to a point at the southeast corner of a parcel of land conveyed to Gottschalk Industrial, Ltd. by deed recorded in Volume 1383, Page 532 of Geauga County Records being parcel #01-048500 and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 05° 22' 13" West**, along said centerline of Munn Road, **36.48 feet** to a point;

Course I Thence **North 84° 37' 47" West**, **40.00 feet** to a 3/4" iron pin set on the west right-of way line of said Munn Road;

Course II Thence along an arc of a curve deflecting to the left, an arc distance of **47.97 feet** to a 3/4" iron pin set at a point of tangency, said curve having a radius of **30.00 feet**, a delta of **91° 37' 07"** and a chord which bears **North 40° 26' 21" West**, **43.02 feet**;

Course III Thence **North 86° 14' 54" West**, **101.63 feet** to a 3/4" iron pin set at a point of curvature;

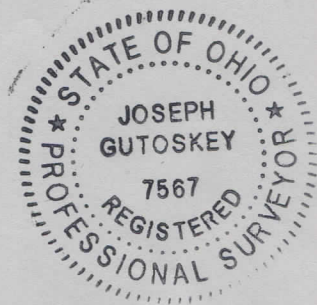
Course IV Thence along an arc of a curve deflecting to the right an arc distance **62.26 feet** to a 3/4" iron pin set in said Gottschalk's south line, said curve having a radius of **430.00 feet**, a delta of **08° 17' 48"** and a chord which bears **North 82° 06' 00" West**, **62.21 feet**;

AUB 00098

Course V Thence **South 86° 14' 54" East**, along the southerly line of said Gottschalk parcel **234.68 feet** to the Principal Place of Beginning passing through a point on the aforesaid west right-of-way line of Munn Road at **194.66 feet** (witness a 1/2" iron pin found bent **0.12 feet** south and **0.15 feet** west (I.D. F.P.S.)) and containing 0.0557 Acres (2,426 square feet), of land (988 square feet, 0.0227 Acres exclusive of Right-of-Way) as surveyed and described in August, 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 1404 Page 549

Joseph Gutoskey PS
11/1/04



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

PAK 11/3/04

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
NOV 01 2004
ENGINEER
GEAUGA COUNTY