

### PLAT OF SURVEY AND LOT SPLIT For BURTON INSURANCE AGENCY INCORPORATED

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND  
THE STATE OF OHIO AND KNOWN AS BEING A PART OF GREAT LOT  
NUMBER 34, IN SAID TOWNSHIP.

PREPARED FOR:  
BURTON INSURANCE AGENCY INCORPORATED  
P.O. BOX 478  
BURTON, OHIO 44021

#### LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- ⊕ Fence post
- ⊗ Mag Nail Set
- ⊙ Found
- ⊘ Deed
- ⊙ Record
- ⊙ Measured
- Observed
- Calculated
- Used
- Deed Record
- Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



#### GRAPHIC SCALE



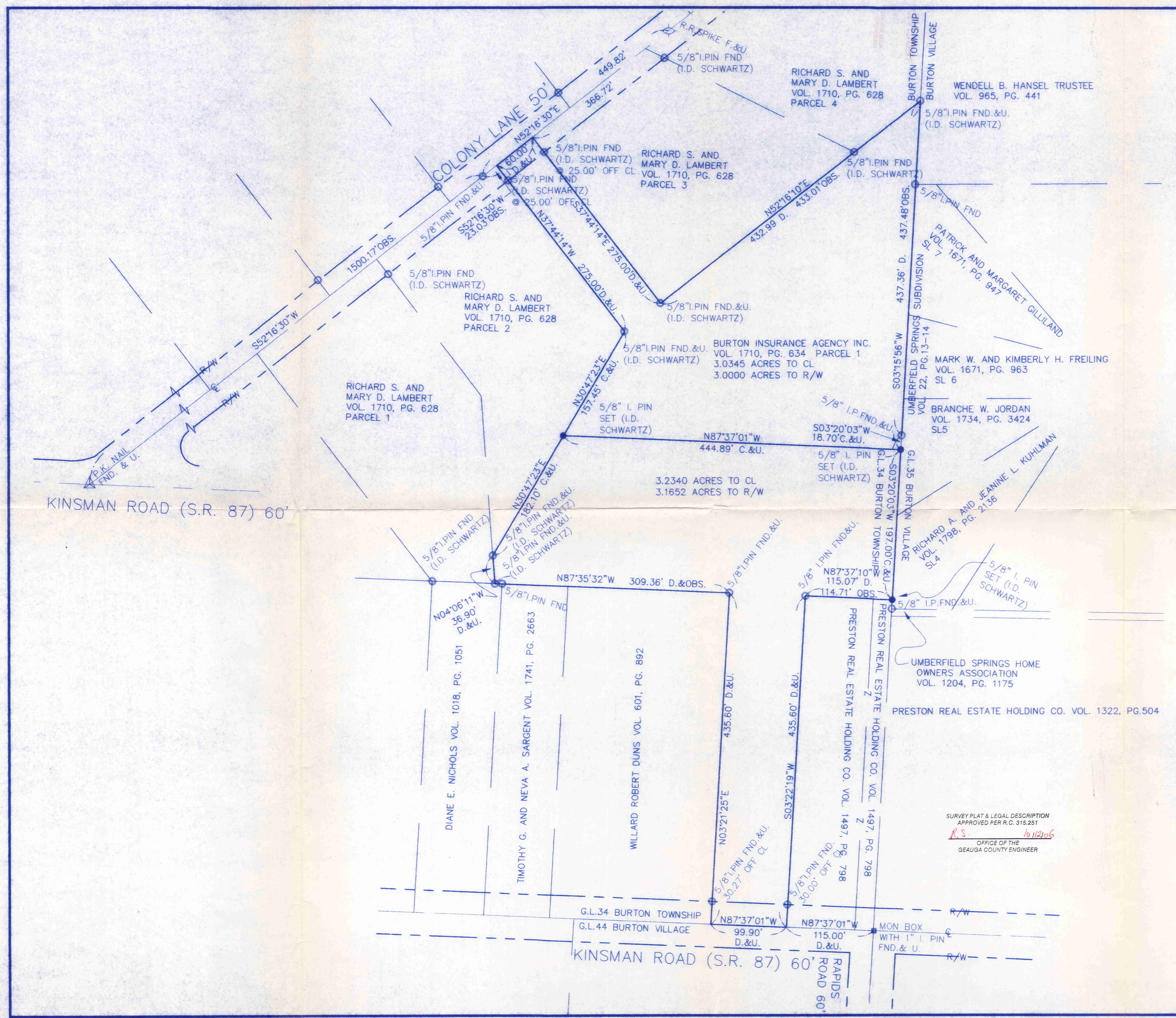
OCTOBER 10, 2006  
REVISED OCTOBER 12, 2006

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM  
A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION.  
MONUMENTS WERE FOUND OR SET AS INDICATED.  
DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS  
THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND  
ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH  
ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE  
PROVISIONS OF CHAPTER 4733-37 OF THE OHIO  
ADMINISTRATIVE CODE.

*Rudy E. Schwartz* 10/12/06  
RUDY SCHWARTZ, P.S. #7193 Date



PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 10/12/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION  
OF A  
3.0345 ACRE PARCEL  
FOR  
BURTON INSURANCE AGENCY, INC.

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Great Lot No. 34, and further being known as part of parcel 1 of lands conveyed to Burton Insurance Co. by deed recorded in Volume 1710, Page 634 of Geauga County Deed Records, and further bounded and described as follows;

Beginning at a 5/8 inch iron pin found in the centerline of Colony Lane, 60 feet wide, said point lying North 52° 16' 30" East along said centerline of Colony Lane a distance of 1500.17 feet from a P.K. nail found at its intersection with the centerline of Kinsman Road (S.R. 87), 60 feet wide;

Thence continuing North 52° 16' 30" East, along the centerline of said Colony Lane, a distance of 23.03 feet to the most Northerly corner of parcel 2 of lands conveyed to Richard S. and Mary D. Lambert by deed recorded in Volume 1710, Page 628 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein to be described;

COURSE I            Thence North 52° 16' 30" East, continuing along the centerline of said Colony Lane, a distance of 60.00 feet to the most Westerly corner of parcel 3 of lands so conveyed to Richard S. and Mary D. Lambert;

COURSE II           Thence South 37° 44' 14" East, along the Southwesterly line of said parcel 3 of lands so conveyed to Richard S. and Mary D. Lambert, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 25.00, a total distance of 275.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the most Southerly corner thereof;

COURSE III           Thence North 52° 16' 10" East, along the Southeasterly lines of parcel 3 and parcel 4 of lands so conveyed to Richard S. and Mary D. Lambert, a distance of 433.01 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of said parcel 4 in the Westerly line of Burton Village, also being the Westerly line of land conveyed to Wendell B. Hansel Trustee by deed recorded in Volume 965, Page 441 of Geauga County Deed Records;

COURSE IV           Thence South 3° 15' 56 West along the Westerly line of land so conveyed to Wendell B. Hansel, and along the Westerly line of Umberfield Springs Subdivision as shown by plat recorded in Volume 22, Page 13-14 of Geauga County Plat Records, also being said Westerly line of Burton Village, a distance of 437.48 feet

to a 5/8 inch iron pin found;

COURSE V Thence South 3° 20' 03" West , along said Westerly line of Umberfield Springs Subdivision, a distance of 18.70 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 87° 37' 01" West a distance of 444.89 feet to a 5/8 inch iron pin set in the Easterly line of said parcel 2 of land so conveyed to Richard S. and Mary D. Lambert;

COURSE VII Thence North 30° 47' 23" East, along the Easterly line of said parcel 2 of land so conveyed to Richard S. and Mary D. Lambert, a distance of 157.45 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof;

COURSE VIII Thence North 37° 44' 14" West, along the Easterly line of parcel 2 of lands so conveyed to Richard S. and Mary D. Lambert, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 250.00 feet, a total distance of 275.00 feet to the Principal Place of Beginning containing 3.0345 acres of land (3.0000 acres of land excluding the area within the right-of-way of Ravenna Road) as surveyed, calculated and described on October 10, 2006 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

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

*R.S.* 10/12/06

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED

GEAUGA COUNTY ENGINEER



*10.12.06*

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
3.2340 ACRE PARCEL  
FOR  
BURTON INSURANCE AGENCY, INC.

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Great Lot No. 34, and further being known as part of parcel 1 of lands conveyed to Burton Insurance Agency Inc. by deed recorded in Volume 1710, Page 634 of Geauga County Deed Records, and further bounded and described as follows;

Beginning at a point in the centerline of Kinsman Road (S.R. 87), 60 feet wide, at the Southwesterly corner of land conveyed to Preston Real Estate Holding Co. by deed in Volume 1497, Page 798 of Geauga County Deed Records, said point lying North 87° 37' 01" West along said centerline of Kinsman Road, a distance of 115.00 feet from a monument with a 1 inch iron pin found at its intersection with Rapids Road, 60 feet wide;

COURSE I Thence North 87° 37' 01" West, along the centerline of said Kinsman Road, a distance of 99.90 feet to the Southeasterly corner of land conveyed to Willard Robert Duns by deed in Volume 601, Page 892 of Geauga County Deed Records;

COURSE II Thence North 3° 21' 25" East, along the Easterly line of land so conveyed to Willard Robert Duns, passing through a 5/8 inch iron pin found at 30.27, a total distance of 435.60 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;

COURSE III Thence North 87° 35' 32" West, along the Northerly line of lands so conveyed to Willard Robert Duns, and along the Northerly line of land conveyed to Timothy G. and Neva A. Sargent by deed recorded in Volume 1741, Page 2663 of Geauga County Deed Records, and along the Northerly line of land conveyed to Diane E. Nichols by deed in Volume 1018, Page 1051 of Geauga County Deed Records, a distance of 309.36 to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of parcel 1 of lands conveyed to Richard S. and Mary D. Lambert by deed in Volume 1710, Page 628 of Geauga County Deed Records;

COURSE IV Thence North 4° 06' 11" West, along an Easterly line of parcel 1 of lands so conveyed to Richard S. and Mary D. Lambert, a distance of 36.90 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the most Southerly corner of parcel 2 of lands so conveyed to Richard S. and Mary D. Lambert;

COURSE V Thence North 30° 47' 23" East, along an Easterly line of said parcel

2 of lands so conveyed to Richard S. and Mary D. Lambert, a distance of 182.10 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 87° 37' 01" East a distance of 444.89 feet to a 5/8 inch iron pin set in the Westerly line of Burton Village, also being the Westerly line of the Umberfield Springs Subdivision as shown by plat record in Volume 22, Page 13-14 of the Geauga County Plat Records;

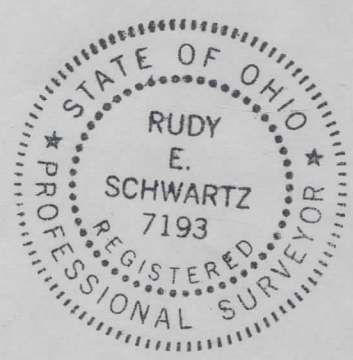
COURSE VII Thence South 3° 20' 03" West, along said Westerly line of Burton Village also being the Westerly line of the Umberfield Springs Subdivision, a distance of 197.00 feet to a 5/8 inch iron pin set at the Northeasterly corner of land so conveyed to Preston Real Estate Holding Co;

COURSE VIII Thence North 87° 37' 10" West, along the Northerly line of land so conveyed to Preston Real Estate Holding Co., a distance of 114.71 feet to a 5/8 inch iron pin found;

COURSE IX Thence South 3° 22' 19" West, passing through a 5/8 inch iron pin found at 405.60 feet, a total distance of 435.60 feet to the Place of Beginning containing 3.2340 acres of land (3.1652 acres of land excluding the area within the right-of-way of Ravenna Road) as surveyed, calculated and described on October 9, 2006 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

RECEIVED  
DIVISION OF  
LANDS AND  
ENGINEERS

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
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10.12.06  
DATE

[Signature]  
RUDY E. SCHWARTZ, P.S. 7193