

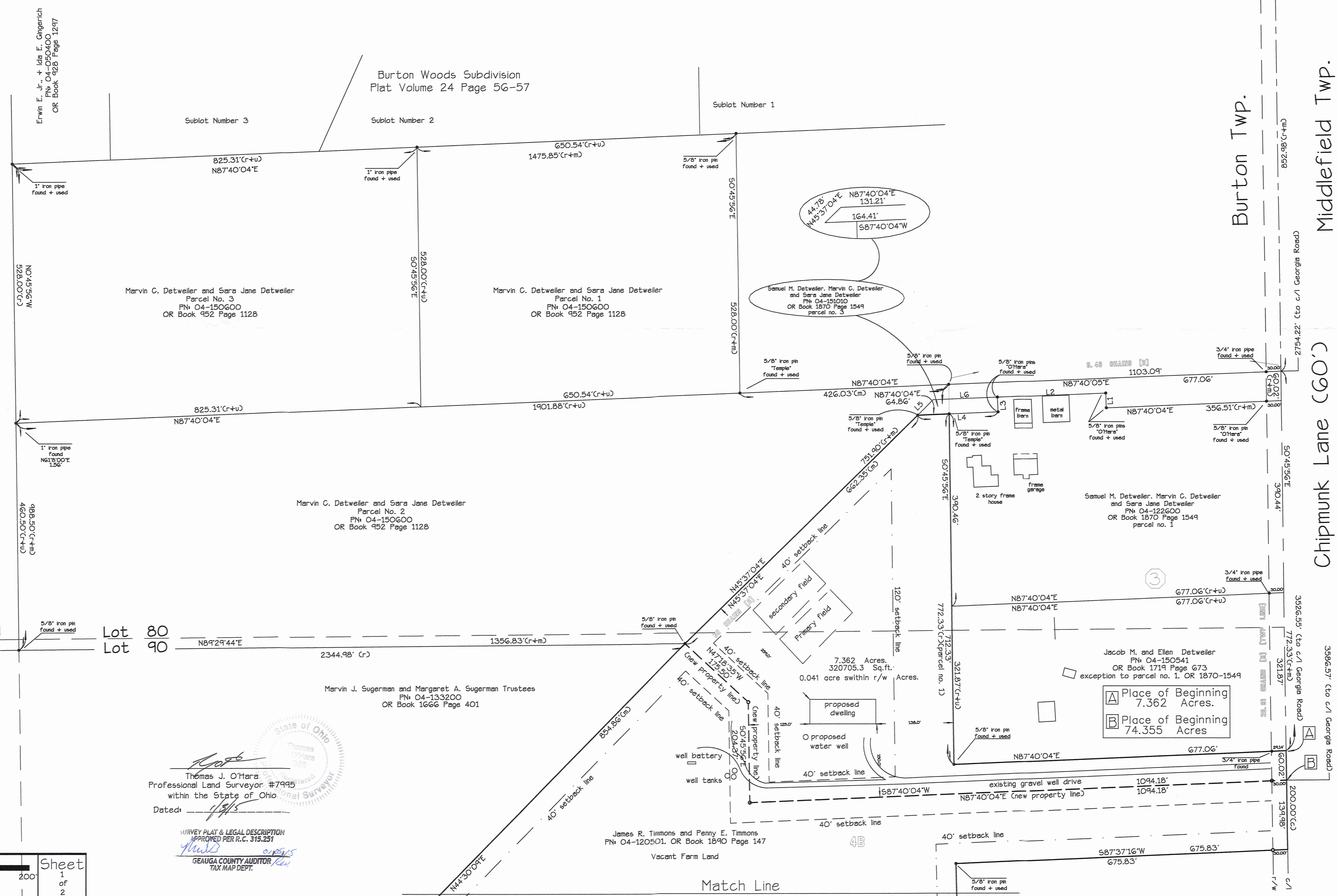
LEGEND

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- tree line
- x- fence line
- r/w street right of way
- c/l street centerline
- ← own through
- or official record
- dv deed volume
- p.o.b. place of beginning

Proposed Lot Split / Lot Consolidation
 land now or formerly owned by James R. Timmons and Penny E. Timmons
 PN: 04-120501, OR Book 1890 Page 147
 being part of Original Burton Township Lot Nos. 80, 89 and 90
 Township of Burton, County of Geauga, State of Ohio

This Consolidation/subdivision of land complies with the applicable Burton Township Zoning Resolution. This _____ day of _____ 2014.
 By _____ Burton Township Zoning Inspector.

NUM	DISTANCE	BEARING
L1	30.00'	N2°15'43"W
L2	221.00'	S87°40'04"W
L3	29.98'	S2°16'05"E
L4	164.41'	S87°40'04"W
L5	44.76'	N45°37'04"E
L6	131.21'	N87°40'04"E



The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Geauga County Health Department. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.

Lot 79 Lot 80 Lot 90

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 1/3/15

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.



Middlefield Twp. Burton Twp. Chipmunk Lane (60')

Proposed Lot Split / Lot Consolidation
land now or formerly owned by James R. Timmons and Penny E. Timmons
PN: 04-120501, OR Book 1890 Page 147
being part of Original Burton Township Lot Nos. 80, 89 and 90
Township of Burton, County of Geauga, State of Ohio

Marvin J. Sugerman and Margaret A. Sugerman, Trustees
PN: 04-133200
OR Book 1666 Page 401

Dan W. Kurtz and Katie J. Kurtz
PN: 04-128200
OR Book 779 Page 122

LEGEND

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- ⊕ tree line
- r/w fence line
- c/l street right of way
- ← street centerline
- or official record
- dv deed volume
- p.o.b. place of beginning
- ⑥ exception number

References:

Plat Volume 24 Page 56 Burton Woods Subdivision
Deeds of Record
Field Observations made October-November 2014
Prior O'Hara Survey Number 668

Zoning: R-5 Low Density Residential
Acreage Minimum: 5 acres
Lot Width Minimum: 300 feet
Front Setback: 120 feet
Side Setback: 40 feet
Rear Setback: 40 feet

Kosie Survey DBK Plat No. 517-99
Foresight Survey Tim11201
Plat Volume 11 Page 81, Chipmunk Lane Dedication
This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner, O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.

This Consolidation/subdivision of land complies with the applicable Burton Township Zoning Resolution. This _____ day of _____ 2014.
By _____ Burton Township Zoning Inspector.

The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Geauga County Health Department. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.

This Consolidation/subdivision of land complies with the applicable Burton Township Zoning Resolution. This _____ day of _____ 2014.
By _____ Burton Township Zoning Inspector.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

81.648 Acres.
3556568.5 Sq.ft.
74.285 acres remainder
3235863.2 Sq.ft.
0.096 Acres within r/w Chipmunk Lane
4199.7 Sq.ft.
0.312 Acres within r/w Tavern Road
13591.8 Sq.ft.

State of Ohio
Professional Land Surveyor #7995
within the State of Ohio
Dated: 12/31/14

Thomas J. O'Hara

LEGAL DESCRIPTION
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

Timmons (14-121)
Picked-Up 01/04/15
04-151058
Vol. 1995 B. 3488

**Land now or formerly owned by James R. Timmons and Penny E. Timmons
PN: 04-120501, OR Book 1890 Page 147**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot Nos. 80 and 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Numbers 70, 80 and 90, a distance of ~~3526~~ 3526.55 feet to a point, said point being the southeast corner of land now or formerly owned by Jacob M. and Ellen Detweiler, PN: 04-150541, as recorded in OR Book 1719 Page 673 in Geauga County Record of Deeds (GCRD). Said point being the place of beginning of the following new parcel created.

Thence **South 00°45'56" East**, along the centerline of Chipmunk Lane, the Township line and Lot line, a distance of **60.02** feet to a point, said point being a new property corner established.

Thence **South 87°40'04" West**, along a new property line created, passing through an iron pin set at 30.00 feet, a total distance of **1094.18** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 00°45'56" West**, along a new property line created a distance of **204.37** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 47°18'35" West**, along a new property line created a distance of **175.50** feet to a point, said point being the southeast corner of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-150600, as recorded in OR Book 952 Page 1128, Parcel No. 2, in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **North 45°37'04" East**, along the southeasterly line of land now or formerly owned by Marvin Detweiler, aforementioned, a distance of **662.35** feet to a point, said point being the southwest corner of land now or formerly owned by Samuel M. Detweiler, Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-151010, as recorded in OR Book 1870 Page 1549, Parcel No. 3, in GCRD, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 87°40'04" East**, along the southerly line of land now or formerly owned by Detweiler, PN: 04-151010, aforementioned, a distance of **64.86** feet to a point, said point being the northwest corner of land now or formerly owned by Samuel M. Detweiler, Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-122600, as recorded in OR Book 1870 Page 1549, Parcel Number 1, in GCRD, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 00°45'56" East**, along the westerly line of land now or formerly owned by Detweiler, PN: 04-122600, aforementioned, and the westerly line of land now or formerly owned by Detweiler, PN: 04-150541, aforementioned, a distance of **712.33** feet to a point, said point being the southwest corner of land now or formerly owned by Detweiler, PN: 04-150541, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 87°40'04" East**, along the southerly line of land now or formerly owned by Detweiler, PN: 04-150541, aforementioned, a distance of **677.06** feet to a point in the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the east line of Lot Number 90, passing through a 3/4" iron pipe found at 29.14 feet therefrom, said point being the **Place of Beginning** and containing **7.362 Acres** of land, 0.041 acres within the right of way of Chipmunk Lane, be the same more or less, but subject to all legal highways, pursuant to a Survey (1430) dated October 31, 2014, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.


The intent of this description is to describe a new parcel of land split from land now or formerly owned by James R. Timmons and Penny E. Timmons, PN: 04-120501, OR Book 1890 Page 147 in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated: 1/31/15


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

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** *01/05/15*

**Land now or formerly owned by James R. Timmons and Penny E. Timmons
PN: 04-120501, OR Book 1890 Page 147**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot Nos. 89 and 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, and the dividing line of Middlefield Township and Burton Township and the East Line of Lot Numbers 70, 80 and 90, a distance of **3526.55** feet to a point, said point being the southeast corner of land now or formerly owned by Jacob M. and Ellen Detweiler, PN: 04-150541, as recorded in OR Book 1719 Page 673 in Geauga County Record of Deeds (GCRD). Thence continuing South 00°45'56" East along the centerline of Chipmunk Lane, the Township Line and the Lot Line, a distance of 60.02 feet to a point, said point being a new property corner established, Said point being the place of beginning of the following new parcel created.

Thence **South 00°45'56" East**, along the centerline of Chipmunk Lane, the Township Line and the Lot Line, a distance of **139.98** feet to a point, said point being the northeast corner of land now or formerly owned by Dan W. Kurtz and Katie J. Kurtz, PN: 04-128200, as recorded in OR Book 779 Page 122, GCRD.

Thence **South 87°37'16" West**, along the northerly line of land now or formerly owned by Kurtz, aforementioned, passing through an iron pin set at 30.00 feet a total distance of **675.83** feet to a point, said point being the northwest corner of land now or formerly owned by Kurtz, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 01°18'40" East**, along west line of land now or formerly owned by Kurtz, aforementioned, a distance of **322.22** feet to a point, said point being on the north line of land now or formerly owned by William L. Yoder, PN: 04-150542 as recorded in OR Book 1744 Page 944, GCRD, said point witnessed by a 5/8" iron pin found.

Thence **South 87°14'10" West**, along the northerly line of land now or formerly owned by Yoder, aforementioned, a distance of **29.93** feet to a point, said point being the northwest corner of land now or formerly owned by Yoder, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 00°43'46" East**, along the westerly line of land now or formerly owned by Yoder, aforementioned and the westerly line of land now or formerly owned by the following, Christopher J. Smith and Dale R. Smith, PN: 04-131390, as recorded in OR Book 1751 Page 1196, Parcel Number 1, GCRD.

Christopher J. Smith and Dale R. Smith, PN: 04-150645, as recorded in OR Book 1751 Page 1196, Parcel Number 2, GCRD.

Michelle L. Rowell and William A. Rowell III, PN: 04-150815, as recorded in OR Book 1062 Page 622, GCRD.

Roger Barker and Elizabeth Barker, PN: 04-150872, as recorded in OR Book 1248 Page 784, GCRD, a distance of **1341.84** feet to a point in the northerly line of land now or formerly owned by Urie U. Byler and Susan Byler, PN: 04-151007, as recorded in OR Book 1933 Page 3085, GCRD, said point witnessed by a 5/8" iron pin "Kosie" found.

Thence **South 87°35'47" West**, along the northerly line of land now or formerly owned by Byler, aforementioned, a distance of **109.99** feet to a point, said point being the northwest corner of land now or formerly owned by Byler, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 07°48'14" East**, along the westerly line of land now or formerly owned by Byler, aforementioned, a distance of **550.98** feet to a point, said point being on the northerly line of land now or formerly owned by Marvin R. Miller and Susan Miller, PN: 04-097700, as recorded in OR Book 1429 Page 312 in GCRD, and the dividing line between Lot Number 90 and Lot Number 100, said point witnessed by a 5/8" iron pin "Foresight" found.

Thence **South 89°16'38" West**, along the northerly line of land now or formerly owned by Miller, aforementioned, and along the south line of Lot Numbers 90 and 89, a distance of **2163.48** feet to a point, passing through an iron pin set at 32.74 feet therefrom, said point being in the centerline of Tavern Road (60') aka State Route 168.

Thence **North 24°19'30" West**, along the centerline of Tavern Road, a distance of **449.31** feet to a point, said point being the southwest corner of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-150811, as recorded in OR Book 1982 Page 1385 in GCRD.

Thence **North 76°16'41" East**, along the southerly line of land now or formerly owned by Riley, PN: 04-150811, aforementioned, passing through a 3/4" iron bolt found in a pipe at 33.74

feet, a total distance of **244.58** feet to a point, said point being on the southerly line of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-120500, as recorded in OR Book 690 Page 916, said point witnessed by a 5/8" iron pin illegible cap, found.

Thence **North 88°26'46" East**, along the southerly line of land now or formerly owned by Riley, PN: 04-120500, aforementioned, and the southerly line of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-150810, as recorded in OR Book 1051 Page 46 in GCRD, a total distance of **1111.57** feet to a point, said point being the southeast corner of land now or formerly owned by Riley, PN: 04-150810, aforementioned, said point witnessed by a 5/8" iron pin "Kosie", found.

Thence **North 04°00'02" West**, along the easterly line of land now or formerly owned by Riley, PN: 04-150810, aforementioned, and the easterly line of land now or formerly owned by Nancy C. Dimick Trustee, PN: PN: 04-036400, as recorded in OR Book 1466 Page 760 in GCRD, a total distance of **1586.51** feet to a point, said point being on an easterly line of land now or formerly owned by Marvin J. Sugerman and Margaret Ann Sugerman, Trustees, PN: 04-133200, as recorded in OR Book 1666 Page 401 in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **North 44°30'09" East**, along the easterly line of land now or formerly owned by Sugerman, aforementioned, and a distance of **854.86** feet to a point, said point being a southeasterly corner of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-150600, as recorded in OR Book 952 Page 1128, Parcel No. 2, in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **South 47°18'35" East**, along a new property line created a distance of **175.50** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

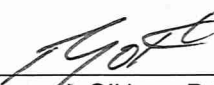
Thence **South 00°45'56" East**, along a new property line created a distance of **204.37** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 87°40'04" East** along a new property line created a distance of **1094.18** feet to a point in the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East Line of Lot Number 90, passing through an iron pin set at 30.00 feet therefrom. Said point being the **Place of Beginning** and containing **74.285 Acres** of land, 0.096 acres within the right of way of Chipmunk Lane, 0.312 acres within the right of way of Tavern Road be the same more or less, but subject to all legal highways, pursuant to a Survey (1430) dated October 31, 2014, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

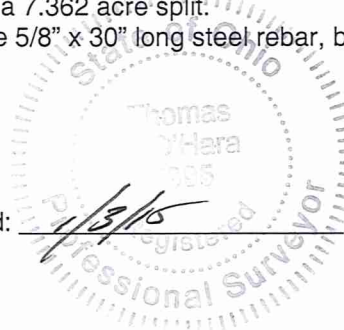
The intent of this description is to describe the remaining land now or formerly owned by James R. Timmons and Penny E. Timmons, PN: 04-120501, OR Book 1890 Page 147 in Geauga County Record of Deeds, after a 7.362 acre split.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated: 1/3/15



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



GEAUGA COUNTY AUDITOR
TAX MAP DEPT.