

# 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.

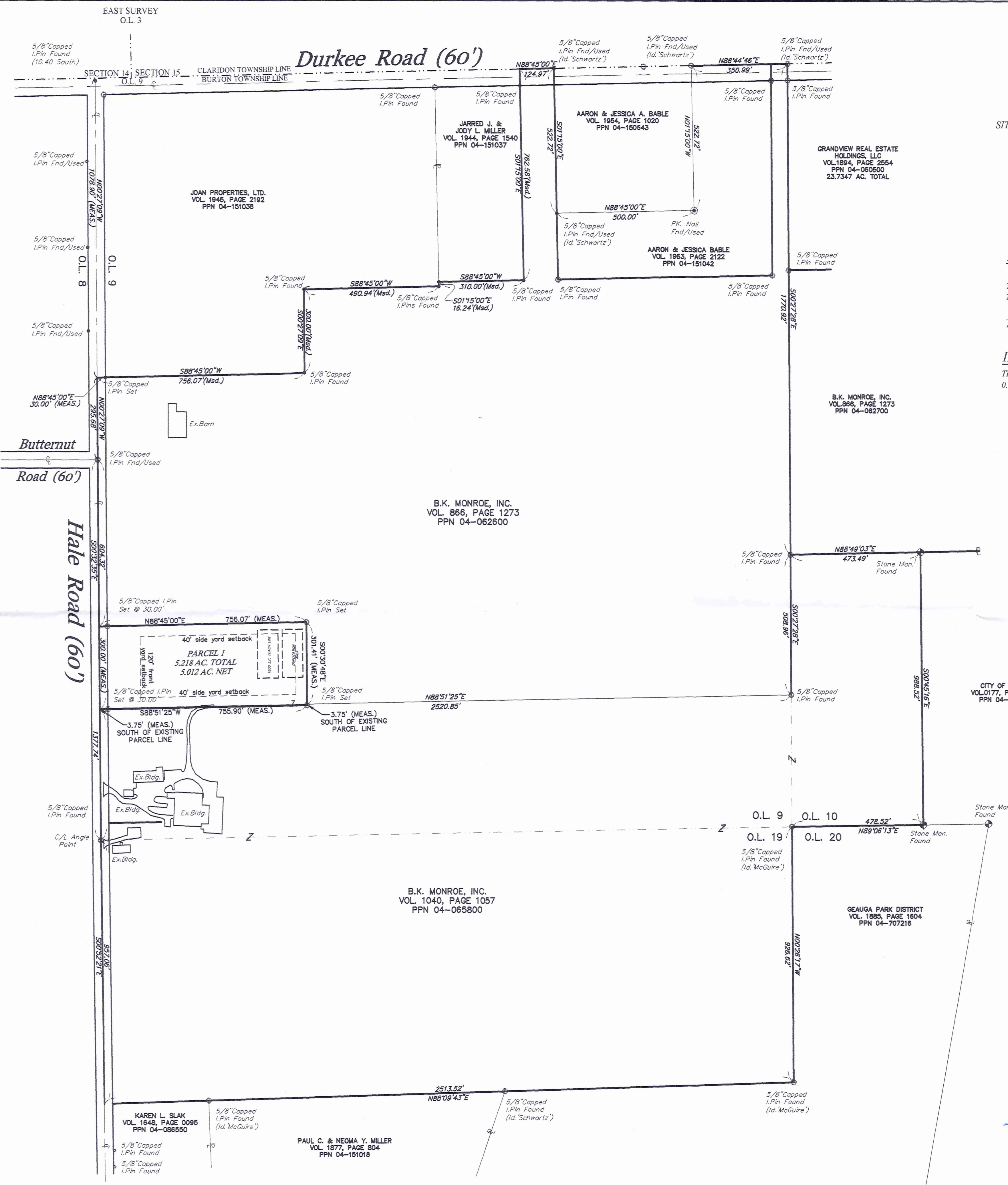
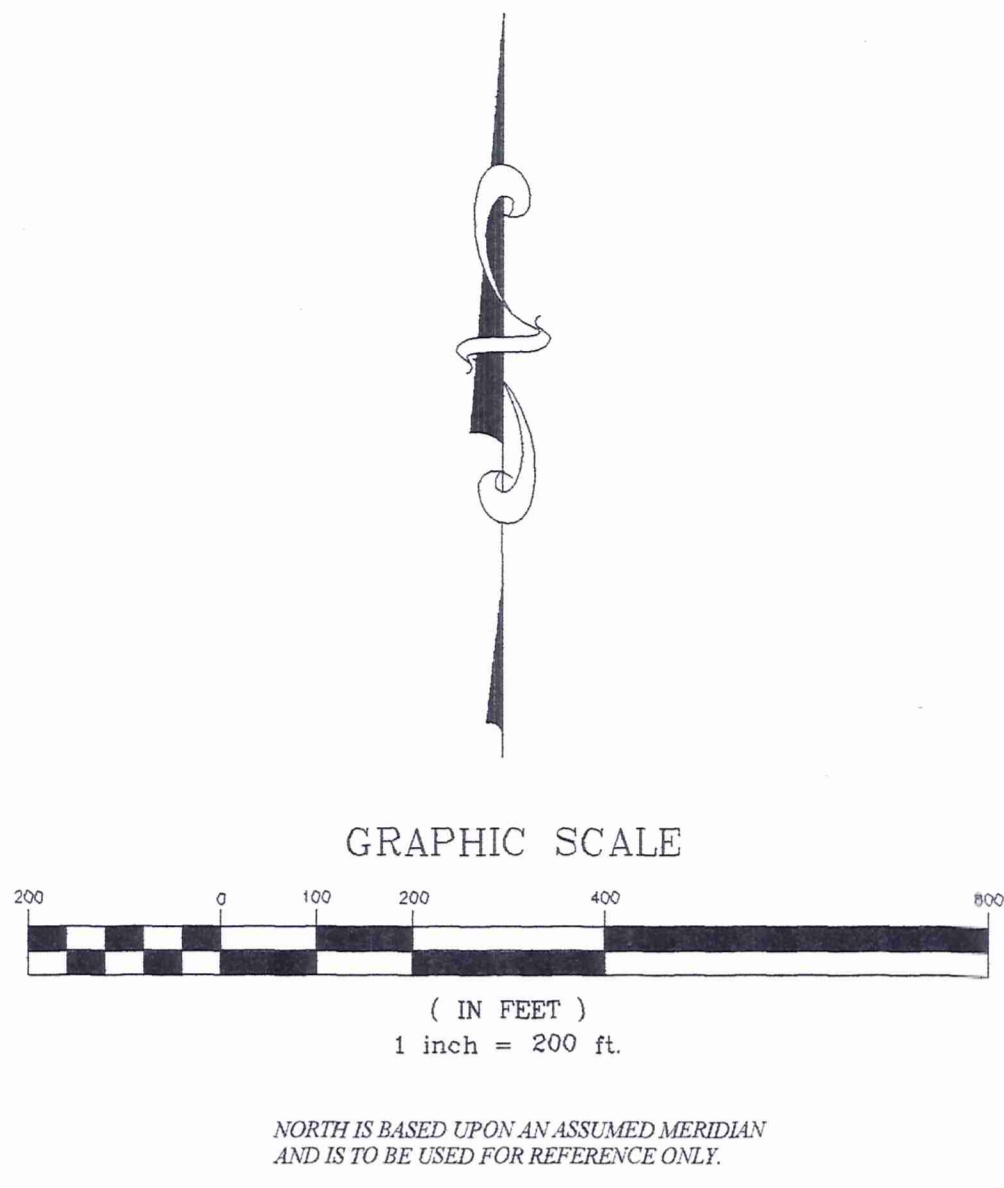
## BURTON TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BURTON TOWNSHIP ZONING INSPECTOR

## INTENT:

THE INTENT OF THIS SURVEY IS TO CREATE A 5.218 ACRE PARCEL OF LAND (PARCEL 1) BY COMBINING  
0.065 ACRES FROM PPN 04-065800 AND 5.153 FROM PPN 04-062000.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



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.

*[Signature]*  
JOHN R. ALBAN P.S. 7651

IRON PINS SET ARE 30" X 5/8" REBAR WITH YELLOW CAP MARKED "J".  
ALBAN 7651".



PREPARED BY:  
**ALBAN SURVEYING CO.**  
Engineers and Surveyors  
38052 Euclid Avenue, Suite 200  
Willoughby, Ohio 44094  
Phone: 440-946-0752

BUR 00227

BK Monroe, Inc. 14-013

Picked Up 02/18/14

# 04-151045

Vol. 1967 Pg. 2222

**LEGAL DESCRIPTION FOR: PARCEL 1 – 5.218 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.012 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" capped iron pin found at the centerline intersection of Butternut Road (60') and Hale Road (60'), said point being located on the westerly line of O.L. 9; THENCE, S 00°32'35" E, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 604.32 feet to the Principal Point of Beginning;

THENCE, N 88°45'00" E, creating a new line, a distance of 756.07 feet to a 5/8" iron pin set; passing through a 5/8" iron pin set at 30.00 feet;

THENCE, S 00°30'48" E, creating a new line, a distance of 301.41 feet to a 5/8" iron pin set; passing through the southerly line of parcel number 04-062600 owned by B.K. Monroe, Inc. as recorded in volume 866, page 1273 and the northerly line of parcel number 04-065800 owned by B.K. Monroe, Inc. as recorded in volume 1040, page 1057 of Geauga County Records, at 297.66 feet;

THENCE, S 88°51'25" W, creating a new line, a distance of 755.90 feet to a point located on the centerline of said Hale Road, said point also being located on the westerly line of said O.L. 9; passing through a 5/8" iron pin set at 725.90 feet;

THENCE, N 00°32'35" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 300.00 feet to the Principal Place of Beginning and containing 5.218 acres of land including area in the public right of way and 5.012 acres of land excluding area in the public right of way, based on a survey conducted in February of 2014 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 and volume 1040, page 1057 of Geauga County Records.

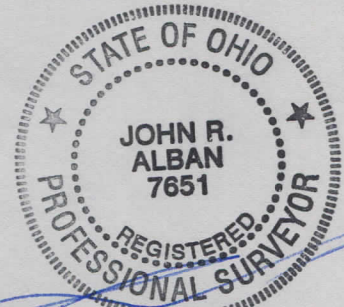
The intent of this survey is to create a 5.218 acre parcel of land (Parcel 1) by combining 0.065 acres from PPN 04-065800 and 5.153 acres from PPN 04-062600.

RECEIVED

FEB 18 2014  
Gaugua County Auditor  
Tax Map Dept.

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

*JMB*  
02/18/14  
GEGAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev.*



*[Signature]*  
2/17/14