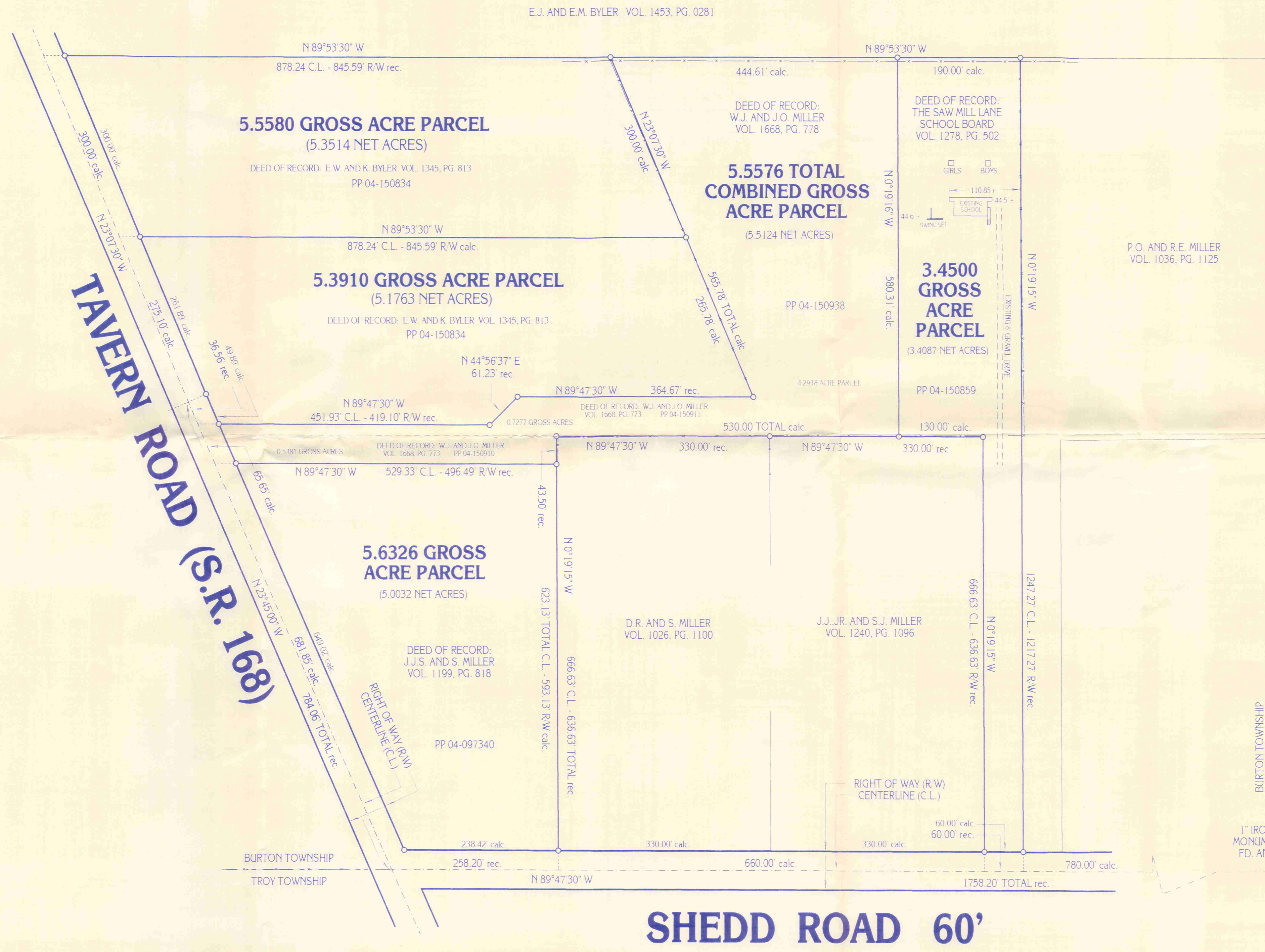


# SUBDIVISION, CONSOLIDATION AND PLAT OF SURVEY PREPARED FOR:

**E.W. AND K. BYLER, JOSEPH J.S. MILLER, AND THE SAW MILL LANE SCHOOL BOARD**

DEEDS OF RECORD: W.J. AND J.O. MILLER VOLUME 1668, PAGE 773 AND W.J. AND J.O. MILLER VOLUME 1668, PAGE 778

**BASIS OF RESEARCH AND RECORDS**  
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.  
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEauga COUNTY ENGINEER'S OFFICE.  
 ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.



GRAPHIC SCALE: 1" EQUALS 100'

- DENOTES 5/8" (DIAMETER) x 3/4" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET
- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)
- DENOTES BARBED WIRE FOUND

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 100 WITHIN SAID TOWNSHIP.

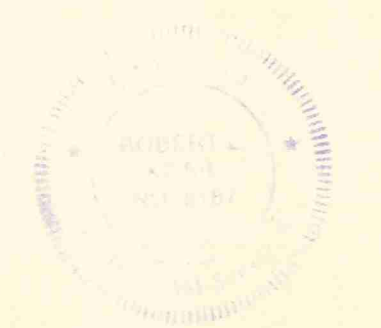
**MINIMUM ZONING REQUIREMENTS:**

- Minimum Acreage: 5.0000 (Exclusive of R/W)
- Minimum Frontage: 60.00 Feet
- Minimum Lot Width: 300.00 Feet at Building Line
- Minimum Side/Rear Yard: 40.00 Feet
- Minimum Setback: 120.00 Feet From R/W

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.

*Robert L. Kosie*  
 ROBERT L. KOSIE, P.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 8167



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

PAK 09 05 03  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

PLAT OF SURVEY PREPARED BY  
**DELMAR B. KOSIE & ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 202 SOUTH STREET  
 CHARDON, OHIO 44024  
 (440) 286-2131

DBK PLAT NO. 543C 2003

J. Miller, J.J.S.  
Pick up date  
9-8-03

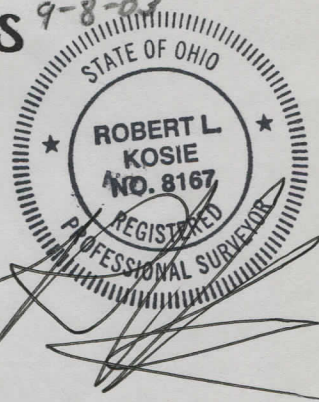
# DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET  
CHARDON, OHIO 44024  
(440) 286-2131

<http://www.alltel.net/~dbkads/home.htm>



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.O. 815:251

PAK 09/05/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

## 5.5576 TOTAL GROSS ACRES

DEEDS OF RECORD: W.J. AND J.O. MILLER  
VOLUME 1668, PAGE 773 AND VOLUME 1668, PAGE 778

DATE: AUGUST 29, 2003

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 100 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF TAVERN ROAD (S.R. 168) AND SHEDD ROAD (60 FEET WIDE).

THENCE N23°45'00"W ALONG THE CENTERLINE OF SAID TAVERN ROAD A DISTANCE OF 681.85 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.J.S. AND S. MILLER AS RECORDED IN VOL. 1199, PG. 818 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N23°45'00"W CONTINUING ALONG SAID CENTERLINE A **FRONTAGE DISTANCE OF 65.65** FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO E.W. AND K. BYLER AS RECORDED IN VOL. 1345, PG. 813 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S89°47'30"E ALONG A SOUTHERLY LINE OF SAID BYLER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 32.83 FEET A TOTAL DISTANCE OF 451.93 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT AN ANGLE POINT THEREIN.

THENCE N44°56'37"E ALONG A SOUTHERLY LINE OF SAID BYLER'S LAND A DISTANCE OF 61.23 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT AN ANGLE POINT THEREIN.

THENCE S89°47'30"E ALONG A SOUTHERLY LINE OF SAID BYLER'S LAND A DISTANCE OF 364.67 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID BYLER'S LAND.

THENCE N23°07'30"W ALONG AN EASTERLY LINE OF SAID BYLER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 265.78 FEET A TOTAL DISTANCE OF 565.78 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW

Closed  
good

**DELMAR B. KOSIE & ASSOCIATES**

REGISTERED LAND SURVEYORS



200 SOUTH STREET  
 CHARDON, OHIO 44024  
 (440) 286-2131

<http://www.alltel.net/~dbkads/home.htm>

## 5.5576 TOTAL GROSS ACRES (CONTINUED)

PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO E.J. AND E.M. BYLER AS RECORDED IN VOL. 1453, PG. 281 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF SAID E.W. AND K. BYLER'S LAND. SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S89°53'30"E ALONG THE SOUTHERLY LINE OF SAID E.J. AND E.M. BYLER'S LAND A DISTANCE OF 444.61 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE SAW MILL LAND SCHOOL BOARD AS RECORDED IN VOL. 1278, PG. 502 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED

THENCE S00°19'16"E ALONG A WESTERLY LINE OF THE SAID SAW MILL LAND SCHOOL BOARD PARCEL A DISTANCE OF 580.31 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO J.J., JR. AND S.J. MILLER AS RECORDED IN VOL. 1240, PG. 1096 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEWESTERLY CORNER OF THE SAID SAW MILL LAND SCHOOL BOARD PARCEL. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°47'30"W ALONG SAID MILLER'S NORTHERLY LINE AND ALSO ALONG THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO D.R. AND S. MILLER AS RECORDED IN VOL. 1026, PG. 1100 OF GEauga COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 200.00 FEET A TOTAL DISTANCE OF 530.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID MILLER'S LAND.

THENCE S00°19'15"E ALONG A WESTERLY LINE OF SAID MILLER'S LAND A DISTANCE OF 43.50 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING A NORTHEASTERLY CORNER OF THE AFORESAID J.J.S. AND S. MILLER PARCEL. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°47'30"W ALONG A NORTHERLY LINE OF SAID MILLER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 496.49 FEET A TOTAL DISTANCE OF 529.33 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 5.5576 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.