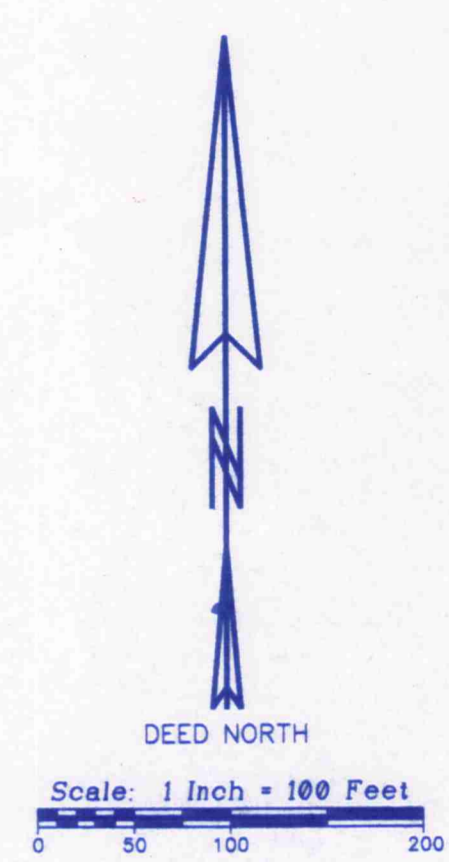
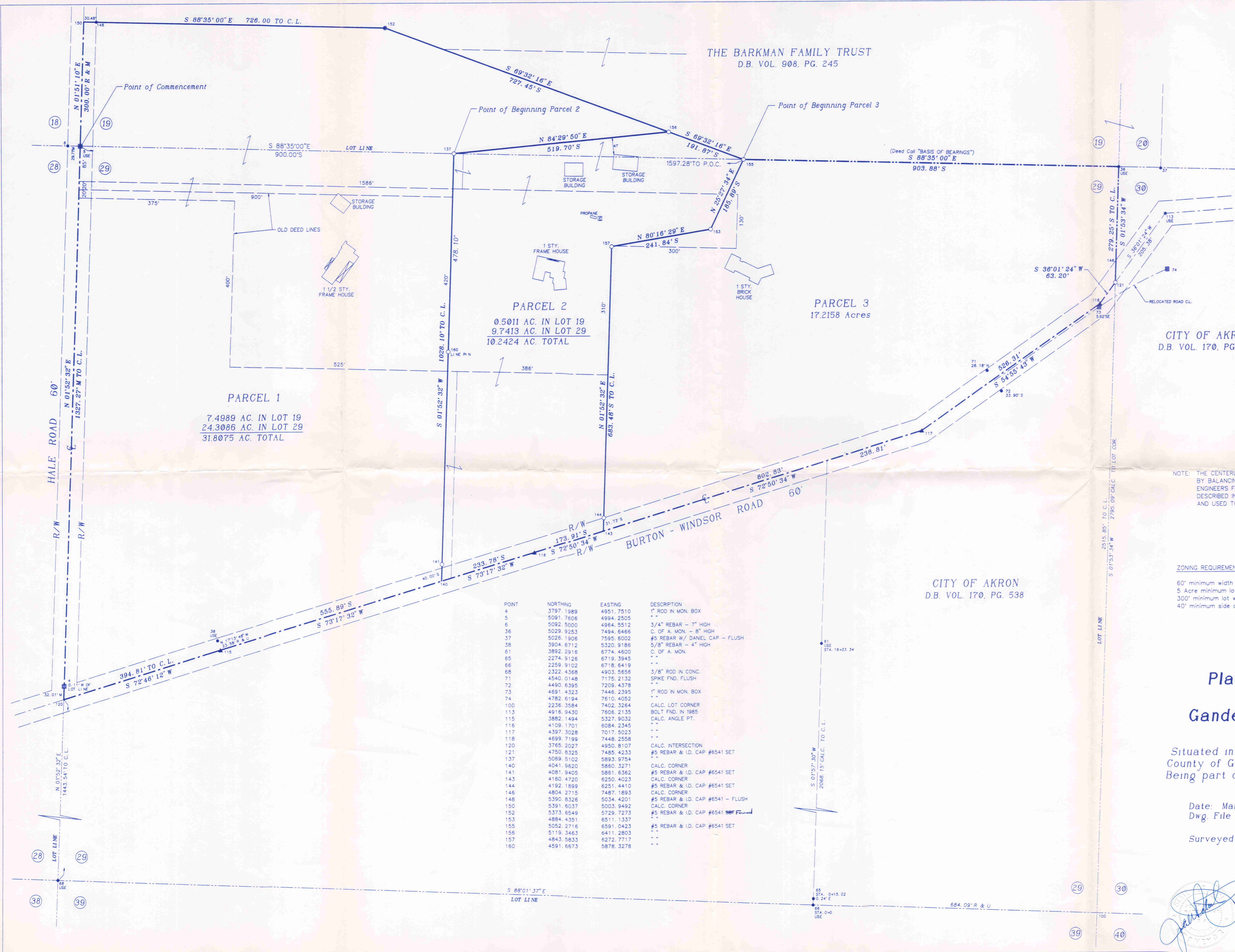


NOTE: Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.



LEGEND

- #5 Rebar & I.D. Cap #6541 Set
- Survey Monument Found & Described
- Survey Monument Found in Monument Box
- R Record Distance
- M Distance Measured
- S Distance Set
- ▲ Angle Point

NOTE: THE CENTERLINE OF BURTON - WINDSOR ROAD WAS ESTABLISHED BY BALANCING THE ANGLES AND DISTANCES NOTED IN COUNTY ENGINEERS FIELD NOTES. MONUMENTS NO. 38 AND 113 WERE DESCRIBED IN THE FIELD NOTES AND LOCATED IN NOVEMBER 1985 AND USED TO ESTABLISH THE CENTERLINE.

ZONING REQUIREMENTS:  
60' minimum width on dedicated road  
5 Acre minimum lot area (not including area in existing road R/W)  
300' minimum lot width at proposed or existing dwelling  
40' minimum side and rear yard setback (building to property lines)

POINT	NORTHING	EASTING	DESCRIPTION
4	3797.1989	4951.7510	1" ROD IN MON. BOX
5	5091.7806	4994.2505	"
6	5092.9000	4964.5512	3/4" REBAR - 7" HIGH
36	5029.9253	7494.6466	C. OF A. MON. - 8" HIGH
37	5026.1906	7595.6002	#5 REBAR W/ DANIEL CAP - FLUSH
38	3904.6712	5320.9186	5/8" REBAR - 4" HIGH
61	3892.2916	6774.4600	C. OF A. MON.
65	2274.9126	6719.3945	"
66	2259.9102	6718.6419	"
68	2322.4368	4903.5656	3/8" ROD IN CONC.
71	4540.0148	7175.2132	SPIKE FND. FLUSH
72	4490.6395	7209.4378	"
73	4691.4323	7446.2395	1" ROD IN MON. BOX
74	4782.6194	7610.4052	"
100	2236.3584	7402.3264	CALC. LOT CORNER
113	4916.9430	7606.2135	BOLT FND. IN 1985
115	3882.1494	5327.9032	CALC. ANGLE PT.
116	4109.1701	6084.2345	"
117	4397.3028	7017.5023	"
118	4699.7199	7448.2558	"
120	3765.2027	4950.8107	CALC. INTERSECTION
121	4750.8325	7485.4233	#5 REBAR & I.D. CAP #6541 SET
137	5099.9102	5893.9754	"
140	4041.8620	5860.3271	CALC. CORNER
141	4081.9405	5861.6362	#5 REBAR & I.D. CAP #6541 SET
143	4160.4720	6250.4023	CALC. CORNER
144	4192.1899	6251.4410	#5 REBAR & I.D. CAP #6541 SET
146	4804.2715	7487.1893	CALC. CORNER
148	5390.8326	5034.4201	#5 REBAR & I.D. CAP #6541 - FLUSH
150	5391.6037	5003.9492	CALC. CORNER
152	5373.6549	5723.7273	#5 REBAR & I.D. CAP #6541 SET FOUND
153	4884.4351	6511.1337	"
155	5052.2716	6591.0423	#5 REBAR & I.D. CAP #6541 SET
156	5119.3463	6411.2803	"
157	4843.5833	6272.7717	"
160	4591.6673	5878.3278	"

## Plat of Survey for Gander and Hornak

Situated in the Township of Burton, County of Geauga and State of Ohio, Being part of Great Lots No. 19 & 29.

Date: March, 2002  
Dwg. File Name: GANDSPLT

Surveyed by: John W. Patrick Jr., P.S. #6541  
Buckeye Surveying  
541 West Ave. - Suite D  
Tallmadge, Ohio 44278  
(330) 633-6969



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
Office of the Revised  
GEAUGA COUNTY ENGINEER

BUR00044

Gander  
Pickup  
7-2-02  
04-150924  
1496-1185

**Legal Description – Parcel 1**

Revised: June 26, 2002

31.8075 Acres  
W.O. 21048  
File: Gand Parcel 1

Situated in the Township of Burton, County of Geauga and State of Ohio: known as being part of Great Lots No. 19 & 29, further bounded and described as follows;

**COMMENCING** at a 1" rod found in a monument box at the northwest corner of Great Lot No. 29 and in the centerline of Hale Road, 60 feet wide;

Course 1: thence North 01 deg. 51 min. 10 sec. East, along the centerline of Hale Road and the west line of Great Lot No. 19, a distance of 300.00 feet to a point (witness a #5 rebar and I.D. cap #6541 found flush, South 88 deg. 35 min. 00 sec. East, a distance of 30.48 feet from point described);

Course 2: thence South 88 deg. 35 min. 00 sec. East, along the south line of land conveyed to The Barkman Family Trust, by instrument recorded in D.B. Vol. 908, Pg. 245 Geauga County Records, a distance of 726.00 feet to a #5 rebar and I.D. cap #6541 found flush this survey;

Course 3: thence South 69 deg. 32 min. 16 sec. East, continuing along a south line of land conveyed to The Barkman Family Trust, a distance of 727.45 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey;

Course 4: thence South 84 deg. 29 min. 50 sec. West, a distance of 519.70 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey in the south line of Great Lot No.19;

Course 5: thence South 01 deg. 52 min. 32 sec. West, passing through a #5 rebar and I.D. cap #6541 set flush this survey at 478.10 feet, a total distance of 1028.10 feet to a point in the centerline of Burton – Windsor Road, 60 feet wide (witness a #5 rebar and I.D. cap #6541 set flush this survey, North 01 deg. 52 min. 32 sec. West, a distance of 40.00 feet from point described);

Course 6: thence South 73 deg. 17 min. 32 sec. West, along the centerline of Burton – Windsor Road, a distance of 555.89 feet to an angle point (witness a 5/8" rebar found 4" high, North 17 deg. 13 min. 48 sec. West, a distance of 23.58 feet from point described);

Course 7: thence South 72 deg. 46 min. 12 sec. West, continuing along the centerline of Burton – Windsor Road, a distance of 394.81 feet to a point and the centerline intersection of Burton – Windsor Road and Hale Road (witness a 3/8" rod in concrete found at the southwest corner of Great Lot No. 29, South 01 deg. 52 min. 32 sec. West, a distance of 1443.54 feet from the centerline intersection of point described);

Course 8: thence North 01 deg. 52 min. 32 sec. East, along the centerline of Hale Road and the west line of Great Lot No. 29, a distance of 1327.27 feet to the **PLACE OF COMMENCEMENT** and containing 31.8075 acres of land of which 7.4989 acres is in Great Lot No. 19 and 24.3086 acres is in Great Lot No. 29, but subject to all legal highways, rights and easements of record, as surveyed in March 2002 by John W. Patrick Jr. P.S. #6541.

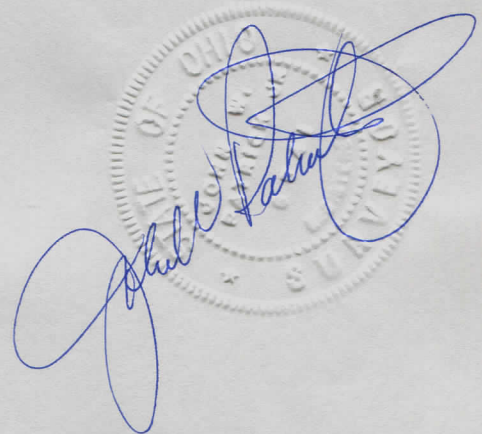
BUR00044

Page 2  
File: Gand Parcel 1

The bearing of South 88 deg. 35 min. 00 sec. East, along the north line of Great Lot No. 29 as described in D.B. Vol. 552, Pg. 824 Geauga County Records, was used for the "BASIS OF BEARINGS" for this legal description.

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

*CRB* *7/2/02*  
OFFICE OF THE *REVISED*  
GEAUGA COUNTY ENGINEER



BURK00044

04-072650  
1496-1190

**Legal Description – Parcel 2**  
10.2424 Acres  
W.O. 21048  
File: Gand Parcel 2

Revised: June 26, 2002

Situated in the Township of Burton, County of Geauga and State of Ohio: known as being part of Great Lots No. 19 & 29, further bounded and described as follows;

**COMMENCING** at a 1" rod found in a monument box at the northwest corner of Great Lot No. 29 and in the centerline of Hale Road, 60 feet wide;

thence South 88 deg. 35 min. 00 sec. East, along the north line of Great Lot No. 29, a distance of 900.00 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey and **THE TRUE PLACE OF BEGINNING OF LAND HEREIN TO BE DESCRIBED;**

Course 1: thence North 84 deg. 29 min. 50 sec. East, a distance of 519.70 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey on a south line of land conveyed to The Barkman Family Trust, by instrument recorded in D.B. Vol. 908, Pg. 245 Geauga County Records;

Course 2: thence South 69 deg. 32 min. 16 sec. East, along a south line of land conveyed to The Barkman Family Trust, a distance of 191.87 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey in the north line of Great Lot No. 29;

Course 3: thence South 25 deg. 27 min. 34 sec. West, a distance of 185.89 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 4: thence South 80 deg. 16 min. 29 sec. West, a distance of 241.84 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 5: thence South 01 deg. 52 min. 32 sec. West, a distance of 683.48 feet to a point in the centerline of Burton – Windsor Road, 60 feet wide (witness a #5 rebar and I.D. cap #6541 set flush this survey, North 01 deg. 52 min. 32 sec. East, a distance of 31.73 feet from point described);

Course 6: thence South 72 deg. 50 min. 34 sec. West, along the centerline of Burton – Windsor Road, a distance of 173.91 feet to an angle point;

Course 7: thence South 73 deg. 17 min. 32 sec. West, continuing along the centerline of Burton – Windsor Road, a distance of 233.78 feet to a point (witness a #5 rebar and I.D. cap #6541 set flush this survey, North 01 deg. 52 min. 32 sec. East, a distance of 40.00 feet from point described);

Course 8: thence North 01 deg. 52 min. 32 sec. East, passing through a #5 rebar and I.D. cap #6541 set flush at 550.00 feet, a total distance of 1028.10 feet to the **PLACE OF BEGINNING** and containing 10.2424 acres of land, of which 0.5011 acres is in Great Lot No. 19 and 9.7413 acres is in Great Lot No. 29, but subject to all legal highways, rights and easements of record, as surveyed in March 2002 by John W. Patrick Jr. P.S. #6541.

The bearing of South 88 deg. 35 min. 00 sec. East, along the north line of Great Lot No. 29 as described in D.B. Vol. 552, Pg. 824 Geauga County Records, was used for the "BASIS OF BEARINGS" for this legal description.

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

*CEB* *7/2/02*  
OFFICE OF THE **REVISED**  
GEAUGA COUNTY ENGINEER

BUR 0004A

04-150923  
1496-1181

**Legal Description – Parcel 3**

Revised: June 26, 2002

17.2158 Acres  
W.O. 21048  
File: Gand Parcel 3

Situated in the Township of Burton, County of Geauga and State of Ohio: known as being part of Great Lot No. 29, further bounded and described as follows;

**COMMENCING** at a 1" rod found in a monument box at the northwest corner of Great Lot No. 29 and in the centerline of Hale Road, 60 feet wide;

thence South 88 deg. 35 min. 00 sec. East, along the north line of Great Lot No. 29, a distance of 1597.28 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey and **THE TRUE PLACE OF BEGINNING OF LAND HEREIN TO BE DESCRIBED;**

Course 1: thence South 88 deg. 35 min. 00 sec. East, along the north line of Great Lot No. 29, a distance of 903.88 feet to a City of Akron monument found 8" high at the northeast corner of Great Lot No. 29;

Course 2: thence South 01 deg. 53 min. 34 sec. West, along the east line of Great Lot No. 29, a distance of 279.25 feet to a #5 rebar and I.D. cap #6541 set flush this survey on the former centerline of Burton – Windsor Road, 60 feet (witness a bolt found in Nov. 1985 at an angle point, North 36 deg. 01 min. 24 sec. East, a distance of 205.38 feet from rebar set);

Course 3: thence South 36 deg. 01 min. 24 sec. West, along the centerline of Burton – Windsor Road, a distance of 63.20 feet to an angle point;

Course 4: thence South 54 deg. 55 min. 43 sec. West, continuing along the centerline of Burton – Windsor Road, a distance of 526.31 feet to an angle point;

Course 5: thence South 72 deg. 50 min. 34 sec. West, continuing along the centerline of Burton - Windsor Road, a distance of 802.83 feet to a point (witness a #5 rebar and I.D. cap #6541 set flush this survey, North 01 deg. 52 min. 32 sec. East, a distance of 31.73 feet from point described);

Course 6: thence North 01 deg. 52 min. 32 sec. East, a distance of 683.48 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 7: thence North 80 deg. 16 min. 29 sec. East, a distance of 241.84 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 8: thence North 25 deg. 27 min. 34 sec. East, a distance of 185.89 feet to **THE PLACE OF BEGINNING** and containing 17.2158 acres of land, but subject to all legal highways, rights and easements of record, as surveyed in March 2002 by John W. Patrick Jr. P.S. #6541.

The bearing of South 88 deg. 35 min. 00 sec. East, along the north line of Great Lot No. 29 as described in D.B. Vol. 552, Pg. 824 Geauga County Records, was used for the "BASIS OF BEARINGS" for this legal description.

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

CRB

7/2/02

OFFICE OF THE **REVISED**  
GEAUGA COUNTY ENGINEER