

BUR00006

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

R.S. 1813

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

BEARINGS ARE BASED ON THE RUDY SWARTZ SURVEY OF PARCEL #04-150929  
ALL 5/8" REBAR SET ARE 30" LONG  
CAPPED FORESIGHT ENGINEERING

REFERENCES:  
\*LAWRENCE WILSON SURVEY OF PARCEL #12-082100 - 1987  
\*GARY PAINE SURVEY OF PARCEL #04-150590 - 1987  
\*RUDY SWARTZ SURVEY OF PARCEL #04-150929 - 2002



DONALD G. & JOAN M. VOORHEES  
04-150930  
VOL. 1514, PG. 1030

DONALD G. & JOAN M. VOORHEES  
04-010100  
VOL. 1514, PG. 1037

5/8" REBAR FD. CAPPED SWARTZ  
30.32' OFF CENTERLINE

JOSEPH S. BAIR  
04-150929  
VOL. 1553, PG. 590

JOSEPH S. BAIR  
04-150929  
VOL. 1553, PG. 590

LOT No. 1  
2.7584 ACRES OUT OF PARCEL #04-150929  
2.3365 ACRES OUT OF PARCEL #04-150590  
5.0949 ACRES TOTAL

LOT No. 3  
5.3121 ACRES TOTAL OUT OF PARCEL #04-150929

LOT No. 2  
2.9835 ACRES OUT OF PARCEL #04-150590  
2.7872 ACRES OUT OF PARCEL #04-150929  
5.7707 ACRES TOTAL

JOSEPH S. BAIR  
04-150590  
VOL. 968, PG. 265

ANTHONY EDWARD GALATI  
04-046600  
VOL. 723, PG. 1181

RICHARD N. BAHNICK  
04-002100  
VOL. 396, PG. 25

VAUGHN T. & KATHLEEN FINK  
12-082100  
VOL. 1285, PG. 877

JEWISH COMMUNITY CENTER OF CLEVELAND  
12-706223  
VOL. 443, PG. 578

JEWISH COMMUNITY CENTER OF CLEVELAND  
04-705600  
VOL. 346, PG. 527

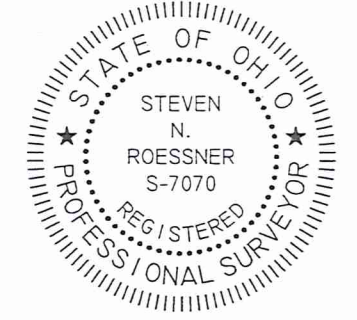
BUTTERNUT RD.

OSMOND RD.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME.

THIS PLAT REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN THE ADMINISTRATIVE CODE CHAPTER 4733-37 SURVEYED IN DECEMBER, 2002 BY FORESIGHT ENGINEERING GROUP, INC. UNDER THE SUPERVISION OF STEVEN N. ROESSNER, P.S. #7070

Steven N. Roessner  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.  
DATE 1/7/03



( IN FEET )  
1 inch = 100 ft.

I:\sds\kproj\Bair20201\Cad\Plat.dwg, 01/07/03 09:07:46 AM, Copyright Foresight Engineering Group, Inc.

Foresight Engineering Group  
Engineers & Surveyors  
440 288-1010  
11400 Center Street, Unit F  
Chardon, Ohio 44024

SCALE: HORIZ. 1" = 100'  
VERT. NONE  
FILE NAME: I:\Bair2020\PLAT  
DATE: JAN. 7, 2003

Joseph S. Bair  
Lot 4  
Burton Twp. - Geauga County - Ohio  
Plat of survey

SHEET NO.

1 / 1

BUR00006

Bair  
picked up 1-8-03  
04-150933

### Survey Description

#### Lot No. 1

January 7, 2003

Situated in the Township of Burton, County of Geauga, State of Ohio and being in Lot 4 of Township 7, Range VII of the Connecticut Western Reserve, and being further bounded and described as follows;

Beginning at a 5/8 inch rebar found capped Swartz at a northwesterly corner of parcel #04-150930 owned Donald G. & Joan M. Voorhees by deed recorded in volume 1514, page 1030 of the Geauga County Records of Deeds, said corner being on the northerly line of Burton Township;

- Course I      Thence South 0°17'55" West along a westerly line of said parcel #04-150930 a distance of 339.30 feet to a 5/8 inch rebar set;
- Course II     Thence South 89°20'23" West along a new division line a distance of 654.86 feet to a 5/8 inch rebar set on an easterly line of parcel #04-002100 owned by Richard N. Bahnick by deed recorded in volume 396, page 25 of the Geauga County Records of Deeds;
- Course III    Thence North 0°31'32" East along an easterly line of said parcel #04-002100 a distance of 339.33 feet to a point on the northerly line of Burton Township within the right of way of Osmond Road, passing through a 5/8 inch rebar set at a distance of 222.50 feet, the centerline of Osmond Road at a distance of 283.10 feet;
- Course IV    Thence North 89°20'23" East along the northerly line of Burton Township, also being southerly line of parcel 12-706223 owned by the Jewish Community Center of Cleveland by volume 443, page 578 and parcel #12-082100 owned by Vaughn T. & Kathleen Fink by deed recorded in volume 1285, page 877 of the Geauga County Records of Deeds, a distance of 653.51 feet the place of beginning, passing through the centerline of Osmond Road at a distance of 32.43 feet, a 5/8 inch rebar set at a distance of 67.38 feet and a 2 inch iron pipe found at a distance of 300.00 feet, and containing 5.0949 acres of land (2.7584 acres out of parcel #04-150929 & 2.3365 acres out of parcel #04-150590). Based on a Lawrence Wilson survey of parcel #12-082100 in 1987, a Gary Paine survey of parcel #04-150590 in 1987, and a Rudy Swartz survey of parcel #04-150929 in 2002 and surveyed by Foresight Engineering Group, Inc. in December 2002 under the supervision of Steven N. Roessner, Professional Surveyor, Ohio #7070. The bearings as used herein are based on the Rudy Swartz survey of parcel #04-150929. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed references are vol. 968, pg. 265 and vol. 1553, pg. 590.

*Steven N. Roessner*  
 STEVEN N. ROESSNER, P.S. #7070  
 FORESIGHT ENGINEERING GROUP, INC.  
 1/7/03 DATE



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

*R.S.*      *1/8/03*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description****Lot No. 2**

December 23, 2002

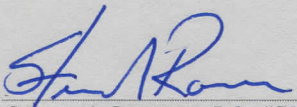
Situated in the Township of Burton, County of Geauga, State of Ohio and being in Lot 4 of Township 7, Range VII of the Connecticut Western Reserve, and being further bounded and described as follows;

Beginning on the centerline of Butternut Road at a southeasterly corner of parcel #04-046600 owned by Anthony Edward Galati by deed recorded in volume 723, page 1181 of the Geauga County Records of Deeds, said corner being located South 81°53'06" East along the centerline of Butternut Road a distance of 732.60 feet from a 5/8 inch rebar found in a monument box at the intersection of the centerline of Butternut Road with the centerline of Osmond Road;

- Course I            Thence North 0°31'32" East along an easterly line of parcel #04-046600 a distance of 435.60 feet to a 3/4 inch iron pipe found at a northeasterly corner of said parcel #04-046600, passing through a 5/8 inch rebar found at a distance of 30.26 feet;
- Course II           Thence North 81°53'03" West along a northerly line of said parcel #04-046600 a distance of 125.00 feet to a 3/4 inch iron pipe found at a northwesterly corner of said parcel #04-046600 on an easterly line of parcel #04-002100 owned by Richard N. Bahnick by deed recorded in volume 396, page 25 of the Geauga county Records of Deeds;
- Course III          Thence North 0°31'32" East along an easterly line of said parcel 04-002100 a distance of 418.16 feet to a 5/8 inch rebar set;
- Course IV          Thence North 89°20'23" East along a new division line a distance of 654.86 feet to a 5/8 inch rebar set on a westerly line of parcel #04-150930 owned by Donald G. & Joan M. Voorhees by deed recorded in volume 1514, page 1030 of the Geauga Records of Deeds;
- Course V            Thence South 0°17'55" West along a westerly line of said parcel #04-150930 a distance of 254.15 feet to a 5/8 inch rebar set;
- Course VI           Thence South 89°20'23" West along a new division line a distance of 355.86 feet to a 5/8 inch rebar set;
- Course VII          Thence South 0°31'32" West along a new division line a distance of 183.07 feet to a 5/8 inch rebar found bent;
- Course VIII        Thence South 54°50'14" West along a new division line a distance of 142.86 feet to a 5/8 inch rebar set;
- Course IX          Thence South 0°31'32" West along a new division line a distance of 363.90 feet to the centerline of Butternut Road, passing through a 5/8 inch rebar set at a distance of 333.63 feet;
- Course X            Thence North 81°53'06" West along the centerline of Butternut Road a distance of 60.53 feet to the place of beginning and containing 5.7707 acres of land (2.9835 acres out of parcel #04-150590 & 2.7872 acres out of parcel #04-150929). Based on a Lawrence Wilson survey of parcel #12-082100 in 1987, a Gary Paine survey of parcel #04-150590 in 1987, and a Rudy Swartz survey of parcel #04-150929 in 2002 and surveyed by Foresight Engineering Group, Inc. in December 2002 under the supervision of Steven N. Roessner, Professional Surveyor, Ohio #7070. The bearings

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as used herein are based on the Rudy Swartz survey of parcel #04-150929. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed references are vol. 968, pg. 265 and vol. 1553, pg. 590.

  
STEVEN N. ROESSNER, P.S. #7070      DATE 12/23/04  
FORESIGHT ENGINEERING GROUP, INC.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S.      1/8/3  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description**  
**Lot No. 3**  
December 19, 2002

Situated in the Township of Burton, County of Geauga, State of Ohio and being in Lot 4 of Township 7, Range VII of the Connecticut Western Reserve, and being further bounded and described as follows;

Beginning on the centerline of Butternut Road at a southwesterly corner of parcel #04-010100 owned by Donald G. & Joan M. Voorhees by deed recorded in volume 1514, page 1037 of the Geauga County Records of Deeds said corner being located South 81°53'06" East along the centerline of Butternut Road a distance of 1173.19 feet from a 5/8 inch rebar found in a monument box at the intersection of the centerline of Butternut Road with the centerline of Osmond Road;

- Course I            Thence North 81°53'06" West along the centerline of Butternut Road a distance of 380.06 feet;
- Course II           Thence North 0°31'32" East along a new division line a distance of 363.90 feet to a 5/8 inch rebar set, passing through a 5/8 inch rebar set at a distance of 30.27 feet;
- Course III           Thence North 54°50'14" East along a new division line a distance of 142.86 feet to a 5/8 inch rebar found bent;
- Course IV           Thence North 0°31'32" East along a new division line a distance of 183.07 feet to a 5/8 inch rebar set;
- Course V            Thence North 89°20'23" East along a new division line a distance of 355.86 feet to a 5/8 inch rebar set on a westerly line of parcel #04-150930 owned by Donald G. & Joan M. Voorhees by deed recorded in volume 1514, page 1030 of the Geauga county Records of Deeds;
- Course VI           Thence South 0°17'55" West along a westerly line of said parcel #04-150930 a distance of 122.80 feet to a 5/8 inch rebar found capped Swartz on a northerly line of said parcel #04-010100;
- Course VII           Thence South 87°07'21" West along a northerly line of said parcel #04-010100 a distance of 103.00 feet to a 5/8 inch rebar found capped Swartz at a northwesterly corner of said parcel #04-010100;
- Course VIII        Thence South 0°13'03" East along a westerly line of said parcel #04-010100 a distance of 559.00 feet, passing through a 5/8 inch rebar found capped Swartz at a distance of 528.68 feet, to the place of beginning and containing 5.3121 acres of land out of parcel #04-150929 . Based on a Lawrence Wilson survey of parcel #12-082100 in 1987, a Gary Paine survey of parcel #04-150590 in 1987, and a Rudy Swartz survey of parcel #04-150929 in 2002 and surveyed by Foresight Engineering Group, Inc. in December 2002 under the supervision of Steven N. Roessner, Professional Surveyor, Ohio #7070. The bearings as used herein are based on the Rudy Swartz survey of parcel #04-150929. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed references are vol. 968, pg. 265 and vol. 1553, pg. 590.

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R.S. 1/8/3  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.  
12/19/02  
DATE

