

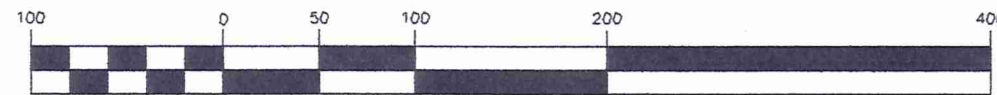
PLAT OF LOT SPLIT

FOR PROPERTY OWNED BY:

GRANDVIEW REAL ESTATE HOLDINGS, LLC.

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND STATE OF OHIO,
AND BEING PART OF ORIGINAL LOT NO.10.

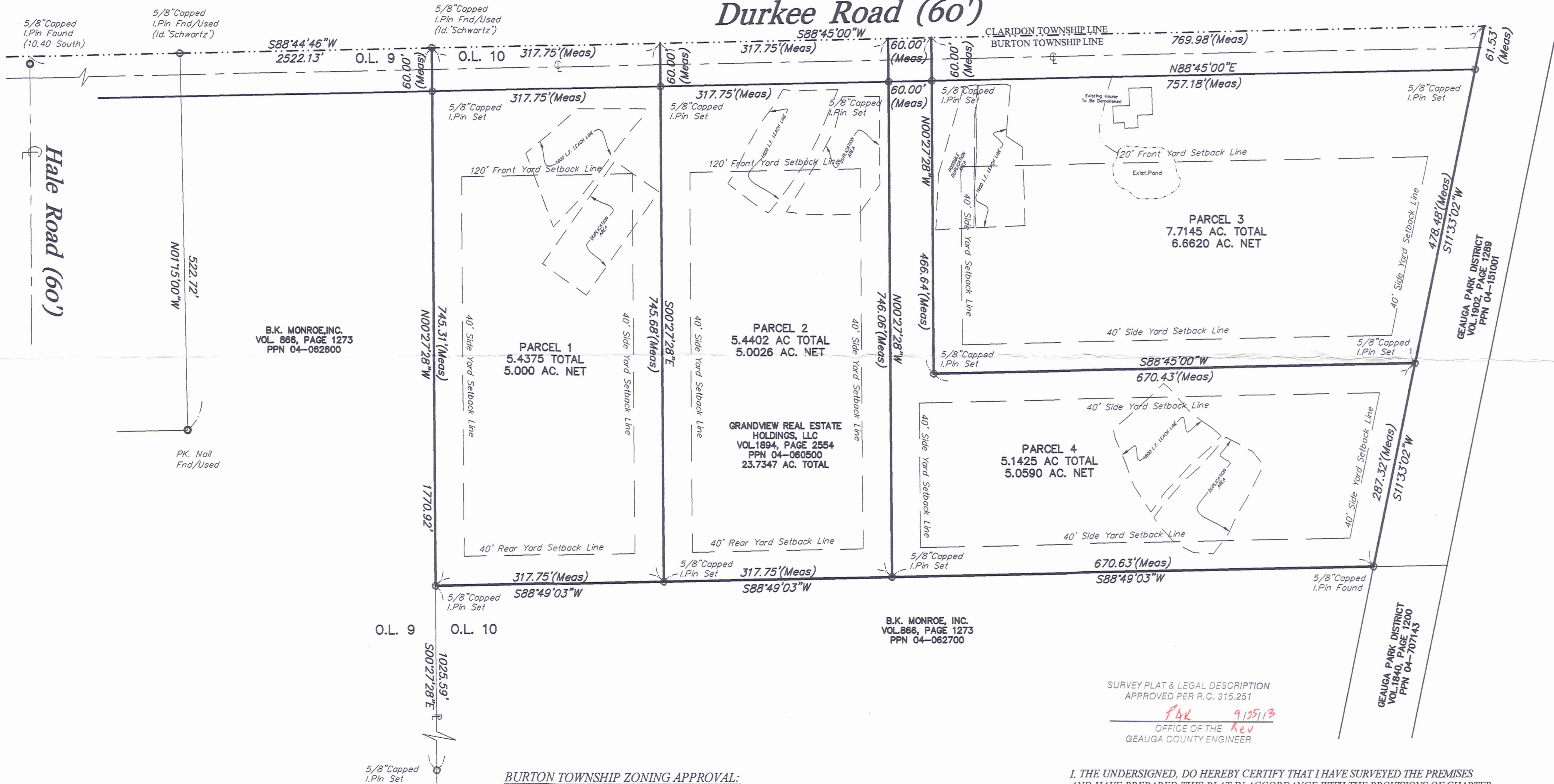
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

Durkee Road (60')



B.K. MONROE, INC.
VOL. 866, PAGE 1273
PPN 04-062800

GRANDVIEW REAL ESTATE
HOLDINGS, LLC
VOL.1894, PAGE 2554
PPN 04-060500
23.7347 AC. TOTAL

B.K. MONROE, INC.
VOL.866, PAGE 1273
PPN 04-062700

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

F&K 9/25/13
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

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
JOHN R. ALBAN
P.S. 7651

9/25/13



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

BUR 00224
BURO0224

Grandview (13-085)
Pick up date
10-9-13
04-151051
Vol. 1976 Pg. 343

LEGAL DESCRIPTION FOR: PARCEL 1A – 5.4375 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. 10 in said Township, bounded and described as follows:

Beginning at northerly line of Durkee Road (60') and the centerline of Hale Road (60') witnessed by a 5/8" iron pin found S 00°27'09" E, a distance of 10.40 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 2522.13 feet to a 5/8" iron pin found ("Schwartz"); said point being the northwesterly corner of O.L. 10 and also being the Principal Point of Beginning;

THENCE, N 88°45'00" E, along the northerly line of said Durkee Road, also being the northerly line of Burton Township, a distance of 317.75 feet to a point;

THENCE, S 00°27'28" E, a distance of 745.68 feet to a 5/8" iron pin set on the north line of P.P.N. 04-062700 owned by B.K. Monroe Inc. (Parcel 1) as recorded in volume 866, page 1273 of Geauga County Records, passing through a 5/8" iron pin set at 60.00 feet;

THENCE, S 88°49'03" W, a distance of 317.75 feet, along said B.K. Monroe Inc. property, to a 5/8" iron pin set on the westerly line of O.L. 10, said point also being on the easterly line of P.P.N. 04-062600 owned by B.K. Monroe Inc. (Parcel 2) as recorded in volume 866, page 1273 of Geauga County Records;

THENCE, N 00°27'28" W, a distance of 745.31 feet, along said B.K. Monroe Inc. property, to the Principal Place of Beginning, passing through a 5/8" iron pin set at 685.31 and containing 5.4375 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 August of 2013 by John R. Alban Professional Surveyor 7651.

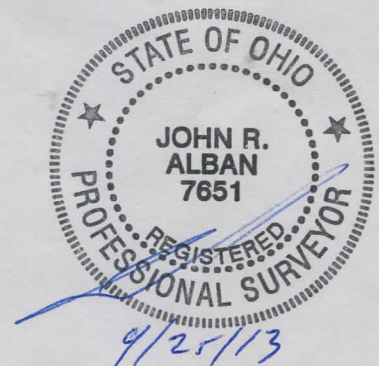
Bearings are based upon an assumed meridian and are to be used for reference only.

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

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

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

PAK 9/25/13
OFFICE OF THE *REV*
GEAUGA COUNTY ENGINEER



BUR 00224

Carandview (13-085)
Pick-up Date 10-9-13
04-151043
Vol. 1964, Pg. 186

LEGAL DESCRIPTION FOR: PARCEL 2 – 5.4402 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.0026 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. 10 in said Township, bounded and described as follows:

Beginning at northerly line of Durkee Road (60') and the centerline of Hale Road (60') witnessed by a 5/8" iron pin found S 00°27'09" E, a distance of 10.40 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 2839.88 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, also being the northerly line of Burton Township, a distance of 317.75 feet to a point;

THENCE, S 00°27'28" E, a distance of 746.06 feet to a 5/8" iron pin set on the north line of P.P.N. 04-062700 owned by B.K. Monroe Inc. (Parcel 1) as recorded in volume 866, page 1273 of Geauga County Records, passing through a 5/8" iron pin set at 60.00 feet;

THENCE, S 88°49'03" W, a distance of 317.75 feet, along said B.K. Monroe Inc. property, to a 5/8" iron pin set;

THENCE, N 00°27'28" W, a distance of 745.68 feet to the Principal Place of Beginning, passing through a 5/8" iron pin set at 685.67 and containing 5.4402 acres of land including area in the public right of way and 5.0026 acres of land excluding area in the public right of way, based on a survey conducted in August of 2013 by John R. Alban Professional Surveyor 7651.

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

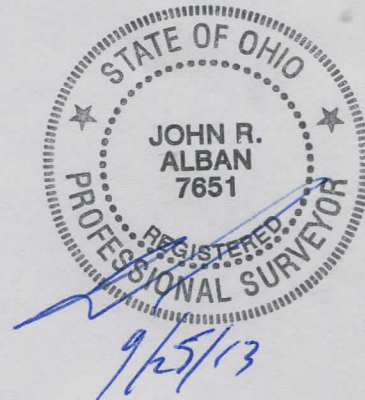
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

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

PAK 9/25/13

OFFICE OF THE *rev*
GEAUGA COUNTY ENGINEER



BUR 00224

(13-085)

V. 2062 pg 2360

pn# 04-060500

LEGAL DESCRIPTION FOR: PARCEL 3 – 7.7145 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 6.6620 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. 10 in said Township, bounded and described as follows:

Beginning at northerly line of Durkee Road (60') and the centerline of Hale Road (60') witnessed by a 5/8" iron pin found S 00°27'09" E, a distance of 10.40 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 3217.63 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, also being the northerly line of Burton Township, a distance of 769.98 feet to a point located on the westerly line of property owned by Geauga Park District as recorded in volume 1902, page 1289 of Geauga County Records;

THENCE, S 11°33'02" W, along the westerly line of said Geauga Park District, a distance of 478.48 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at 61.53 feet;

THENCE, S 88°45'00" W, a distance of 670.43 feet to a 5/8" iron pin set;

THENCE, N 00°27'28" W, a distance of 466.64 feet to the Principal Place of Beginning, passing through a 5/8" iron pin set at 406.64 and containing 7.7145 acres of land including area in the public right of way and 6.6620 acres of land excluding area in the public right of way, based on a survey conducted in August of 2013 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 1894, page 2554 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION
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PAK 9/25/13

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