

City of Akron
Vol. 179 Page 83

R. & M. Lambert
Vol. 770 Page 1079

H. & M. Rankin
Vol. 821 Page 695
12.407 ACRES

PLAT OF BAILEY PROPERTY SURVEY

GEAUGA COUNTY, OHIO
BURTON TOWNSHIP
LOT NO. 76

LEGEND

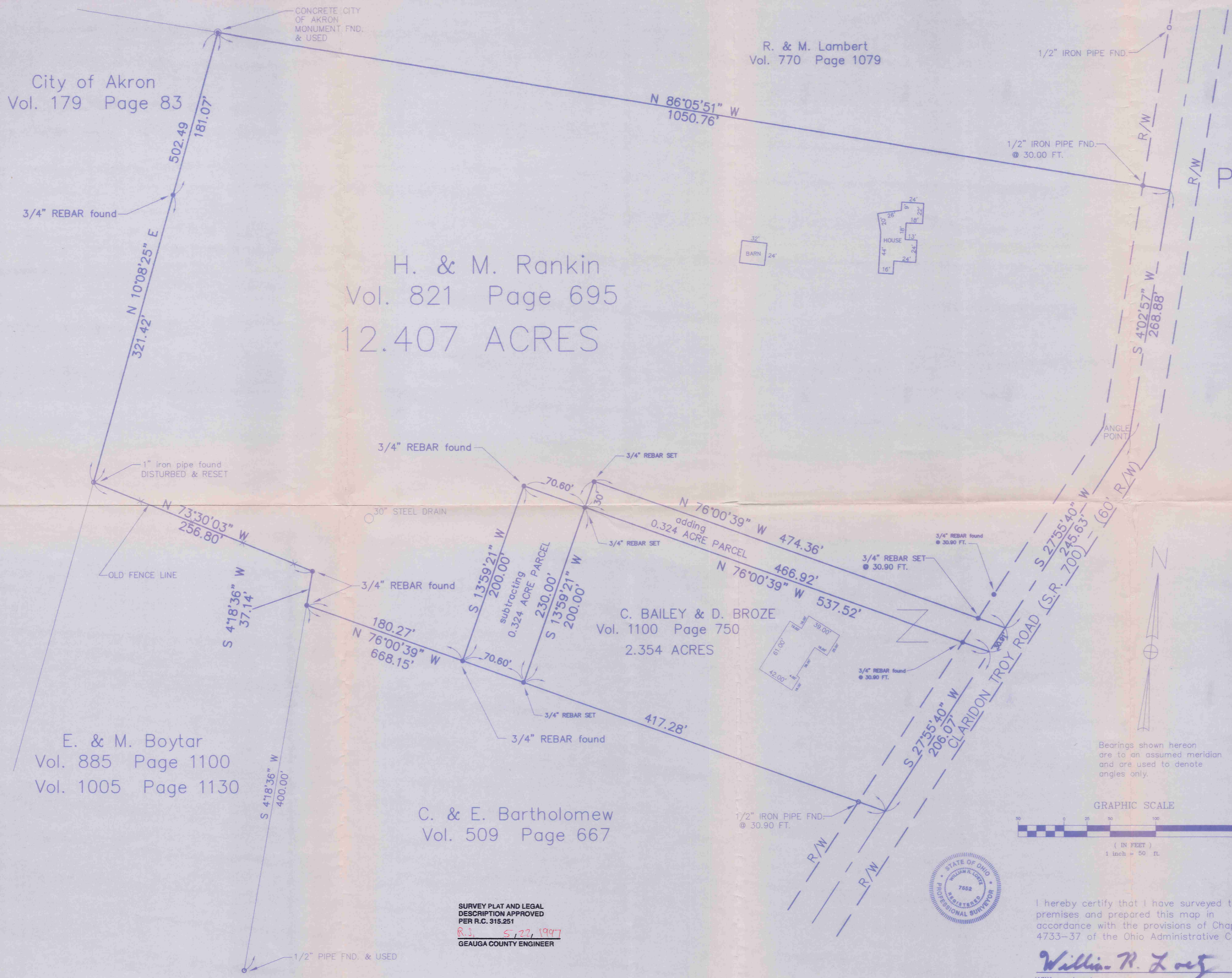
- IRON PIPE
- IRON PIN OR REBAR
- ⊙ CONCRETE MONUMENT
- RIGHT OF WAY LINE
- CENTERLINE
- - - LOT LINE
- x- FENCE LINE

LOT ACREAGE
2.354 ACRE PARCEL

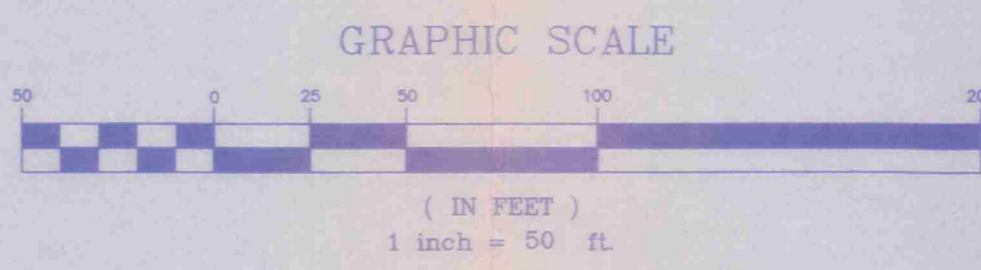
subtracting	0.324 ACRE PARCEL
adding	0.324 ACRE PARCEL
total	2.354 ACRE PARCEL

PROPERTY OWNERSHIP:
Charles Bailey & Diane Broze
DEED:
Vol. 1110 Page 750
ADDRESS:
15660 Claridon Troy Road
Burton, Ohio 44021

PROPERTY OWNERSHIP:
Howard W. & Margaret S. Rankin
DEED:
Vol. 821 Page 695
ADDRESS:
15610 Claridon Troy Road
Burton, Ohio 44021
DATE: MAY 19, 1997 SCALE: 1 = 50



Bearings shown hereon
are to an assumed meridian
and are used to denote
angles only.



I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

William R. Loetz
William Loetz
Ohio Registered Surveyor No. 7552
MAY 19, 1997

SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251
R.J. S. 22, 1997
GEAUGA COUNTY ENGINEER

1/2" PIPE FND. & USED

BUR00004

BAILEY
picked up 5-22-1997

LEGAL DESCRIPTION
NEW 0.324 ACRES

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as part of Lot No. 76 in said Township, being bounded and described as follows:

Beginning at a point on the Easterly line of said Lot 76 and in the centerline of Claridon Troy Road (SR. 700), (60 feet wide) and said point being the Southeasterly corner of land conveyed to R. and M. Lambert by deed recorded in Vol. 770, Page 1079 of Geauga County records of Deeds; Thence, South 4° 02' 57" West, along the centerline of said road, a distance of 268.88 feet to an angle in said road;

Thence, South 27° 55' 40" West, along the centerline of said road a distance of 245.63 feet to a point and the **Principle Place of Beginning** of the parcel herein described;

Thence, South 27° 55' 40" West, along the centerline of said road, a distance of 30.91 feet to a point on the Northeasterly corner of land conveyed to C. Bailey and D. Broze by deed recorded in Vol. 1100, Page 750 of Geauga County records of Deeds;

Thence, North 76° 00' 39" West, along the Northerly line of said boundary passing through a 3/4" iron pin found at a distance of 30.90 feet, a total distance of 466.92 feet to a 3/4" iron pin set;

Thence, North 13° 59' 21" East, a distance of 30.00 feet to a 3/4" iron pin set;

Thence, South 76° 00' 39" East, passing through a 3/4" iron pin set at a distance of 443.46 feet, a total distance of 474.36 feet to the **Principle Place of Beginning**, containing 0.324 acres of land, more or less, subject to all legal highways as surveyed May, 1997 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 821, PAGE 695



SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251
R.S. 5/22/1997
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION

2.354 ACRES

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as part of Lot No. 76 in said Township, being bounded and described as follows:

Beginning at a point on the Easterly line of said Lot 76 and in the centerline of Claridon Troy Road (SR. 700), (60 feet wide) and said point being the Southeasterly corner of land conveyed to R. and M. Lambert by deed recorded in Vol. 770, Page 1079 of Geauga County records of Deeds; Thence, South 4° 02' 57" West, along the centerline of said road, a distance of 268.88 feet to an angle in said road;

Thence, South 27° 55' 40" West, along the centerline of said road a distance of 245.63 feet to a point and the **Principle Place of Beginning** of the parcel herein described;

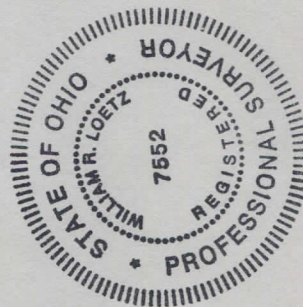
Thence, South 27° 55' 40" West, along the centerline of said road, a distance of 236.98 feet to a point on the Northeasterly corner of land conveyed to C. and E. Bartholomew by deed recorded in Vol. 509, Page 667 of Geauga County records of Deeds;

Thence, North 76° 00' 39" West, along the Northerly line of said Bartholomew boundary passing through a 1/2" iron pipe found at a distance of 30.90 feet, a total distance of 417.28 feet to a 3/4" iron pin set;

Thence, North 13° 59' 21" East, a distance of 230.00 feet to a 3/4" iron pin set;

Thence, South 76° 00' 39" East, passing through a 3/4" iron pin set at a distance of 443.46 feet, a total distance of 474.36 feet to the **Principle Place of Beginning**, containing 2.354 acres of land, more or less, subject to all legal highways as surveyed May, 1997 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

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

R.S. 5/22/1997
GEAUGA COUNTY ENGINEER