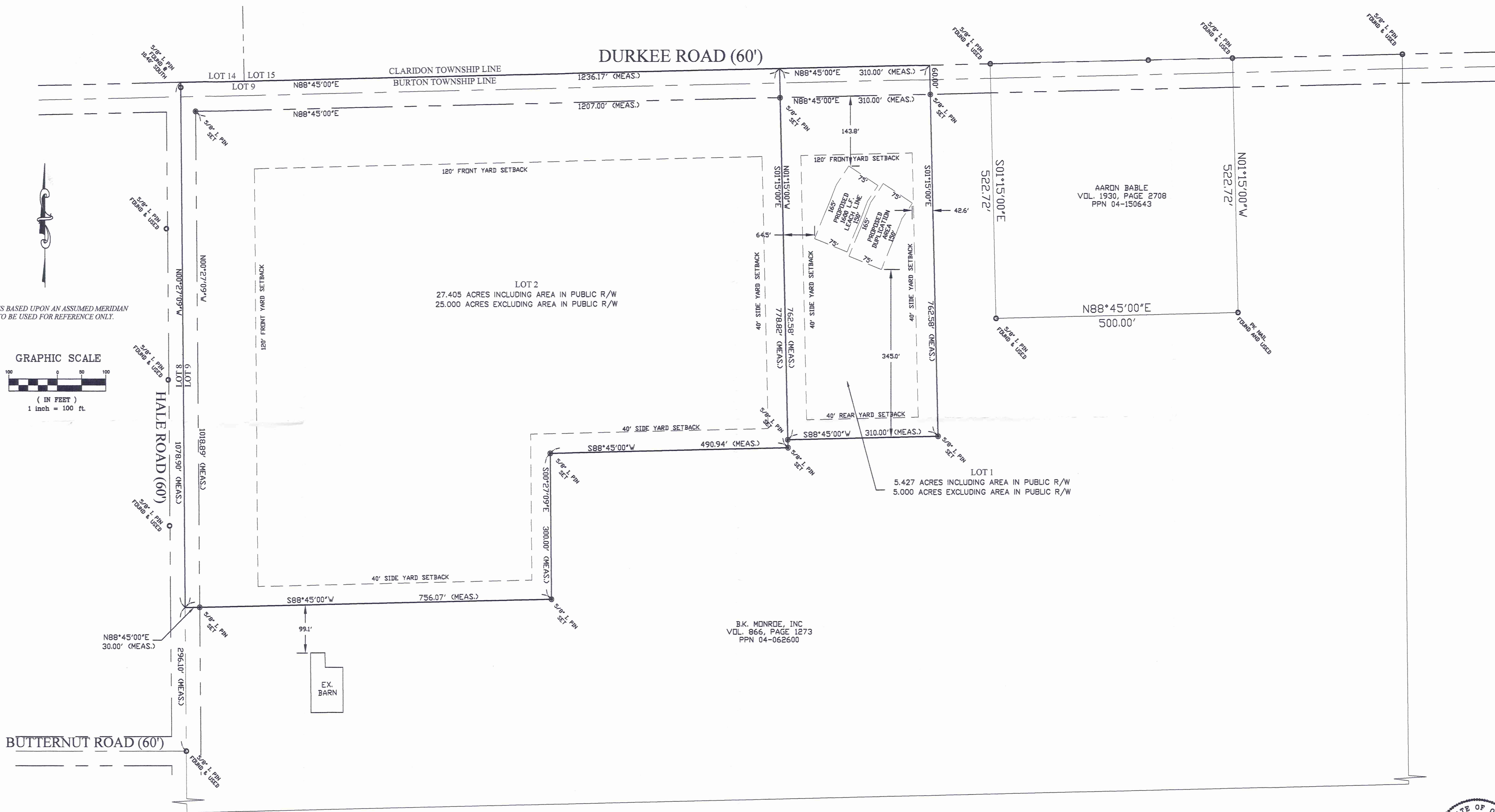


LOT SPLIT PLAT

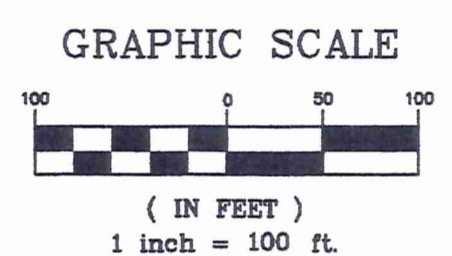
FOR PROPERTY OWNED BY:
B.K. MONROE, INC.

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

DURKEE ROAD (60')



NORTH IS BASED UPON AN ASSUMED MERIDIAN
AND IS TO BE USED FOR REFERENCE ONLY.

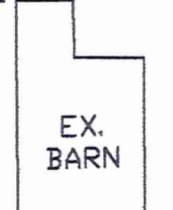


LOT 2
27.405 ACRES INCLUDING AREA IN PUBLIC R/W
25.000 ACRES EXCLUDING AREA IN PUBLIC R/W

LOT 1
5.427 ACRES INCLUDING AREA IN PUBLIC R/W
5.000 ACRES EXCLUDING AREA IN PUBLIC R/W

AARON BABLE
VOL. 1930, PAGE 2708
PPN 04-150643

B.K. MONROE, INC
VOL. 866, PAGE 1273
PPN 04-062600



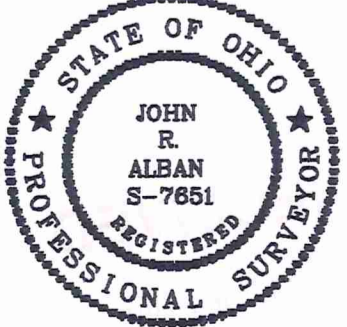
BURTON TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON
TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____
2012.

BURTON TOWNSHIP ZONING INSPECTOR

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 12/3/12



PREPARED BY:
ALBAN SURVEYING CO.
Professional Land Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, OH 44094
Phone: 440-946-0752

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 12/3/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

BURO0216
BURO0216

monroe (12-112)
Picked UP Date
12-04-12
04-151 037
1941-2811

LEGAL DESCRIPTION FOR: PARCEL 1 – 5.427 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.000 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" iron pin found at the centerline intersection of Butternut Road (60') and Hale Road (60'), said point also being located on the easterly line of Original Lot No. 8, THENCE, N 00°27'09" W, along the centerline line of said Hale Road, a distance of 1375.00 feet to the intersection of the centerline line of said Hale Road and the northerly line of Durkee Road (60'), passing through a 5/8" iron pin found at 1364.60 feet, said line also being the northerly line of Original Lot No. 9 and the northerly line of Burton Township; THENCE, N 88°45'00" E, along the northerly line of said Durkee Road, a distance of 1236.17 feet to a point; said point being the Principal Point of Beginning;

THENCE, N 88°45'00" E, along the northerly line of said Durkee Road, a distance of 310.00 feet to a 5/8" iron pin set;

THENCE, S 01°15'00" E, a distance of 762.58 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at 60.00 feet;

THENCE, S 88°45'00" W, a distance of 310.00 feet to a 5/8" iron pin set;

THENCE, N 01°15'00" W, a distance of 762.58 feet to the Principal Place of Beginning, passing through a 5/8" iron pin set at 702.58 and containing 5.427 acres of land including area in the public right of way and 5.000 acres of land excluding area in the public right of way, based on a survey conducted in November of 2012 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 of Geauga County Records.

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

PAK 12/3/12

OFFICE OF THE
GEAUGA COUNTY ENGINEER



LEGAL DESCRIPTION FOR: PARCEL 2 – 27.405 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 25.000 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" iron pin found at the centerline intersection of Butternut Road (60') and Hale Road (60'); said point also being located on the easterly line of Original Lot No. 8; THENCE, N 00°27'09" W, along the centerline line of said Hale Road and the easterly line Original Lot No. 8, a distance of 296.10 feet to the Principal Point of Beginning;

THENCE, N 00°27'09" W, continuing along the centerline line of said Hale Road, a distance of 1078.90 feet to the intersection of the centerline line of said Hale Road and the northerly line of Durkee Road (60'), passing through a 5/8" iron pin found at 1068.50 feet, said line also being the northerly line of Original Lot No. 9 and the northerly line of Burton Township;

THENCE, N 88°45'00" E, along the northerly line of said Durkee Road, a distance of 1236.17 feet to a point;

THENCE, S 01°15'00" E, a distance of 778.82 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at 60 feet;

THENCE, S 88°45'00" W, a distance of 490.94 feet to a 5/8" iron pin set;

THENCE, S 00°27'09" E, a distance of 300.00 feet to a 5/8" iron pin set;

THENCE, S 88°45'00" W, a distance of 756.07 feet to the Principal Place of Beginning, passing through a 5/8" iron pin set at 726.07 feet and containing 27.405 acres of land including the area in the public right of way and 25.000 acres of land excluding the area in the public right of way, based on a survey conducted in November of 2012 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 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 1/17/13
OFFICE OF THE
GEAUGA COUNTY ENGINEER

