

LOT SPLIT PLAT

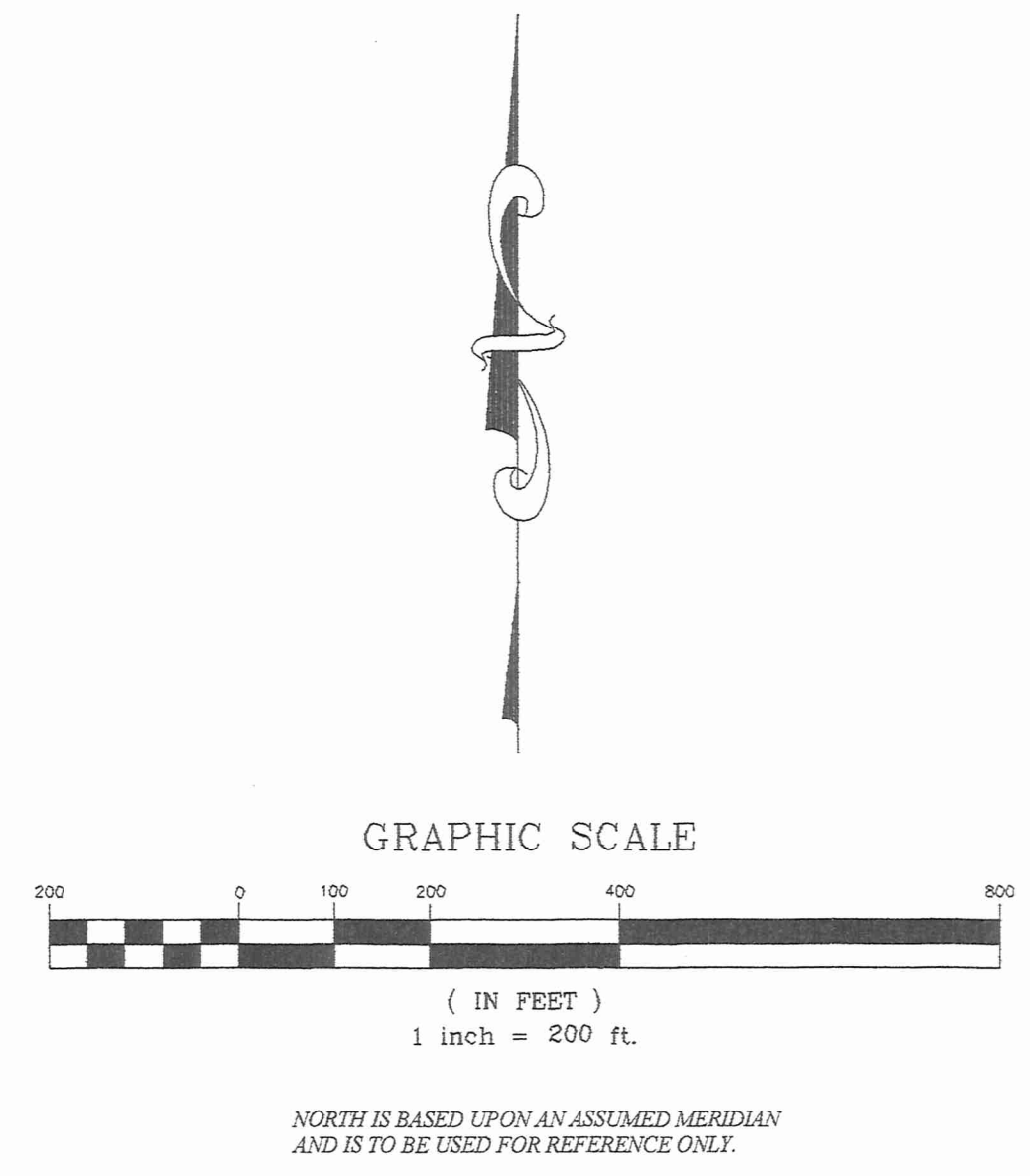
FOR PROPERTY OWNED BY:
B.K. MONROE, INC.

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND STATE OF OHIO,
AND BEING PART OF ORIGINAL LOT NO 9 AND 19.

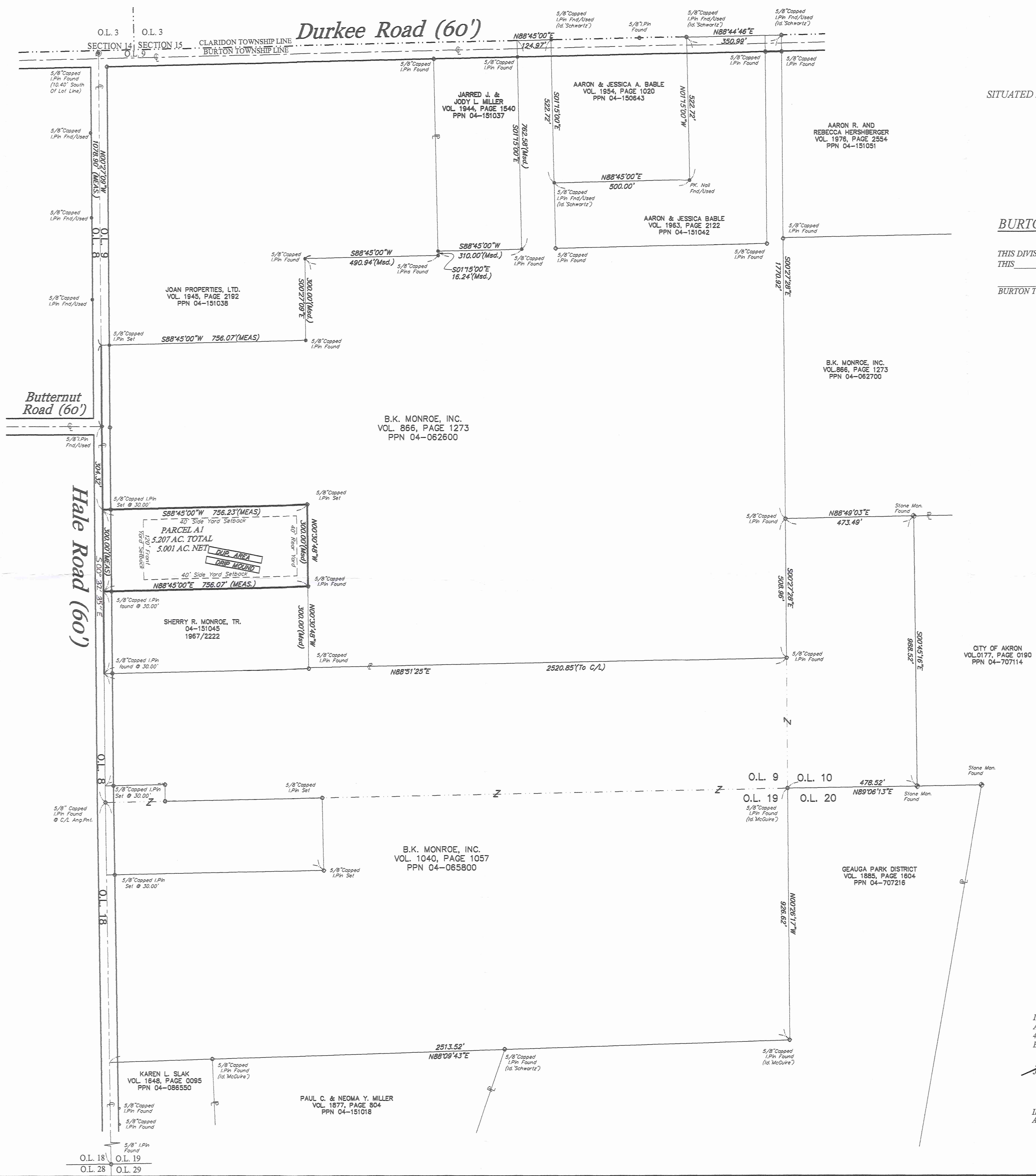
BURTON TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____, 2015.

BURTON TOWNSHIP ZONING INSPECTOR _____



SURVEY REFERENCES:
DEEDS OF RECORD
CH 13-A HALE ROAD 1994 PLANS



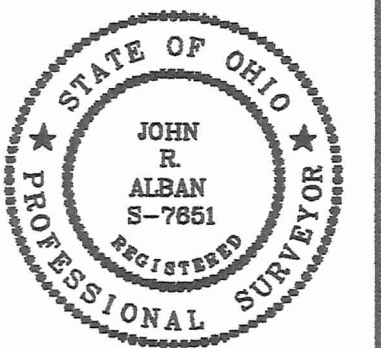
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
John R. Alban 11/12/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES
AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER
4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE
EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

John R. Alban P.S. 7651 11/2/15

IRON PINS SET ARE 30" X 5/8" REBAR WITH YELLOW CAP MARKED "J."
ALBAN 7651"

PREPARED BY:
ALBAN SURVEYING CO.
Engineers and Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, Ohio 44094
Phone: 440-946-0752



BUR 00152

B.K. Monroe, Inc. (15-124)
Picked Up 11/23/15
VOL 20 20 pg 23 24
PN# 04-151060

LEGAL DESCRIPTION FOR: PARCEL A1 – 5.207 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.001 ACRES EXCLUDING AREA IN PUBLIC RIGHT OF WAY.

Situated in the Township of Burton, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 9 in said Township, bounded and described as follows:

Beginning at a 5/8" capped iron pin found at the centerline intersection of Butternut Road (60') and Hale Road (60'), said point being located on the westerly line of O.L. 9; THENCE, S 00°32'35" E, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 304.32 feet to the Principal Point of Beginning;

THENCE, N 88°45'00" E, creating a new line, a distance of 756.23 feet to a 5/8" iron pin set; passing through a 5/8" iron pin set at 30.00 feet;

THENCE, S 00°30'48" E, creating a new line, a distance of 300.00 feet to a 5/8" iron pin found at the northeast corner of property owned by Sherry R. Monroe, Tr., as recorded in volume 1967, page 2222 of Geauga County Records (PPN 04-151045);

THENCE, S 88°45'00" W, along the north line of said Monroe property, a distance of 756.07 feet to a point located on the centerline of said Hale Road, said point also being located on the westerly line of said O.L. 9; passing through a 5/8" iron pin found at 726.07 feet;

THENCE, N 00°32'35" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 300.00 feet to the Principal Place of Beginning and containing 5.207 acres of land including area in the public right of way and 5.001 acres of land excluding area in the public right of way, based on a survey conducted in October of 2015 by John R. Alban Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 866, page 1273 and volume 1040, page 1057 of Geauga County Records.

The intent of this survey is to create a 5.207 acre parcel of land from PPN 04-062600.

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

J. Alban

11/2/15

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

