

NOTES:  
 1. SEPTIC SYSTEM LOCATIONS PER ZEIGLER EARTHWORKS, INC. 17629 CLARIDON-TROY RD BURTON, OH 44021

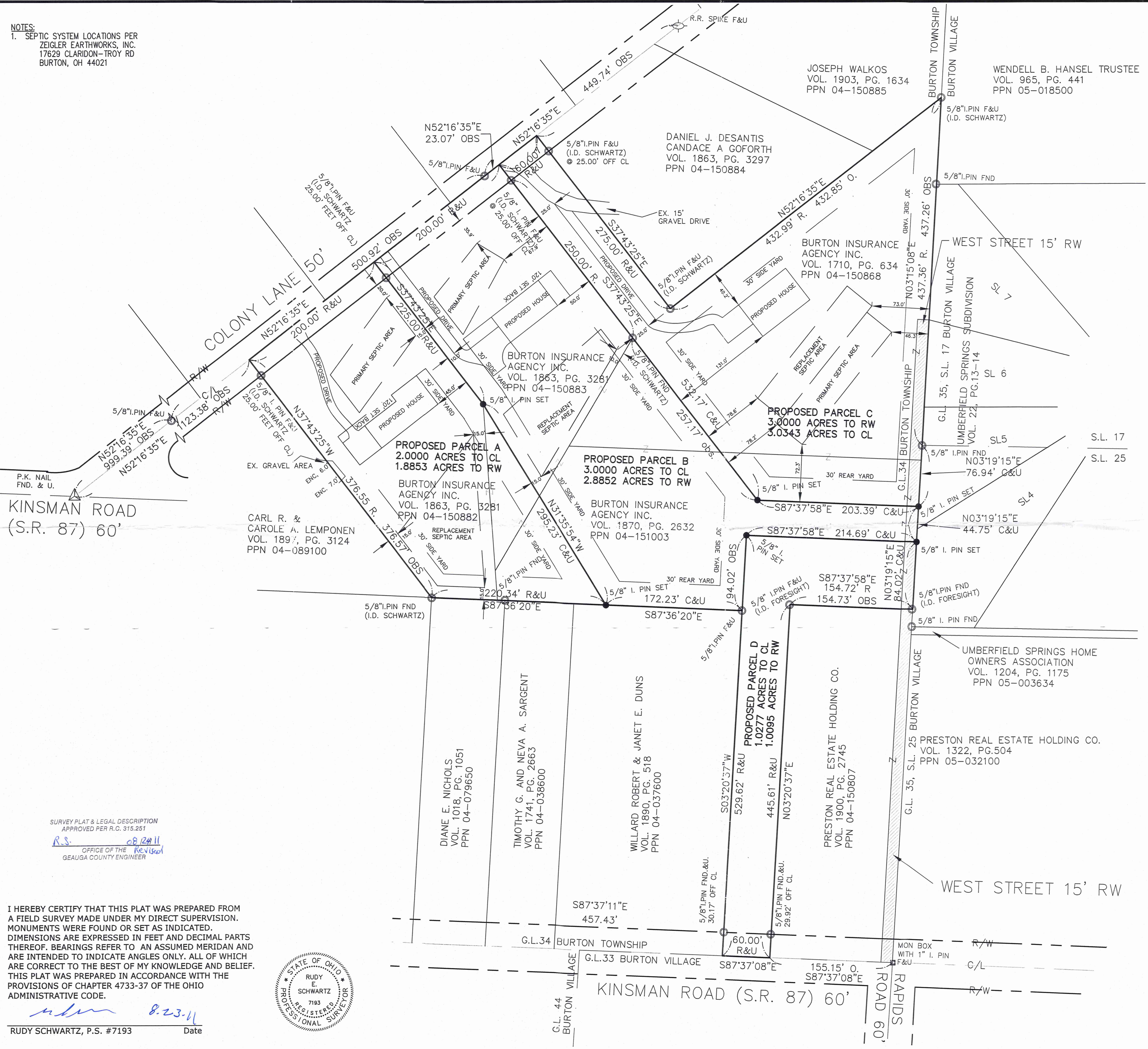
**PLAT OF SURVEY AND LOT SPLIT**  
**For**  
**BURTON INSURANCE AGENCY INCORPORATED**

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF GREAT LOT NUMBER 34, IN SAID TOWNSHIP.

PREPARED FOR:  
 BURTON INSURANCE AGENCY INCORPORATED  
 P.O. BOX 478  
 BURTON, OHIO 44021

**LEGEND**

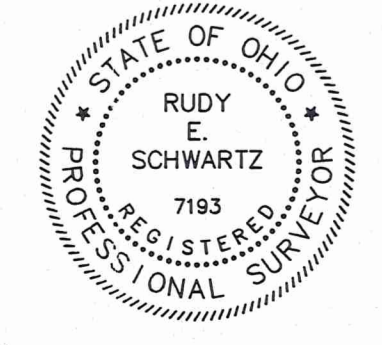
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set
- Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P. Plat record information



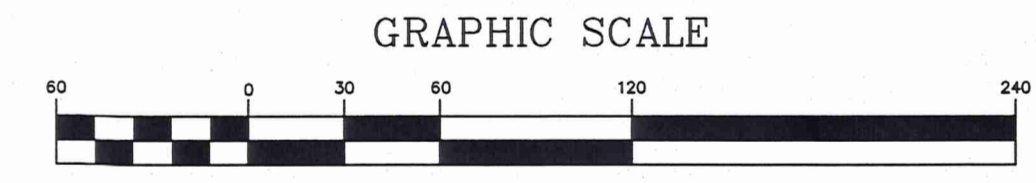
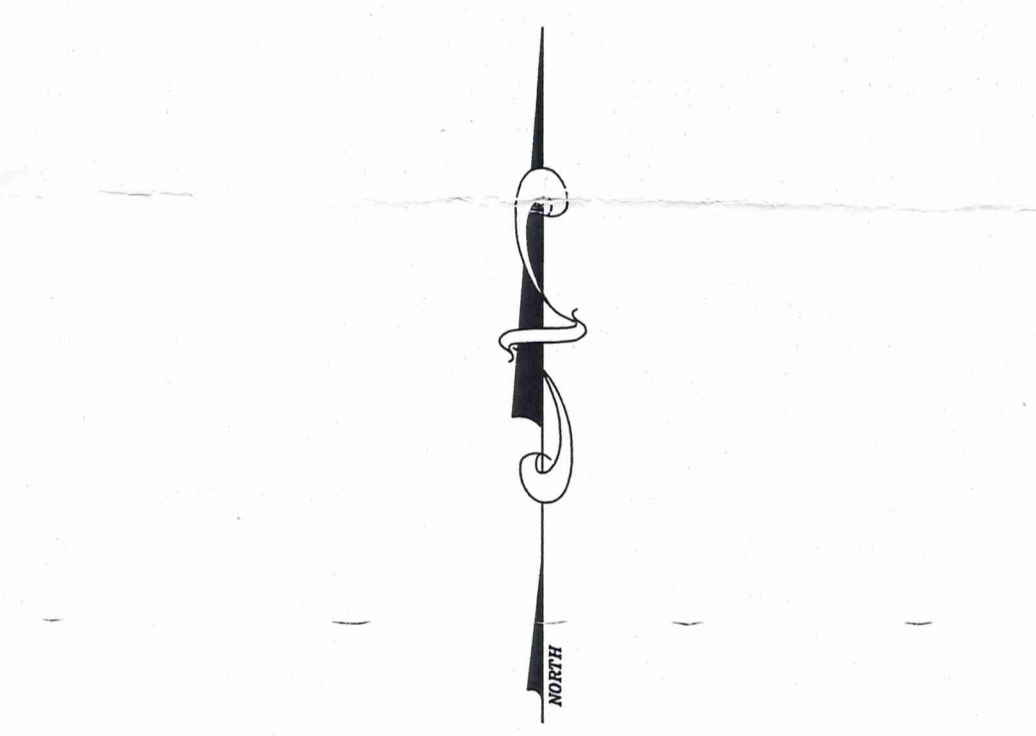
KINSMAN ROAD (S.R. 87) 60'

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* *08/24/11*  
 OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR  
 GEauga COUNTY ENGINEER

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 MERIDAN 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.



RUDY SCHWARTZ, P.S. #7193 Date *8.23.11*



AUGUST 17, 2011  
 REVISED AUGUST 23, 2011

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.  
 BY \_\_\_\_\_  
 BURTON ZONING INSPECTOR

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**  
 RUDY E. SCHWARTZ  
 PROFESSIONAL SURVEYOR  
 12121 KINSMAN ROAD  
 NEWBURY, OHIO 44065  
 440-564-8174 Fax: 440-564-8285

BUROOZ11  
BUROOZ11

Burton Insurance Agency (11-079)

Picked up 08-24-11

04-150882

Vol. 1908-Pg. 2414

LEGAL DESCRIPTION  
OF A  
2.0000 ACRE PARCEL  
FOR  
BURTON INSURANCE AGENCY  
INCORPORATED  
PARCEL "A"

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being over part of Great Lot No. 34, and further being known as all of parcel of land conveyed to Burton Insurance Agency Inc. (PPN 04-150882) by deed recorded in Volume 1863, Page 3281 of Geauga County Deed Records, also being part of parcel of land conveyed to Burton Insurance Agency Inc. (PPN 04-150883) by deed recorded in Volume 1863, Page 3281 of Geauga County Deed Records, part of parcel of land conveyed to Burton Insurance Agency Inc. (PPN 04-151003) by deed recorded in Volume 1870, Page 2632 of Geauga County Deed Records also being, and further bounded and described as follows;

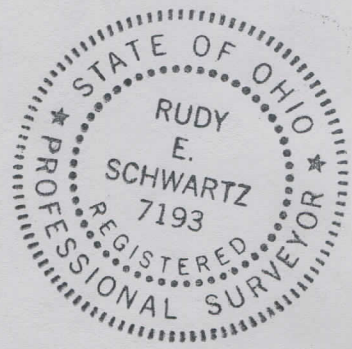
Beginning at a point in the centerline of Colony Lane, 50 feet wide, at the most Northerly corner of land conveyed to Carl R. and Carole A Lemponen (PPN 04-089100) by deed recorded in Volume 1897, Page 3124 of Geauga County Deed Records, said point lying North 52° 16' 35" East along said centerline of Colony Lane, and passing through a 5/8 inch iron pin found at 999.39 feet, a total distance of 1123.38 feet from a P.K. Nail found at its intersection with the centerline of Kinsman Road (S.R. 87), 60 feet wide;

- COURSE I                    Thence North 52° 16' 35" East, continuing along said centerline of Colony Lane, a distance of 200.00 feet to a point at the Northwesterly corner of land so conveyed to Burton Insurance Agency Inc. (PPN 04-150883);
- COURSE II                    Thence South 37° 43' 25" East, along a Westerly line of land so conveyed to Burton Insurance Agency Inc. (PPN 04-150883), and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 25.00 feet, a total distance of 225.00 feet to a 5/8 inch iron pin set;
- COURSE III                    Thence South 31° 35' 54" East a distance of 295.23 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Willard Robert and Janet E. Duns (PPN 04-037600) by deed recorded in Volume 1890, Page 518 of Geauga County Deed Records;
- COURSE IV                    Thence North 87° 36' 20" West, along said Northerly line of land so conveyed to Willard Robert and Janet E. Duns, and along the Northerly line of land conveyed to Timothy G. and Neva A. Sargent (PPN 04-038600) by deed recorded in Volume 1741, Page 2663 of Geauga County Deed Records, and along the Northerly line of land conveyed to Diane E. Nichols (PPN 04-079650) by deed recorded in Volume 1018, Page 1051 of Geauga County Deed Records, a distance of 220.34 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southeasterly corner of land so conveyed to Carl R. and Carole A Lemponen;

COURSE V

Thence North 37° 43' 25" West, along the Northeasterly line of land so conveyed to Carl R. and Carole A Lemponen, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 351.57, a total distance of 376.57 feet to the Place of Beginning and containing 2.0000 acres of land (1.6148 acres out of PPN 04-150882, 0.1500 acres out of PPN 04-150883, an 0.2352 acres out of PPN 04-151003) as surveyed, calculated and described on August 18, 2011 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.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 08/24/11  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER



8.23.11

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
3.0000 ACRE PARCEL  
FOR  
BURTON INSURANCE AGENCY  
INCORPORATED  
PARCEL "B"

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being over part of Great Lot No. 34, and further being known as part of parcel of lands conveyed to Burton Insurance Agency Inc. (PPN 04-150883) by deed recorded in Volume 1863, Page 3281 of Geauga County Deed Records, also being part of parcel of lands conveyed to Burton Insurance Agency Inc. (PPN 04-150868) by deed recorded in Volume 1710, Page 634 of Geauga County Deed Records, also being part of parcel of lands conveyed to Burton Insurance Agency Inc. (PPN 04-151003) by deed recorded in Volume 1870, Page 2632 of Geauga County Deed Records also being, and further bounded and described as follows;

Beginning at a point in the centerline of Colony Lane, 50 feet wide, at the most Northerly corner of land conveyed to Carl R. and Carole A Lemponen (PPN 04-089100) by deed recorded in Volume 1897, Page 3124 of Geauga County Deed Records, said point lying North  $52^{\circ} 16' 35''$  East along said centerline of Colony Lane, and passing through a  $5/8$  inch iron pin found at 999.39 feet, a total distance of 1123.38 feet from a P.K. Nail found at its intersection with the centerline of Kinsman Road (S.R. 87), 60 feet wide;

Thence North  $52^{\circ} 16' 35''$  East, continuing along said centerline of Colony Lane, a distance of 200.00 feet to a point at the Northeasterly corner of land so conveyed to Burton Insurance Agency Inc. (PPN 04-150882) and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence North  $52^{\circ} 16' 35''$  East, continuing along said centerline of Colony Lane, and passing through a  $5/8$  inch iron pin found at 176.93, a total distance of 200.00 feet to a point at the Northwesterly corner of land so conveyed to Burton Insurance Agency Inc. (PPN 04-150868);

COURSE II                     Thence South  $37^{\circ} 43' 25''$  East, along a Westerly line of land so conveyed to Burton Insurance Agency Inc. (PPN 04-150868), and along a Southerly prolongation thereof, and passing through a  $5/8$  inch iron pin found (I.D. Schwartz) at 25.00 feet, and passing through a  $5/8$  inch iron pin found at 275.00, a total distance of 532.17 feet to a  $5/8$  inch iron pin set;

COURSE III                    Thence South  $87^{\circ} 37' 58''$  East a distance of 203.39 feet to a  $5/8$  inch iron pin set on the Westerly line of Great Lot No. 35, Sub Lot No. 25, also being the Westerly line of the UMBERFIELD SPRINGS Subdivision as shown by plat recorded in Volume 22, Pages 13, and 14 of Geauga County Plat Records, and also being on the Westerly line of Burton Village, and the Easterly line of West Street, 15 feet wide;

- COURSE IV Thence South 3° 19' 15" West, along said Westerly line of Great Lot No. 35, Sub Lot No. 25, also being the Westerly line of the Umberfield Springs Subdivision and also being on the Westerly line of Burton Village, and the Easterly line of West Street, a distance of 44.75 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 87° 37' 58" West a distance of 214.69 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South 3° 20' 37" West a distance of 94.02 feet to a 5/8 inch iron pin found at the Northeasterly corner of land conveyed to Willard Robert and Janet E. Duns (PPN 04-037600) by deed recorded in Volume 1890, Page 518 of Geauga County Deed Records;
- COURSE VII Thence North 87° 36' 20" West, along the Northerly line of land so conveyed to Willard Robert and Janet E. Duns, a distance of 172.23 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 31° 35' 54" West a distance of 295.23 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 37° 43' 25" West, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 200.00, a total distance of 225.00 feet to the Principal Place of Beginning and containing 3.0000 acres of land (0.3044 acres out of PPN 04-150868, 1.4648 acres out of PPN 04-150883, an 1.2307 acres out of PPN 04-151003) as surveyed, calculated and described on August 18, 2011 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.



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

R.S. 8/24/11  
 OFFICE OF THE Revised  
 GEauga COUNTY ENGINEER

8.24.11

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
3.0343 ACRE PARCEL  
FOR  
BURTON INSURANCE AGENCY  
INCORPORATED  
PARCEL "C"

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being over part of Great Lot No. 34, and further being known as part of parcel of lands conveyed to Burton Insurance Agency Inc. (PPN 04-150868) by deed recorded in Volume 1710, Page 634 of Geauga County Deed Records, also being part of parcel of lands conveyed to Burton Insurance Agency Inc. (PPN 04-151003) by deed recorded in Volume 1870, Page 2632 of Geauga County Deed Records also being, and further bounded and described as follows;

Beginning at a point in the centerline of Colony Lane, 50 feet wide, at the most Northerly corner of land conveyed to Carl R. and Carole A Lemponen (PPN 04-089100) by deed recorded in Volume 1897, Page 3124 of Geauga County Deed Records, said point lying North 52° 16' 35" East along said centerline of Colony Lane, and passing through a 5/8 inch iron pin found at 999.39 feet, a total distance of 1123.38 feet from a P.K. Nail found at its intersection with the centerline of Kinsman Road (S.R. 87), 60 feet wide;

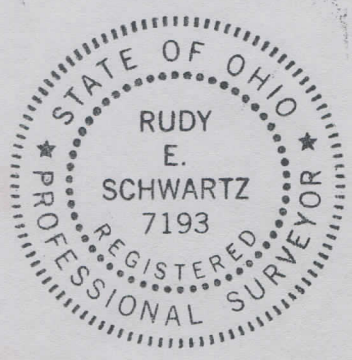
Thence North 52° 16' 35" East, continuing along said centerline of Colony Lane, a distance of 400.00 feet to a point at the Northeasterly corner of land so conveyed to Burton Insurance Agency Inc. (PPN 04-150883) by deed recorded in Volume 1863, Page 3281 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence North 52° 16' 35" East, continuing along said centerline of Colony Lane, a distance of 60.00 feet to a point at the Northwesterly corner of land so conveyed to Daniel J. Desantis and Candace A. Goforth (PPN 04-150884) by deed recorded in Volume 1863, Page 3297 of Geauga County Deed Records;

COURSE II                     Thence South 37° 43' 25" East, along the Westerly line of land so conveyed to Daniel J. Desantis and Candace A. Goforth, and passing through a 5/8 inch iron pin found at 25.00, a total distance of 275.00 feet to a 5/8 inch iron pin found at the most Southerly corner thereof;

COURSE III                    Thence North 52° 16' 35" East, along the Southeasterly line of land so conveyed to Daniel J. Desantis and Candace A. Goforth, and along the Southeasterly line of land conveyed to Joseph Walkos (PPN 04-150885) by deed recorded in Volume 1903, Page 1634 of Geauga County Deed Records, a distance of 432.85 feet to a 5/8 inch iron pin found on the Westerly line of land conveyed to Wendell B. Hansel Trustee (PPN 05-018500) by deed recorded in Volume 965, Page 441 of Geauga County Deed Records, said pin also being on the Westerly line of Burton Village, also being the Westerly line of Great Lot No. 35, Sub Lot No. 17;

- COURSE IV            Thence South 3° 15' 08" West, along said Westerly line of land conveyed to Wendell B. Hansel Trustee, also being on the Westerly line of Burton Village, also being the Westerly line of Great Lot No. 35, Sub Lot No. 17, and along a Westerly line of the Umberfield Springs Subdivision as shown by plat recorded in Volume 22, Pages 13, and 14 of Geauga County Plat Records, and the Easterly line of West Street, 15' wide, a distance of 437.26 feet to a 5/8 inch iron pin found at the Northwesterly corner of Great Lot No. 35, Sub Lot No.25;
  
- COURSE V            Thence South 3° 19' 15" West, along said Westerly line of Umberfield Springs Subdivision, also being on the Westerly line of Burton Village, also being the Westerly line of Great Lot No. 35, Sub Lot No. 25 and the Easterly line of West Street, a distance of 76.94 feet to a 5/8 inch iron pin set;
  
- COURSE VI           Thence North 87° 37' 58" West a distance of 203.39 feet to a 5/8 inch iron pin set;
  
- COURSE VII          Thence North 37° 43' 25" West, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at , 257.17 feet and at 507.17 feet, a total, a total distance of 532.17 feet to the Principal Place of Beginning and containing 3.0343 acres of land , 3.0000 acres excepting the area within the right-of-way of said Colony Lane, (2.7290 acres out of PPN 04-150868, and 0.3053 acres out of PPN 04-151003) as surveyed, calculated and described on August 18, 2011 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.



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* 08/24/11  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER

8.23.11  
 DATE

*[Signature]*  
 RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
1.0277 ACRE PARCEL  
FOR  
BURTON INSURANCE AGENCY  
INCORPORATED  
PARCEL "D"

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being over part of Great Lot No. 34, and further being known as part of parcel of land conveyed to Burton Insurance Agency Inc. (PPN 04-151003) by deed recorded in Volume 1870, Page 2632 of Geauga County Deed Records also being, and further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Kinsman Road (S.R. 87), 60 feet wide, at its intersection with the centerline of Rapids Road, 60 feet wide;

Thence North  $87^{\circ} 37' 08''$  West, continuing along said centerline of Kinsman Road, a distance of 155.15 feet to a point at the Southwesterly corner of land conveyed to Preston Real Estate Holdings Co. (PPN 04-150807) by deed recorded in Volume 1900, Page 2745 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence North  $87^{\circ} 37' 08''$  West, continuing along said centerline of Kinsman Road, a distance of 60.00 feet to a point at the Southeasterly corner of land conveyed to Willard Robert and Janet E. Duns (PPN 04-037600) by deed recorded in Volume 1890, Page 518 of Geauga County Deed Records;
- COURSE II            Thence North  $3^{\circ} 20' 37''$  East, along the Easterly line of land so conveyed to Willard Robert and Janet E. Duns, and the Northerly prolongation thereof, and passing through a  $5/8$  inch iron pin found at 30.17 feet, and at 435.60 feet, a total distance of 529.62 feet to a  $5/8$  inch iron pin set;
- COURSE III            Thence South  $87^{\circ} 37' 58''$  East a distance of 214.69 feet to a  $5/8$  inch iron pin set on the Westerly line of the Umberfield Springs Subdivision as shown by plat recorded in Volume 22, Pages 13, and 14 of Geauga County Plat Records, also being the Westerly line of Burton Village, Great Lot No. 35, Sub Lot No. 25, and the Easterly line of West Street, 15' wide;
- COURSE IV            Thence South  $3^{\circ} 19' 15''$  West, along said Westerly line of the Umberfield Springs Subdivision also being the Westerly line of Burton Village, Great Lot No. 35, Sub Lot No. 25, and the Easterly line of West Street, a distance of 84.02 feet to a  $5/8$  inch iron pin found (I.D. Foresight) at a Northeasterly corner of land so conveyed to Preston Real Estate Holdings Co.;

COURSE V

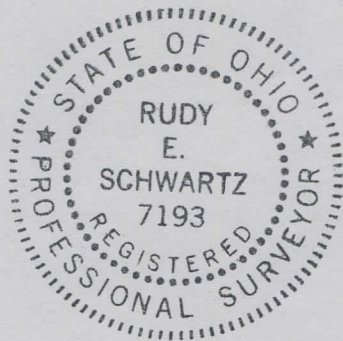
Thence North 87° 37' 58" West, along the Northerly line of land so conveyed to Preston Real Estate Holdings Co., a distance of 154.73 feet to a 5/8 inch iron pin found (I.D. Foresight) at a Northwesterly corner thereof;

COURSE VI

Thence South 3° 20' 37" West, along the Westerly line of land so conveyed to Preston Real Estate Holdings Co., and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 415.68 feet, a total distance of 445.61 feet to the Principal Place of Beginning and containing 1.0277 acres of land as surveyed, calculated and described on August 18, 2011 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.

SURVEY PLAT & LEGAL DESCRIPTION  
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R.S. 08 24 11  
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8.24.11

DATE

RUDY E. SCHWARTZ, P.S. 7193