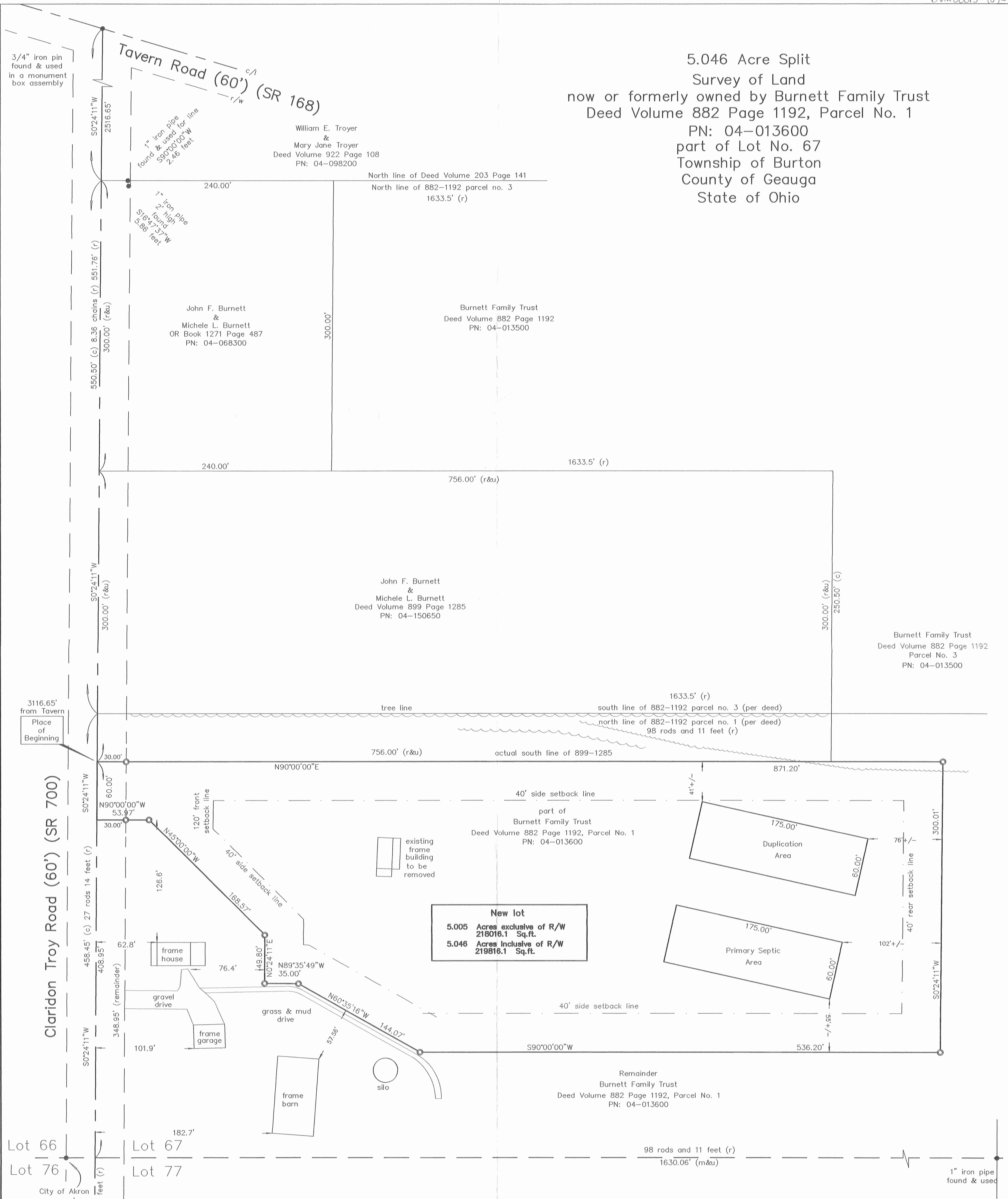


5.046 Acre Split
Survey of Land
now or formerly owned by Burnett Family Trust
Deed Volume 882 Page 1192, Parcel No. 1
PN: 04-013600
part of Lot No. 67
Township of Burton
County of Geauga
State of Ohio



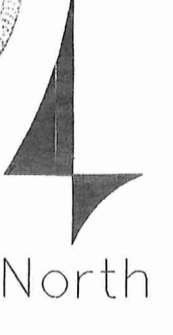
New lot
5.005 Acres exclusive of R/W
218016.1 Sq.ft.
5.046 Acres Inclusive of R/W
219816.1 Sq.ft.

Zoning
R-5: Low Density
Minimum Lot Area: 5 acres
Minimum Lot Frontage: 60 feet
Minimum Lot Width: 300 feet
120' front setback
40' side setback
40' rear setback

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 0312907
OFFICE OF THE REGISTERED LAND SURVEYOR
GEOUGA COUNTY ENGINEER
4/10/07

Edward Latos
&
Pearl Latos
Deed Volume 733 Page 1362
PN: 04-087800

Thomas J. O'Hara
Registered Land Surveyor #7985
Within the State of Ohio
Dated: 4/10/07



0' 25' 50' 100'
1" = 50'

Legend

↗	own through	⊕	drill hole set
○	5/8" dia x 30" length iron pin set capped "OHARA"	●	survey monument found
c/l	centerline	r/w	right of way
(r)	record distance	(p.o.b.)	place of Beginning
(m)	measured distance	(inst)	instrument No.
(c)	calculated distance	(dv)	deed volume
(p)	plat distance	(pg)	page
pn:	parcel number	(or)	official record

References:
Deeds of Record
Field observations made October 12, 2006

Notes
bearings are to an assumed meridian and used to denote angular relationships only.
all iron pins set designated as being set are 5/8" diameter by 30" long steel rebar, capped with a yellow cap bearing the name "OHARA".

O'Hara Land Surveying L.L.C.

P.O. Box 902
Chardon, Ohio 44024
voice: 440.286.8417
fax: 440.286.8873
oharasurveys@adelphia.net

Project Number: 0655
Dated: 10-16-2006
Revised: 11-12-2006
Revised: 03-13-2007
Revised: 04-10-2007

1
1

BUR 00015

Burnett (07-053)
picked up 03-26-07
04-151004
Vol 1821 P6550

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

Voice: 440-286-8417
Fax: 440-286-8873
oharasurveys@adelphia.net

Burnett Family Trust
Part of PN: 04-013600, Deed Volume 882 Page 1192
Parcel Number 1, Split 5.046 Acres

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Lot Number 67, in said Township. Beginning at the southwest corner of land now or formerly owned by John F. and Michele L. Burnett as recorded in Deed Volume 899 Page 1285 in Geauga County Record of Deeds (GCRD), said point being South 00°24'11" West a distance of 3116.65 feet from the centerline intersection of Claridon Troy Road (60')(SR 700) and Tavern Road (60')(SR 168) said centerline intersection being witnessed by a 3/4" iron pin found in a monument box assembly, said point also being North 00° 24' 11" East a distance of 408.65 feet from the southwest corner of Lot No. 67, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 90°00'00" East** along the southerly line of land now or formerly owned by John F. Burnett and Michele L. Burnett, aforementioned, passing through an iron pin set at 30.00 feet, a total distance of **871.20** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 00°24'11" West** along a new property line created a distance of **300.01** feet to a point, said point witnessed by an iron pin set at a new property corner established.

Thence **South 90°00'00" West** along a new property line created a distance of **536.20** feet to a point, said point witnessed by an iron pin set at a new property corner established.

Thence **North 60°35'16" West** along a new property line created a distance of **144.07** feet to a point, said point witnessed by an iron pin set at a new property corner established.

Thence **North 89°35'49" West** along a new property line created a distance of **35.00** feet to a point, said point witnessed by an iron pin set at a new property corner established.

Thence **North 00°24'11" East** along a new property line created a distance of **49.80** feet to a point, said point witnessed by an iron pin set at a new property corner established.

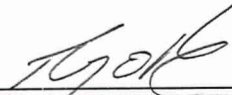
Thence **North 45°00'00" West** along a new property line created a distance of **168.57** feet to a point, said point witnessed by an iron pin set at a new property corner established.

Thence **North 90°00'00" West** along a new property line created a distance of **53.97** feet to a point in the centerline of Claridon Troy Road at a new property corner established, said point witnessed by an iron pin set at 30.00 feet therefrom.

Thence **North 00°24'11" East** along the centerline of Claridon Troy Road a distance of **60.00** feet to a point, Said point being the **Place of Beginning**, and containing **5.046 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0655) dated October 16, 2006, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe a portion of land now or formerly owned by Burnett Family Trust as recorded in Deed Volume 882 Page 1192 in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995
Dated: 3/21/07



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

R.S. 03/23/07
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER