

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

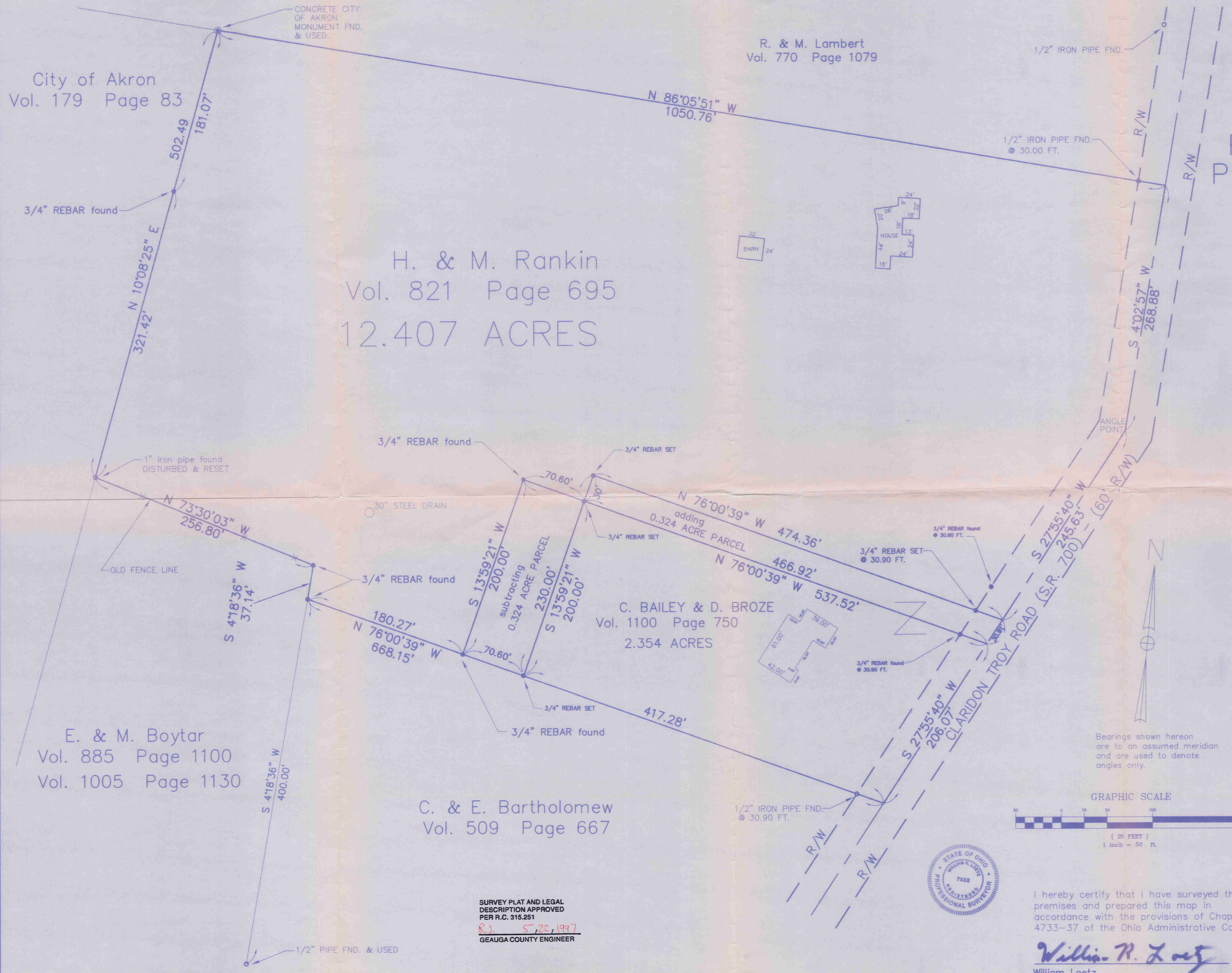
LOT ACREAGE
2.354 ACRE PARCEL

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

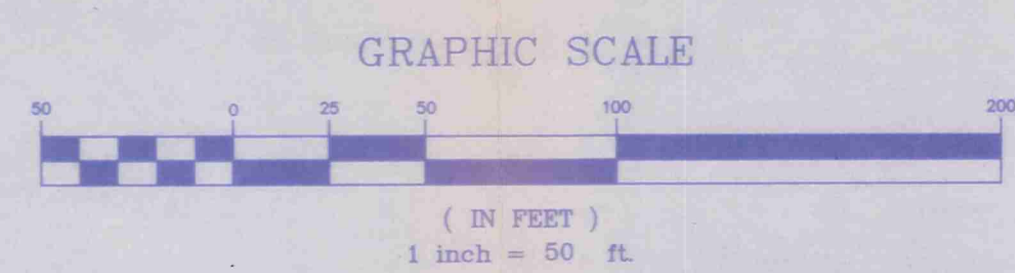
PROPERTY OWNERSHIP:
Charles Bailey & Diane Broze
DEED:
Vol. 1110 Page 750
ADDRESS:
15660 Claridon Troy Road
Burton, Ohio 44021

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

E. & M. Boytar
Vol. 885 Page 1100
Vol. 1005 Page 1130

C. & E. Bartholomew
Vol. 509 Page 667

C. BAILEY & D. BROZE
Vol. 1100 Page 750
2.354 ACRES

LEGAL DESCRIPTION
12.407 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 and the **Principle Place of Beginning** of the parcel herein described;

Thence, South $4^{\circ} 02' 57''$ West, along the centerline of said road, a distance of 268.88 feet to a angle in said road;

Thence, South $27^{\circ} 55' 40''$ West, along the centerline of said road a distance of 245.63 feet to a point;

Thence, North $76^{\circ} 00' 39''$ West, along the Northerly line of a 2.3540 acres parcel of land, passing through a $3/4''$ iron pin set at a distance of 30.90 feet, a total distance of 474.36 feet to a $3/4''$ iron pin set;

Thence, South $13^{\circ} 59' 21''$ West, a distance of 230.00 feet to a $3/4''$ iron pin set on the Northeasterly line of land conveyed to C. and E. Bartholomew by deed recorded in Vol. 509, Page 667 of Geauga County records of Deeds;

Thence, North $76^{\circ} 00' 39''$ West, along said Northerly line, passing through a $3/4''$ iron pin found at a distance of 70.60 feet, a total distance of 250.87 feet to a $3/4''$ iron pin found on the easterly line of land conveyed to E. & M. Boytar by deed recorded in Vol. 1005, Page 1130;

Thence, North $4^{\circ} 18' 36''$ East, along said Easterly line of Boytar a distance of 37.14 feet to a $3/4''$ iron pin found at the Northeasterly corner of said property;

Thence, North $73^{\circ} 30' 03''$ West, along said Northerly line a distance of 256.80 feet to a 1" iron pipe found disturbed and reset on the Easterly line of land conveyed to City of Akron by deed recorded in Vol. 179, Page 83 of Geauga County records of Deeds;

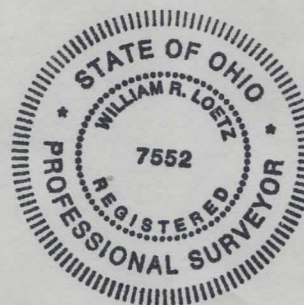
Thence, North $10^{\circ} 08' 25''$ East, along said Easterly line passing through a $3/4''$ iron pin found at a distance of 321.42 feet, a total distance of 502.49 feet to a City of Akron concrete monument found on said Lambert's Southerly line.

Thence, South $86^{\circ} 05' 51''$ East, along said Lambert's Southerly line passing through a $1/2''$ iron pipe found at a distance of 1020.76 feet, a total distance of 1050.76 feet to the **Principle Place of Beginning**, containing 12.407 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. 1100, PAGE 750
VOL. 984, PAGE 670
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
OLD 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 a angle in said road;

Thence, South 27° 55' 40" West, along the centerline of said road a distance of 482.61 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 3/4" iron pin set and the **Principle Place of Beginning** of the parcel herein described;

Thence, North 76° 00' 39" West, along the Northerly line of said Bartholomew boundary a distance of 70.60 feet to 3/4" iron pin found;

Thence, North 13° 59' 21" East, a distance of 200.00 feet to a 3/4" iron pin found;

Thence, South 76° 00' 39" East, a distance of 70.60 feet to a 3/4" iron pin set;

Thence, South 13° 59' 21" West, a distance of 200.00 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. 1100, PAGE 750



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

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