

LOT SPLIT FOR ALBERT LAUFER

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

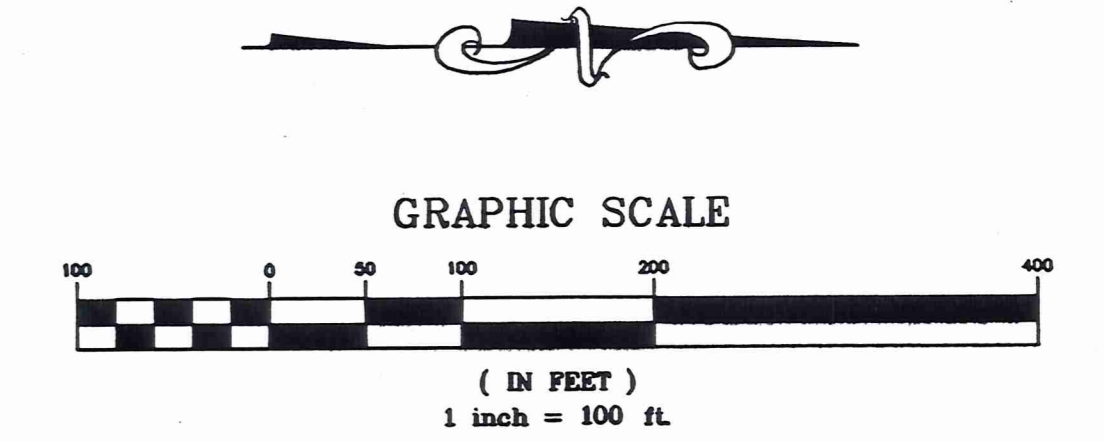
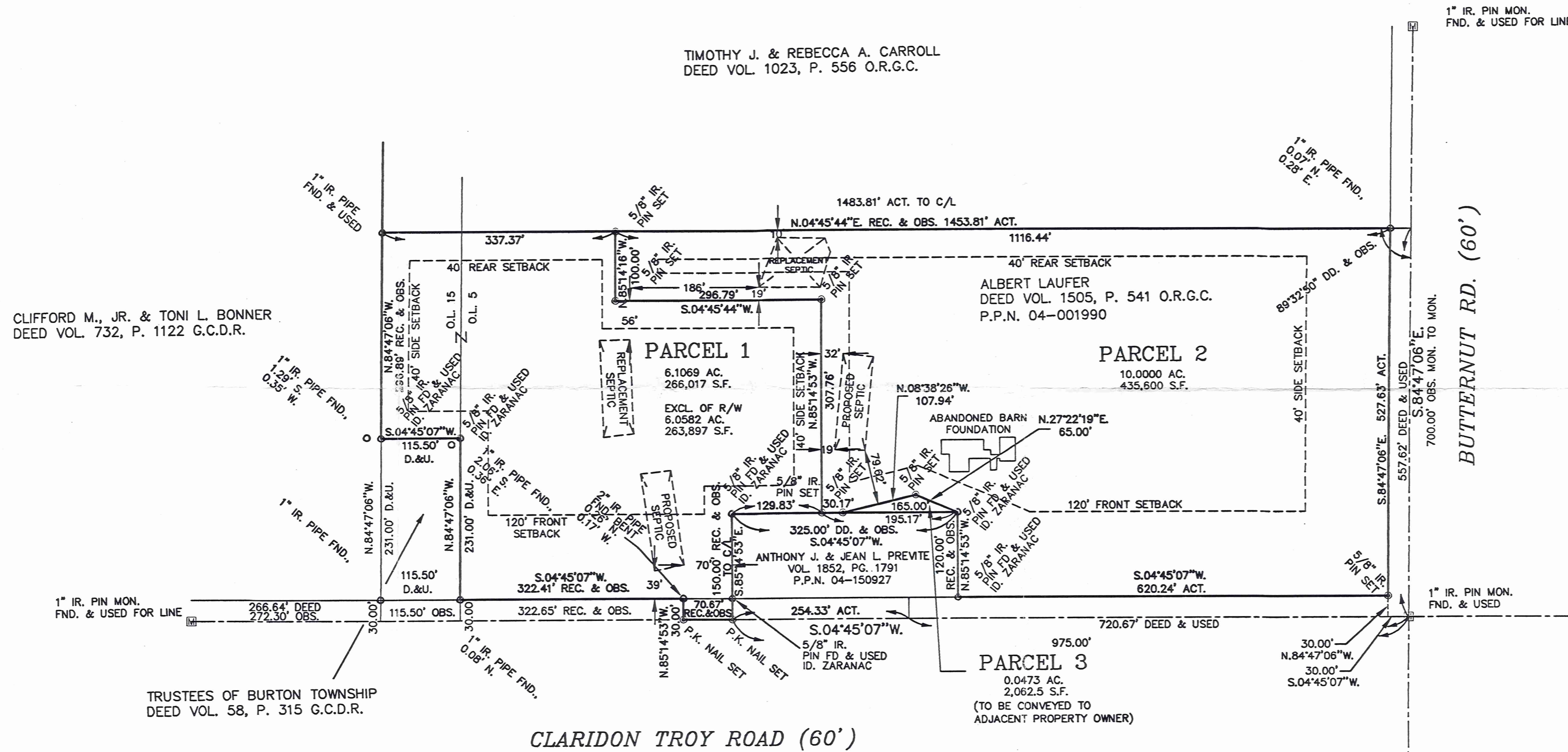
NOVEMBER, 2008
REVISED DECEMBER, 2008

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



○ = IRON PIPE OR PIN FOUND
⊙ = 5/8" IRON PIN SET (GUTOSKEY, P.S. 7567)



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

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
17078 MUNN ROAD, SUITE 3
CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900
Fax (440) 543-7176

CONTRACT NO.
08-2453



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

04-001990

Vol. 1866-Pg. 346

Legal Description 6.1069 Acre Parcel 1

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot Nos. 5 and 15 and is further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Butternut Road (60 feet wide) and Claridon Troy Road (60 feet wide);

Thence **South 04° 45' 07" West**, along the centerline of said Claridon Troy Road, 975.00 feet to a PK nail set at the southeast corner of a parcel of land conveyed to Anthony J. and Jean L. Previte by deed recorded in Volume 1852, Page 1791 of Geauga County Records and the Principal Place of beginning of the parcel of land herein intended to be described;

- Course I Thence **South 04° 45' 07" West**, along the centerline of said Claridon Troy Road, **70.67 feet** to a PK nail set;
- Course II Thence **North 85° 14' 53" West**, **30.00 feet** to a point in the westerly line of said Claridon Troy Road (witness a 2 inch iron pipe found bent 0.26 feet North and 0.17 feet West);
- Course III Thence **South 04° 45' 07" West**, along the westerly line of said Claridon Troy Road, **322.41 feet** to a point at its intersection with the northerly line of a parcel of land conveyed to the the Trustees of Burton Township by deed recorded in Volume 58, Page 315 of Geauga County Records, (witness a 1 inch iron pipe found 0.08 feet North);
- Course IV Thence **North 84° 47' 06" West**, along the northerly line of said Trustees of Burton Township, **231.00 feet** to a 5/8 inch iron pin found (ID Zaranac) at the northwest corner thereof, (witness a 1 inch iron pipe found 2.06 feet South and 0.36 feet East);
- Course V Thence **South 04° 45' 07" West**, along the westerly line of said Trustees of Burton Township, **115.50 feet** to a 5/8" iron pin found (ID Zaranac) at its intersection with the northerly line of a parcel of land conveyed to Clifford M. Jr. and Toni L. Bonner by deed recorded in Volume 732, Page 1122 of Geauga County Records, (witness a 1 inch iron pipe found 1.29 feet South and 0.35 feet West);



Legal Description
10.0000 Acre Parcel 2

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 5 and is further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Butternut Road (60 feet wide) and Claridon Troy Road (60 feet wide);

Thence **South 04° 45' 07" West**, along the centerline of said Claridon Troy Road, **30.00 feet** to a point;

Thence **North 84° 47' 06" West, 30.00 feet** to a 5/8 inch iron pin set at the intersection of the southerly line of Butternut Road with the westerly line of Claridon Troy Road and the Principal Place of beginning of the parcel of land herein intended to be described;

Course I Thence **South 04° 45' 07" West**, along the westerly line of said Claridon Troy Road, **620.24 feet** to a 5/8 inch iron pin found (ID Zaranac) at the northeast corner of a parcel of land conveyed to Anthony J. and Jean L. Previte by deed recorded in Volume 1852, Page 1791 of Geauga County Records;

Course II Thence **North 85° 14' 53" West**, along said Previte's north line, **120.00 feet** to a 5/8" iron pin found (ID Zaranac) at said Previte's northwest corner;

Course III Thence **South 27° 22' 19" West, 65.00 feet** to a 5/8" iron pin set;

Course IV Thence **South 08° 38' 26" East, 107.94 feet** to a 5/8" iron pin set in said Previte's west line;

Course V Thence **South 04° 45' 07" West**, along said Previte's west line, **30.17 feet** to a 5/8" iron pin set;

Course VI Thence **North 85° 14' 53" West, 307.76 feet** to a 5/8 inch iron pin set;

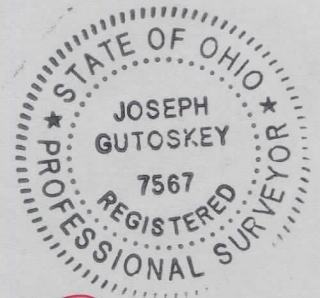
Course VII Thence **South 04° 45' 44" West, 296.79 feet** to a 5/8 inch iron pin set;

Course VIII Thence **North 85° 14' 16" West, 100.00 feet** to a 5/8 inch iron pin set in the east line of a parcel of land conveyed to Timothy J. and Rebecca A. Carroll by deed recorded in Volume 1023, Page 556 of Geauga County Records;

Course IX Thence **North 04° 45' 44" East**, along the easterly line of said Carroll, **1116.44 feet** to a point at its intersection with the southerly line of said Butternut Road, (witness a 1 inch iron pipe found 0.07 feet North and 0.28 feet East);

Course X Thence **South 84° 47' 06" East** along the southerly line of said Butternut Road, **527.63 feet** to the Principal Place of Beginning and containing 435,600 square feet or 10.0000 Acres of land as surveyed and described in December, 2008 by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on an assumed meridian and are intended to indicate angles only.

Prior deed of record: Volume 1505 Page 541



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

R.S. 12/19/08
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

Joseph Gutoskey PS
12/18/08

RECEIVED
BY
DATE



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Legal Description 0.0473 Acre Parcel 3

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 5 and is further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Butternut Road (60 feet wide) and Claridon Troy Road (60 feet wide);

Thence **South 04° 45' 07" West**, along the centerline of said Claridon Troy Road, **30.00 feet** to a point;

Thence **North 84° 47' 06" West, 30.00 feet** to a 5/8 inch iron pin set at the intersection of the southerly line of Butternut Road with the westerly line of Claridon Troy Road;

Thence **South 04° 45' 07" West**, along the westerly line of said Claridon Troy Road, **620.24 feet** to a 5/8 inch iron pin found (ID Zaranac) at the northeast corner of a parcel of land conveyed to Anthony J. and Jean L. Previte by deed recorded in Volume 1852, Page 1791 of Geauga County Records;

Thence **North 85° 14' 53" West**, along said Previte's north line, **120.00 feet** to a 5/8" iron pin found (ID Zaranac) at said Previte's northwest corner and the Principal Place of beginning of the parcel of land herein intended to be described;

Course I Thence **South 04° 45' 07" West**, along said Previte's west line, **165.00 feet** to a 5/8" iron pin set;

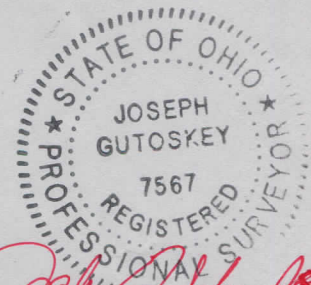
Course II Thence **North 08° 38' 26" West, 107.94 feet** to a 5/8" iron pin set;

Course III Thence **North 27° 22' 19" East, 65.00 feet** to the Principal Place of Beginning and containing 2,062.5 square feet or 0.0473 Acres of land as surveyed and described in December, 2008 by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on an assumed meridian and are intended to indicate angles only.

Prior deed of record: Volume 1505 Page 541

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12/18/08