

PLAT OF SURVEY AND LOT SPLIT
FOR
JULIUS P. SZORADY, JR.
AND NANCE J. SZORADY

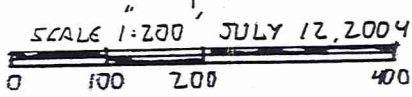
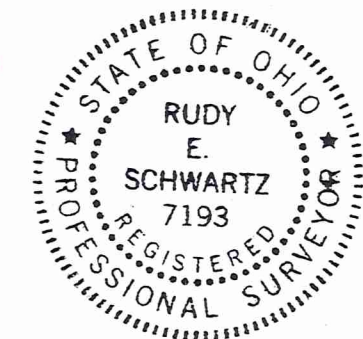
Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 8 and further being known as a parcel of land conveyed to Julius P. Szorady Jr. and Nance J. Szorady by deed recorded in Volume 841, Page 500 of Geauga County Deed Records.

PREPARED FOR:
Julius p. Szorady Jr.
14560 Butternut Road
Burton, Ohio 44021

PREPARED BY:
Schwartz Land Surveying, Inc.
12121 Kinsman Road
Newbury, Ohio 44065
Phone: (440) 564-8174
Fax: (440) 564-8285

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

R.S. 9/15/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER



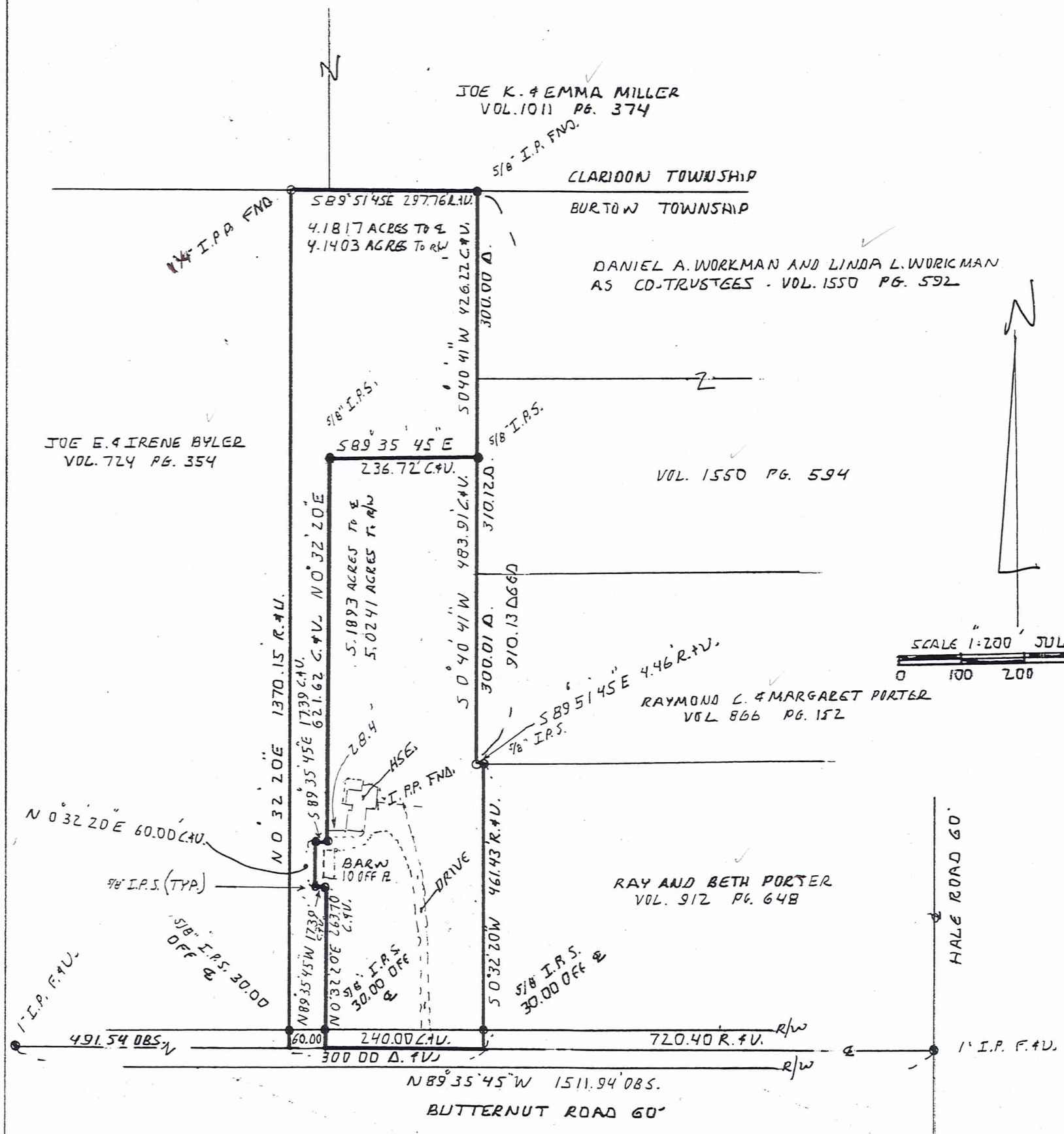
REVISED 9-2-04

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

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.

7-12-04
RUDY E. SCHWARTZ, P.S. NO. 7193



BUR00158

Szorady
picked up 9/16/04
04-150957
Vol 1742 PG 3213

LEGAL DESCRIPTION OF A
4.1817 ACRE PARCEL
FOR
JULIUS P. SZORADY JR. AND NANCE J. SZORADY

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 8 and further being known as part of a parcel of land conveyed to Julius P. Szorady Jr. and Nance J. Szorady by deed recorded in Volume 841, Page 500 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 Southwesterly corner of land conveyed to Ray and Beth Porter by deed recorded in Volume 912, Page 648 of Geauga County Deed Records, said point lying North 89°35'45" West along said centerline of Butternut Road, a distance of 720.40 feet from a one inch iron pin found at its intersection with the centerline of Hale Road, 60 feet wide;

Thence North 89°35'45" West along said centerline of Butternut Road, a distance of 240.00 feet to a point and the principle place of beginning of the premises herein intended to be described;

COURSE I Thence continuing North 89°35'45" West along said centerline of Butternut Road, a distance of 60.00 feet to the Southeasterly corner of land conveyed to Joe E. and Irene Byler by deed recorded in Volume 724, Page 354 of Geauga County Deed Records;

COURSE II Thence North 0°32'20" East along the Easterly line of land so conveyed to Joe and Irene Byler, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1370.15 feet to a 1-1/4 inch iron pipe found at the Northeasterly corner thereof in the Southerly line of lands conveyed to Joe K. and Emma Miller by deed recorded in Volume 1011, Page 374 of Geauga County Deed Records, also being the Southerly line of Claridon Township;

COURSE III Thence South 89°51'45" East along said Southerly line of lands so conveyed to Joe K. and Emma Miller, a distance of 297.76 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to Daniel A. Workman and Linda L. Workman as Co-Trustees by deed recorded in Volume 1550, Page 592 of Geauga County Deed records;

COURSE IV Thence South 0°40'41" West along the Westerly line of land so conveyed to Daniel A. Workman and Linda L. Workman as Co-Trustees and along this Westerly line of land conveyed to Daniel A. Workman and Linda L. Workman as Co-Trustees by deed recorded in Volume 1550, Page 594 of Geauga Count Deed Records, a distance of 426.22 feet to a 5/8 inch iron

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4.1817 Acre Parcel
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Nance J. Szorady
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pin set;

COURSE V Thence North 89°35'45" West, a distance of 236.72 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 0° 32' 20" West a distance of 621.62 feet to a 5/8 inch iron pin set;

COURSE VII Thence North 89° 35' 45" West a distance of 17.39 feet to a 5/8 inch iron pin set;

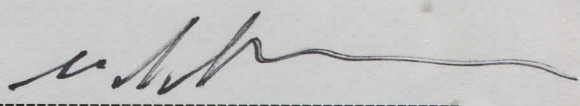
COURSE VIII Thence South 0° 32' 20" West a distance of 60.00 feet to a 5/8 inch iron pin set;

COURSE IX Thence South 89° 35' 45" East a distance of 17.39 feet to a 5/8 inch iron pin set;

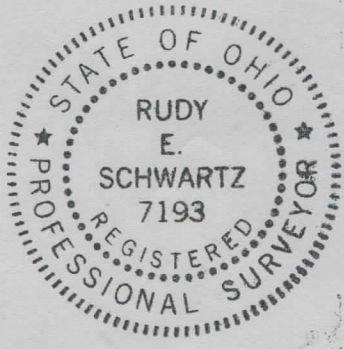
COURSE X Thence South 0°32'20" West, passing through a 5/8 inch iron pin set at 233.70 feet, a total distance of 263.70 feet to the Principle Place of Beginning and containing 4.1817 acres of land (4.1403 acres of land excluding the area with the right-of-way of Butternut Road) as surveyed, calculated and described on September 2, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less, but subject to all legal highways and easements of record. Bearing 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.

9.2.04

DATE



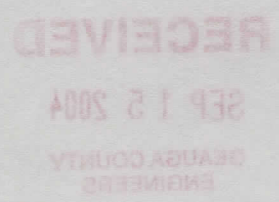
RUDY E. SCHWARTZ, P.S. 7193



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

R.S. 9/15/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER



LEGAL DESCRIPTION OF A
5.1893 ACRE PARCEL
FOR
JULIUS P. SZORADY JR. AND NANCE J. SZORADY

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of lot No. 8 and further being known as part of a parcel of land conveyed to Julius P. Szorady Jr. and Nance J. Szorady by deed recorded in Volume 841, Page 500 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 Southwesterly corner of land conveyed to Ray and Beth Porter by deed recorded in Volume 912, Page 648 of Geauga County Deed Records, said point lying North 89°35'45" West along said centerline of Butternut Road, a distance of 720.40 feet from a one inch iron pin found at its intersection with the centerline of Hale Road, 60 feet wide;

- COURSE I Thence North 89°35'45" West along said centerline of Butternut Road, a distance of 240.00 feet to a point;
- COURSE II Thence North 0°32'20" East passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 263.70 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 89° 35' 45" West a distance of 17.39 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 0° 32' 20" East a distance of 60.0 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 89° 35' 45" East a distance of 17.39 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 0° 32' 20" East a distance of 621.62 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 89°35'45" East, a distance of 236.72 feet to a 5/8 inch iron pin set in the Westerly line of land conveyed to Daniel A. Workman and Linda L. Workman as Co-Trustees by deed recorded in Volume 1550, Page 594 of Geauga County Deed Records;
- COURSE VIII Thence South 0° 40' 41" West along said Westerly line of land so conveyed to Daniel A. Workman and Linda L. Workman as Co-Trustees and along the Westerly line of land conveyed to Raymond C. and Margaret Porter, by deed recorded in Volume 866, Page 152 of Geauga County Deed Records a distance of 483.91 feet to a one inch iron pipe found at the

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5.1893 Acre Parcel

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Southwesterly corner of land so conveyed to Raymond C. and Margaret Porter;

COURSE IX

Thence South 89°51'45" East along the Southerly line of land so conveyed to Raymond C. and Margaret Porter, a distance of 4.46 feet to a 5/8 inch iron pin set at the Northwesterly corner of land so conveyed to Ray and Beth Porter;

COURSE X

Thence South 0°32'20" West along the Westerly line of land so conveyed to Ray and Beth Porter, passing through a 5/8 inch iron pin set at 431.43 feet, a total distance of 461.43 feet to the Place of Beginning and containing 5.1893 acres of land (5.0241 acres of land excluding the area with in right-of-way of Butternut Road) as surveyed, calculated and described on September 2, 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.

9-2-04

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193



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R.S. *9/15/04*

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