

# LOT SPLIT OF

DEED VOLUME 1454, PAGE 481 O.R.G.C. &  
DEED VOLUME 1454, PAGE 483 O.R.G.C.

PREPARED FOR:

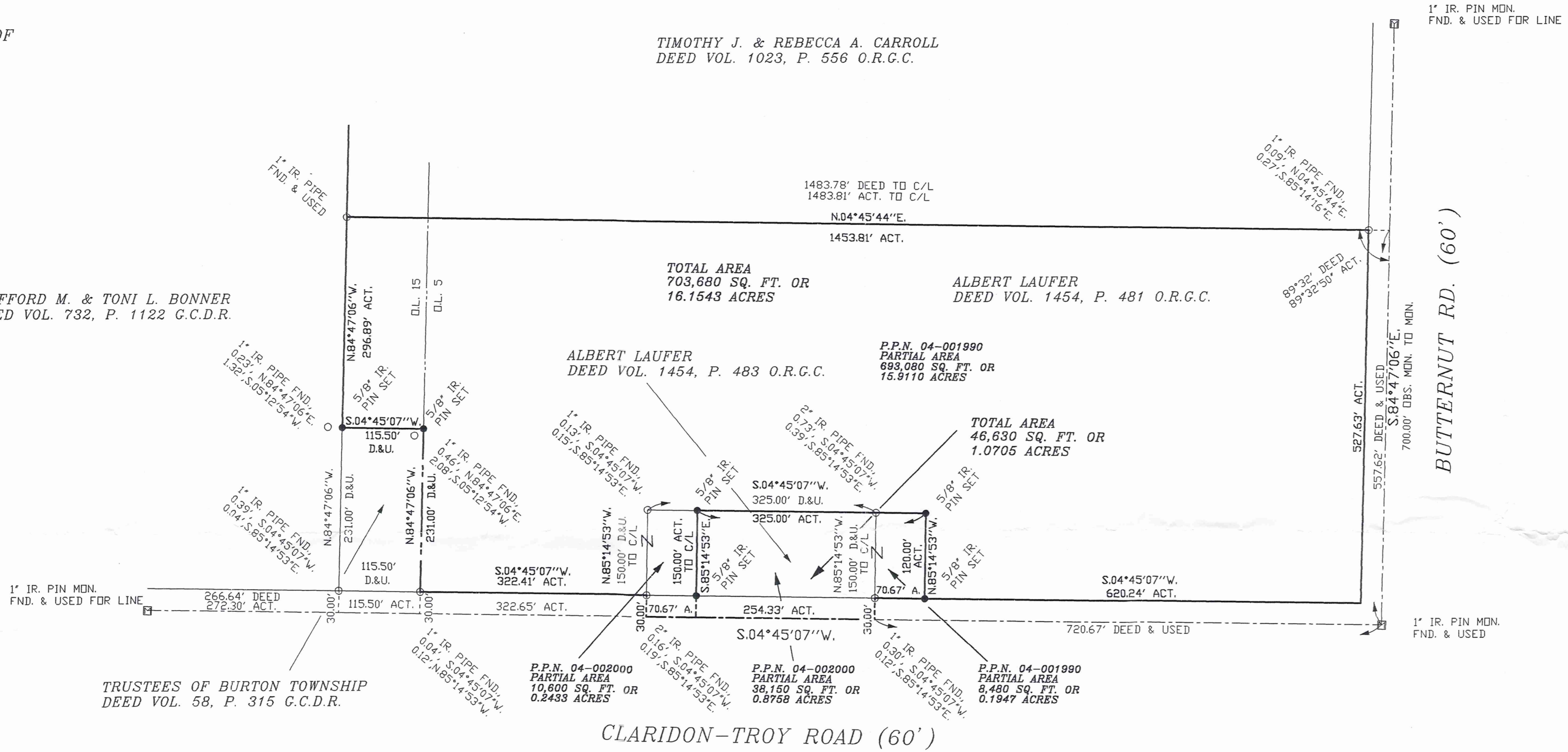
## ALBERT LAUFER

APRIL 1, 2002

SITUATED IN THE TOWNSHIP OF  
BURTON, COUNTY OF  
GEAUGA AND STATE OF OHIO  
AND KNOWN AS BEING PART OF  
ORIGINAL BURTON  
TOWNSHIP LOT 5 & 15.

TIMOTHY J. & REBECCA A. CARROLL  
DEED VOL. 1023, P. 556 O.R.G.C.

CLIFFORD M. & TONI L. BONNER  
DEED VOL. 732, P. 1122 C.C.D.R.

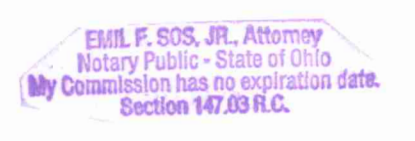


### ACCEPTANCE

I, Albert Laufer  
ALBERT LAUFER  
THE OWNER OF THE LANDS SHOWN HEREON DOES HEREBY  
ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING  
OF THIS SPLIT OF LANDS AS HEREON PLATTED.

COUNTY OF GEAUGA } S.S. BEFORE ME A NOTARY PUBLIC  
STATE OF OHIO } IN AND FOR SAID COUNTY  
AND STATE PERSONALLY APPEARED THE ABOVE SIGNED  
OWNER WHO ACKNOWLEDGE THE MAKING AND SIGNING OF  
THE FORGOING INSTRUMENT TO BE THEIR FREE ACT AND  
DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY  
HAND AND OFFICIAL SEAL AT Wesley  
, OHIO, THIS 30 DAY OF May, 2002.

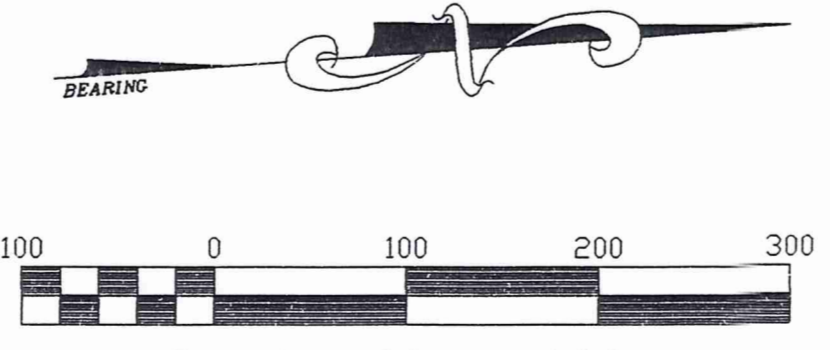
John M. Zaranec Jr.  
NOTARY PUBLIC



I HEREBY STATE THIS TO BE A TRUE AND  
ACCURATE SURVEY TO THE BEST OF MY  
KNOWLEDGE, INFORMATION AND BELIEF.



John M. Zaranec Jr.  
JOHN M. ZARANEC JR. P.S. 7126



File name: G:\2002\Y2115\DWG\Y2115  
Plot date: 04/23/02 at 09:02  
Revised date: MAY, 2002

DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET  
AND DECIMAL PARTS THEREOF. THE COURSES USED HEREON  
ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO  
INDICATE ANGLES ONLY.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
CEB 6/15/02  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER

- LEGEND
- = 5/8" IRON PIN WITH CAP SET
  - ACT. = ACTUAL
  - OBS. = OBSERVED
  - CALC. = CALCULATED
  - REC. = RECORD
  - FND. = FOUND
- ORIGINAL LOT LINE  
CENTERLINE

© ZARANEC SURVEYING CO.  
KNOWLES INDUSTRIAL PARK  
16722 WEST PARK CIRCLE DRIVE  
CHAGRIN FALLS, OHIO 44023  
(440) 543 - 1403

BUR00079

LAUFER  
Pickup 6-7-02  
04-150927  
V. 1505-P. 537



# ZARANEC SURVEYING CO.

*Professional Land Surveyors*

Laufer-1.0705 Acre Parcel  
Legal Description

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot 5 and bounded and described as follows:

Beginning at the intersection of the southerly line of Butternut Road, 60.00 feet wide, with the westerly line of Claridon-Troy Road, 60.00 feet wide;

Thence South 04 degrees 45 minutes 07 seconds West along the westerly line of said Claridon-Troy Road, 620.24 feet to a 5/8 inch iron pin set therein, said point being the principal place of beginning of the parcel herein described;

Thence South 04 degrees 45 minutes 07 seconds West continuing along the westerly line of said Claridon-Troy Road, 70.67 feet to a point therein, from which point a 1 inch iron pipe found bears South 04 degrees 45 minutes 07 seconds West, 0.30 feet and South 85 degrees 14 minutes 53 seconds East, 0.12 feet;

Thence South 85 degrees 14 minutes 53 seconds East, 30.00 feet to a point in the centerline of said Claridon-Troy Road;

Thence South 04 degrees 45 minutes 07 seconds West, along the centerline of said Claridon-Troy Road, 254.33 feet to a point therein;

Thence North 85 degrees 14 minutes 53 seconds West, 30.00 feet passing through a 5/8 inch iron pin set in the westerly line of said Claridon-Troy Road a total distance of 150.00 feet to a 5/8 inch iron pin set;

Thence North 04 degrees 45 minutes 07 seconds East, 325.00 feet to a 5/8 inch iron pin set;

Thence South 85 degrees 14 minutes 53 seconds East, 120.00 feet to the principal place of beginning and containing 46,630 square feet or 1.0705 acres of land according to a survey by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated April 1, 2002, Revised May, 2002.

The courses used in this description are based on an assumed meridian and are intended to indicate angles only.

8,480 square feet or 0.1947 acres of P.P.N. 04-001990  
38,150 square feet or 0.8758 acres of P.P.N. 04-002000

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

CRB 6/5/02  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

(440) 543-1403  
Fax: (440) 543-8798  
Knowles Industrial Park  
16722 W. Park Circle Drive  
Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.  
President

BLR00079

04-001990  
V. 1505-P. 541



# ZARANEC SURVEYING CO.

*Professional Land Surveyors*

Laufer-16.1543 Acre Parcel  
Legal Description  
Page 1

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lots 5 and 15 and bounded and described as follows:

Beginning at the intersection of the southerly line of Butternut Road, 60.00 feet wide, with the westerly line of Claridon-Troy Road, 60.00 feet wide;

Thence South 04 degrees 45 minutes 07 seconds West along the westerly line of said Claridon-Troy Road, 620.24 feet to a 5/8 inch iron pin set therein;

Thence North 85 degrees 14 minutes 53 seconds West, 120.00 feet to a 5/8 inch iron pin set;

Thence South 04 degrees 45 minutes 07 seconds West, 325.00 feet to a 5/8 inch iron pin set;

Thence South 85 degrees 14 minutes 53 seconds East, 120.00 feet passing through a 5/8 inch iron pin set in the westerly line of said Claridon-Troy Road a total distance of 150.00 feet to a point in the centerline of said Claridon-Troy Road;

Thence South 04 degrees 45 minutes 07 seconds West along the centerline of said Claridon-Troy Road, 70.67 feet to a point therein;

Thence North 85 degrees 14 minutes 53 seconds West, 30.00 feet to the westerly line of said Claridon-Troy Road, from which point a 2 inch iron pipe found bears South 04 degrees 45 minutes 07 seconds West, 0.16 feet and South 85 degrees 14 minutes 53 seconds East, 0.19 feet ;

Thence South 04 degrees 45 minutes 07 seconds West along the westerly line of said Claridon-Troy Road, 322.41 feet to its intersection with the northerly line of a parcel of land conveyed to the Trustees of Burton Township by Volume 58, Page 315 Geauga County Deed Records, from which point a 1 inch iron pipe found bears South 04 degrees 45 minutes 07 seconds West, 0.04 feet and North 85 degrees 14 minutes 53 seconds West, 0.12 feet;

Thence North 84 degrees 47 minutes 06 seconds West along the northerly line of said parcel of land conveyed to the Trustees of Burton Township, 231.00 feet to a 5/8 inch iron pin set at the Northwest corner thereof, from which point a 1 inch iron pipe found bears North 84 degrees 47 minutes 06 seconds East, 0.46 feet and South 05 degrees 12 minutes 54 seconds West, 2.08 feet;

Thence South 04 degrees 45 minutes 07 seconds West along the westerly line of said parcel of land conveyed to the Trustees of Burton Township, 115.50 feet to a 5/8 inch iron pin set at its intersection with a northerly line of a parcel of land conveyed to Clifford M. and Toni L. Bonner by Volume 732, Page 1122 Geauga County Deed Records, from which point a 1 inch iron pipe found bears North 84 degrees 47 minutes 06 seconds East, 0.23 feet and South 05 degrees 12 minutes 54 seconds West, 1.32 feet:

Thence North 84 degrees 47 minutes 06 seconds West along a northerly line of said parcel of land conveyed to Clifford M. and Toni L. Bonner, 296.89 feet to a 1 inch iron pipe found at the Southeast corner of a parcel of land conveyed to Timothy J. and Rebecca A. Carroll by Deed Volume 1023, Page 556 Official Records Geauga County;

**(440) 543-1403**  
Fax: (440) 543-8798  
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Chagrin Falls, Ohio 44023

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BUR 00079



# ZARANEC SURVEYING CO.

*Professional Land Surveyors*

Laufer-16.1543 Acre Parcel  
Legal Description  
Page 2

Thence North 04 degrees 45 minutes 44 seconds East along an easterly line of said parcel of land conveyed to Timothy J. and Rebecca A. Carroll, 1453.81 feet to its intersection with the southerly line of said Butternut Road, from which point a 1 inch iron pipe found bears North 04 degrees 45 minutes 44 seconds East, 0.09 feet and South 85 degrees 14 minutes 16 seconds East, 0.27 feet;

Thence South 84 degrees 47 minutes 06 seconds East along the southerly line of said Butternut Road, 527.63 feet to the place of beginning and containing 703,680 square feet or 16.1543 acres of land according to a survey by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated April 1, 2002, Revised May, 2002.

The courses used in this description are based on an assumed meridian and are intended to indicate angles only.

693,080 square feet or 15.9110 acres of P.P.N. 04-001990  
10,600 square feet or 0.2433 acres of P.P.N. 04-002000

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

CRB 6/5/02  
OFFICE OF THE REVISED  
GEAUGA COUNTY ENGINEER

RECEIVED  
JUN 11 2002  
ENGINEERING  
DEPARTMENT

(440) 543-1403  
Fax: (440) 543-8798  
Knowles Industrial Park  
16722 W. Park Circle Drive  
Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.  
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