

PLAT OF SURVEY AND LOT SPLIT FOR JANET MC INTEE

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3, and further being known as part of a parcel of land conveyed to Janet Mc Intee by deed recorded in Volume 1615, Page 622 of Geauga County Deed Records.

PREPARED FOR:
JANET MC INTEE
13125 BUTTERNUT ROAD
BURTON, OHIO 44021

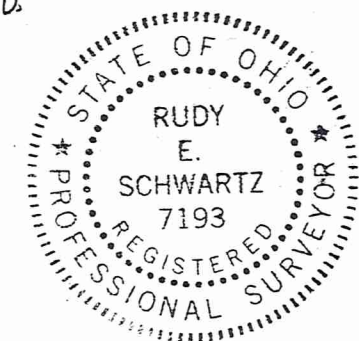
PREPARED BY:
RUDY E. SCHWARTZ
SCHWARTZ LAND SURVEYING, INC.
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440)564-8174
FAX: (440)564-8285

LEGEND	
I. P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12804
OFFICE OF THE
GEAUGA COUNTY ENGINEER

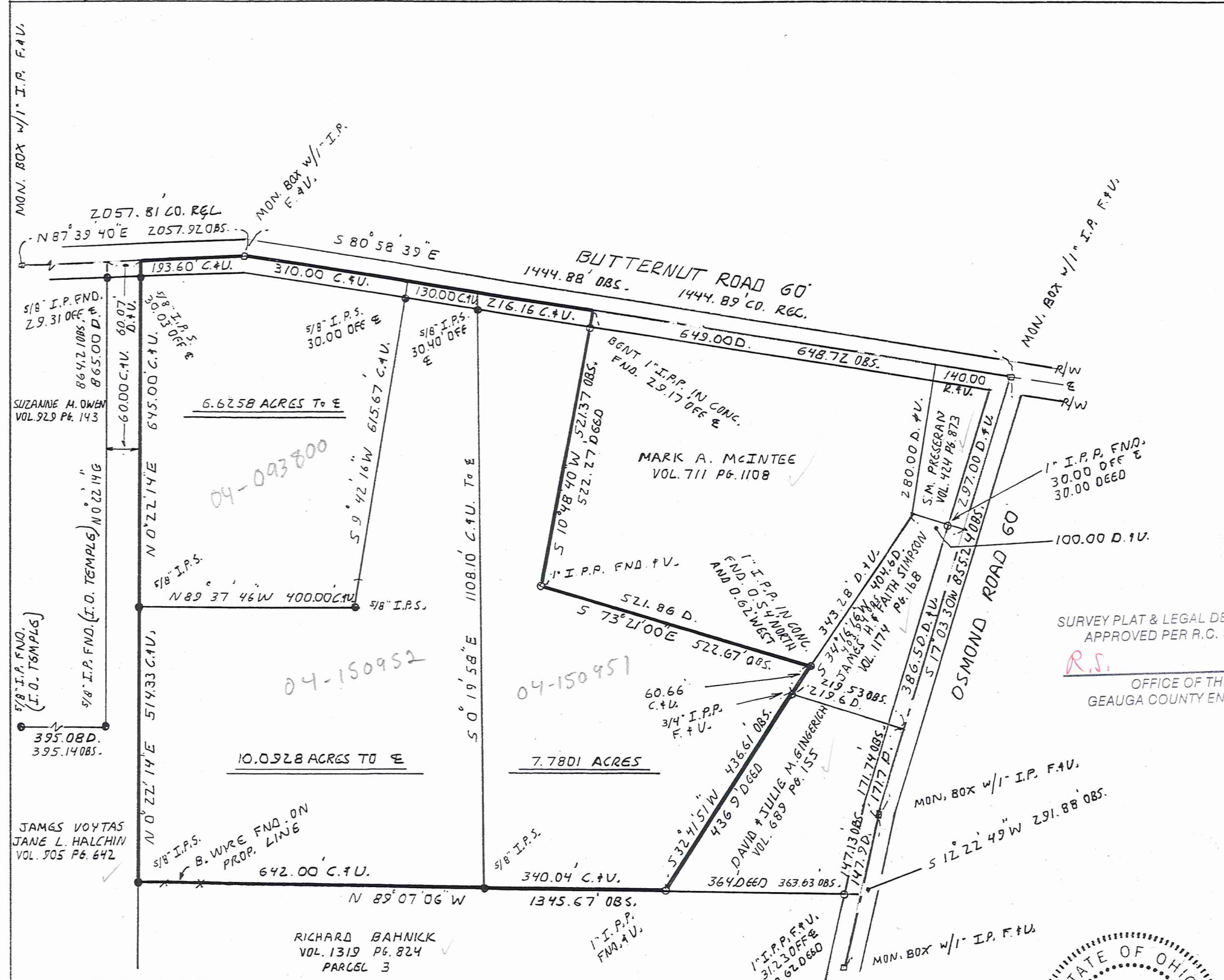


JAN. 26, 2004 SCALE 1:200
0 100 200 400



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 meridian 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.

[Signature] 1.26.04
RUDY E. SCHWARTZ, P.S. NO. 7193



RECEIVED
JAN 26 2004
SURVEYING DEPARTMENT

RICHARD BAHNICK
VOL. 1319 PG. 824
PARCEL 3

SUZANNE M. OWEN
VOL. 929 PG. 143

JAMES VOYTAS
JANE L. HALCHIN
VOL. 905 PG. 642

1" I.P.P. F&U,
31.230 OFF E
30.620 DEED

3/4" I.P.P.
F&U

60.66
C&U

1" I.P.P. FND. F&U,
AND D.G.2 WEST

86NT 1" I.P.P. IN CONC.
FND. 29.17 OFF E

5/8" I.P.S.
30.40 OFF E

5/8" I.P.S.
30.00 OFF E

5/8" I.P. FND.
29.31 OFF E

MON. BOX w/1" I.P. F&U

MON. BOX w/1" I.P. F&U

MON. BOX w/1" I.P. F&U

MON. BOX w/1" I.P. F&U

MON. BOX w/1" I.P. F&U

LEGAL DESCRIPTION
OF A 6.6258 ACRE PARCEL
FOR
JANET MC INTEE

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3 and further being known as part of a parcel of land conveyed to Janet McIntee by deed recorded in Volume 1615, Page 622 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Butternut Road, 60 feet wide, at the Northeasterly corner of land conveyed to James Voytas and Jane L. Halchin by deed recorded in Volume 905, Page 642 of Geauga County Deed Records;

COURSE I Thence North 87°39'40" East along said centerline of Butternut Road, a distance of 193.60 feet to a monument box with a one inch ^{iron} pin found at an angle point therein;

COURSE II Thence South 80°58'39" East continuing along said centerline of Butternut Road, a distance of 310.00 feet to a point;

COURSE III Thence South 9°42'16" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 615.67 feet to a 5/8 inch iron pin set;

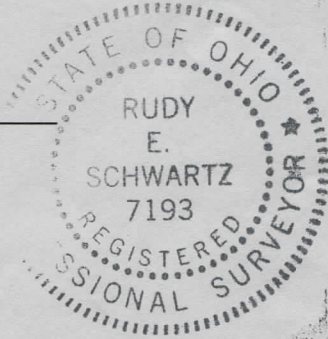
COURSE IV Thence North 89°37'46 West, a distance of 400.00 feet to a 5/8 inch iron pin set in the Easterly line of land so conveyed to James Voytas and Jane L. Halchin;

COURSE V Thence North 0°22'14" East along said Easterly line of land so conveyed to James Voytas and Jane L. Halchin, passing through a 5/8 inch iron pin set at 614.97 feet, a total distance of 645.00 feet to the place of beginning and containing 6.6258 acres of land as surveyed, calculated and described on January 15, 2004 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.

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DATE

1-27-04



[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

R.S.

1 28 04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION OF A
7.7801 ACRE PARCEL
FOR
JANET MC INTEE

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3 and further being known a part of a parcel of land conveyed to Janet McIntee by deed recorded in Volume 1615, Page 622 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Butternut Road, 60 feet wide, at the Northeasterly corner of land conveyed to James Voytas and Jane L. Halchin by deed recorded in Volume 905, Page 642 of Geauga County Deed Records;

Thence North $87^{\circ}39'40''$ East along said centerline of Butternut Road, a distance of 193.60 feet to a monument box with a one inch ^{iron} pin found at an angle point therein;

Thence South $80^{\circ}58'39''$ East continuing along said centerline of Butternut Road, a distance of 440.00 feet to a point, and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence South $80^{\circ}58'39''$ East continuing along said centerline of Butternut Road, a distance of 216.16 feet to the Northwesterly corner of land conveyed to Mark A. McIntee by deed recorded in Volume 711, Page 1108, of Geauga County Deed Records;

COURSE II Thence South $10^{\circ}48'40''$ West along the Westerly line of land so conveyed to Mark A. McIntee, passing through a bent one inch iron pipe in concrete found at 29.17 feet, a total distance of 521.37 feet to a one inch iron pipe found at the Southwesterly corner thereof;

COURSE III Thence South $73^{\circ}21'00''$ East along the Southerly line of land so conveyed to Mark A. McIntee, a distance of 522.67 feet to the Southeasterly corner thereof in the Westerly line of land conveyed to James H. and Faith Simpson by deed recorded in Volume 1174, Page 168 of Geauga County Deed Records, (witness a one inch iron pipe in concrete found 0.54 feet North and 0.62 feet West);

COURSE IV Thence South $34^{\circ}16'16''$ West along said Westerly line of land so conveyed to James H. and Faith Simpson, a distance of 60.66 feet to a 3/4 inch iron pipe found at the Northwesterly corner of land conveyed to David and Julie M. Gingerich by deed recorded in Volume 689, Page 155 of Geauga County Deed Records;

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LEGAL DESCRIPTION

7.7801 Acre Parcel

Janet McIntee

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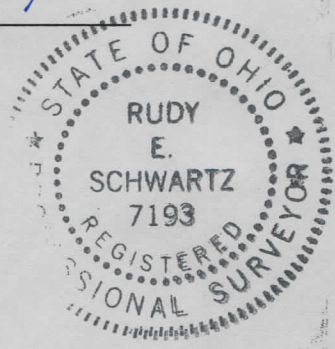
COURSE V Thence South 32°41'51" West along the Westerly line of land so conveyed to David and Julie M. Gingerich, a distance of 436.61 feet to a one inch iron pipe found at the Southwesterly corner thereof in the Northerly line of Parcel 3 of lands conveyed to Richard Bahnick by deed recorded in Volume 1319, Page 824 of Geauga County Deed Records;

COURSE VI Thence North 89°07'06" West along said Northerly line of Parcel No. 3 of land conveyed to Richard Bahnick, a distance of 340.04 feet to a 5/8 inch iron pin set;

COURSE VII Thence North 0°19'58" West, passing through a 5/8 inch iron pin set at 1077.70 feet, a total distance of 1108.10 feet to the Principle Place of Beginning and containing 7.7801 acres of land as surveyed, calculated and described on January 15, 2004 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.

DATE 1-27-04

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193



SURVEY PLAT & LEGAL DESCRIPTION
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R.S. 1/28/04

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JAN 27 2004
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LEGAL DESCRIPTION OF A
10.0928 ACRE PARCEL
FOR JANET MC INTEE

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3 and further being known as part of a parcel of land conveyed to Janet McIntee by deed recorded in Volume 1615, Page 622 of Geauga County Deed records, further bounded and described as follows;

Beginning at a point in the centerline of Butternut Road, 60 feet wide, at the Northeasterly corner of land conveyed to James Voytas and Jane L. Halchin by deed recorded in Volume 905, Page 642 of Geauga County Deed Records;

Thence North 87°39'40" East along said centerline of Butternut Road, a distance of 193.60 feet to a monument box with a one inch pin found at an angle point therein;

Thence South 80°58'39" East continuing along said centerline of Butternut Road a distance of 310.00 feet to a point, and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing South 80°58'39" East along said centerline of Butternut Road a distance of 130.00 feet to a point;

COURSE II Thence South 0°19'58" East passing through a 5/8 inch iron pin set at 30.40 feet, a total distance of 1108.10 feet to a 5/8 inch iron pin set in the Northerly line of Parcel 3 of lands conveyed to Richard Bahnick by deed recorded in Volume 1319, Page 824 of Geauga County Deed Records;

COURSE III Thence North 89°07'06" West along said Northerly line of Parcel No. 3 of lands so conveyed to Richard Bahnick, a distance of 642.00 feet to a 5/8 inch iron pin set in the Easterly line of land so conveyed to James Voytas and Jane L. Halchin;

COURSE IV Thence North 0°22'14" East along said Easterly line of land so conveyed to James Voytas and Jane L. Halchin, a distance of 514.33 feet to a 5/8 inch iron pin set;

COURSE V Thence South 89°37'46" East a distance of 400.00 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 9°42'16" East, passing through a 5/8 inch iron pin set at 585.67 feet, a total distance of 615.67 feet to the Principle Place of Beginning and containing 10.0928 acres of land as surveyed, calculated and described on January 15, 2004 by Rudy E. Schwartz, P.S. 7193 be the

LEGAL DESCRIPTION

10.0928 Acre Parcel

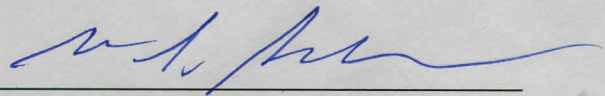
Janet McIntee

Page Two

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.

1-27-04

DATE



RUDY E. SCHWARTZ, P.S. 7193



SURVEY PLAT & LEGAL DESCRIPTION
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