

BUR 00234 (14-078)

BUR00234

MAP OF SURVEY
FOR
RONALD & PATRICIA COOK
KNOWN AS BEING PART OF ORIGINAL LOT 33
IN RANGE 7, TOWNSHIP 7 OF THE
CONNECTICUT WESTERN RESERVE

TOWNSHIP OF BURTON
COUNTY OF GEAUGA - STATE OF OHIO

GEAUGA COUNTY BOARD OF COMMISSIONERS
VOLUME 491, PAGE 498
PARCEL #04-700500

TOMOTHY H. & CAROLYN V. SNYDER
VOLUME 880, PAGE 62
PARCEL #04-088150

DAVID A. & MARLENE G. ZEIGLER
VOLUME 897, PAGE 371
PARCEL #04-030220

RONALD A. & PATRICIA K. COOK
VOLUME 1113, PAGE 317
PARCEL #04-011100

iron pin set

S 0°13'00"E
301.91'

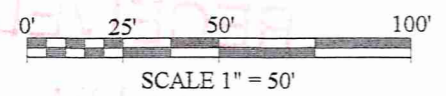
SYLVIA STEEN
VOLUME 722, PAGE 321
PARCEL #04-149300

THIS MAP OF SURVEY REPRESENTS A TRUE FIELD SURVEY PERFORMED BY ME ON AUGUST 22, 2014. BEARINGS SHOWN HEREON ARE TAKEN FROM THE SOUTHEAST LINE OF THE BROADWOOD HILL SUBDIVISION No. 2 RECORDED IN VOLUME 9 PAGE 72 AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE. 4733-37.

James A. Ziemba
9-1-2014
JAMES A. ZIEMBA PROFESSIONAL SURVEYOR #7094



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
M. S. 09/22/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



Curve	Delta Angle	Radius	Arc	Chord Bearing	Chord
1	27°36'44"	230.00	110.84	N 70°12'22"W	109.77

● = 5/8" X 30" REBAR CAPPED "BENCHMARK #7094" SET UNLESS OTHERWISE NOTED.

LONGWOOD AVENUE 60'

BROADWOOD HILL SUBDIVISION No. 2
VOLUME 9, PAGE 72

SUBLOT 76

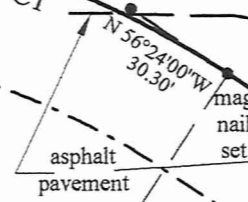
1.758 ACRES

SUBLOT 71

5/8" iron pin found/bent

S.26-19°-04"E.
0.17 feet

110.84' iron pin set



asphalt pavement

iron pin set

N 56°24'00"W
30.30'

mag nail set

N 56°24'00"W
94.96'

iron pin set

S 41°32'00"W
106.05'

3/4" iron pin found

3/4" iron pin found

N 41°32'00"E
248.83'

BENCHMARK SURVEY COMPANY
5964 SOUTH RIDGE ROAD
MADISON, OHIO 44057
440-428-8599
AUGUST 22, 2014

BUR 00234

BUR00234

Cook Cook (14-078)

Picked Up 09/02/14

VOL 1978 pg. 173

PPN# 04-011100

LEGAL DESCRIPTION

1.758 ACRE PARCEL

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being part of Original Lot 33 in Range 7, Township 7 of the Connecticut Western Reserve and bounded and described as follows;

Beginning at a $\frac{3}{4}$ " iron pin found at the southeast corner of the Broadwood Hill Subdivision No. 2 as recorded in Volume 9, Page 72 of the Geauga County Plat Records, said iron pin being at the southeast corner of Sublot 76 and being at an angle point in the land conveyed to Sylvia Steen by deed recorded in Volume 722, Page 321 of the Geauga County Deed Records (parcel #04-149300);

Thence N.41°-32'-00"E., along the southeasterly line of said Broadwood Hill Subdivision No. 2, being the northwesterly line of said Steen land, a distance of 248.83 feet, to an iron pin set on northeasterly right of way of Longwood Avenue (60' R/W), said iron pin being the **principle place of beginning**;

Thence N.56°-24'-00"W., along the northeasterly right of way of Longwood Avenue, a distance of 94.96 feet, to a mag nail set at a point of curve in Longwood Avenue, said mag nail referenced by an iron pin set N.56°-24'-00"W., a distance of 30.30 feet from said mag nail;

Thence northwesterly, along the northerly curved right of way of Longwood Avenue, on a curve deflecting to the left, said curve has a radius of 230.00 feet, a chord of 109.77 feet, a chord bearing of N.70°-12'-22"W., a delta angle of 27°-36'-44", an arc distance of 110.84 feet, to a point at the southeasterly corner of land conveyed to David A. & Marlene G. Zeigler by deed recorded in Volume 897, Page 371 of the Geauga County Deed Records (parcel #04-030220), said point being the southeast corner of Sublot 71, a $\frac{5}{8}$ " iron pin was found bent S.26°-19'-04"E., a distance of 0.17 feet from said point;

Thence N.07°-02'-45"E., along the easterly line of said Zeigler land, being the easterly line of Sublot 71, a distance of 278.59 feet, to an iron pin set on the south line of land conveyed to the Geauga County Board of Commissioners by deed recorded in Volume 491, Page 498 of the Geauga County Deed Records (parcel #04-700500)

Thence N.86°-02'-00"E., along the south line of said Geauga County Board of Commissioners land, and along the south line of land conveyed to Timothy H. & Carolyn V. Snyder by deed recorded in Volume 880, Page 62 of the Geauga County Deed Records (parcel #04-088150), a distance of 217.91 feet, to an iron pin set on the west line of said Steen land which is also the east line of the Broadwood Hill Subdivision No. 2;

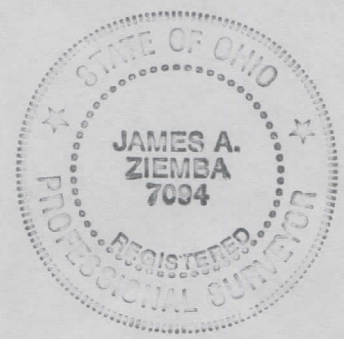
Thence S.00°-13'-00"E., along the west line of said Steen land, being the east line of the Broadwood Hill Subdivision No. 2, a distance of 301.91 feet, to a $\frac{3}{4}$ " iron pin found at an angle point;

Thence S.41°-32'-00"W., along the northwesterly line of said Steen land, being the southeasterly line of the Broadwood Hill Subdivision No. 2, a distance of 106.05 feet, to the **principle place of beginning**, and containing 1.758 Acres of land, more or less, but subject to all legal highways.

LEGAL DESCRIPTION
1.758 ACRE PARCEL, PAGE 2

The above described property was surveyed by James A. Ziemba, Professional Surveyor #7094 on August 22, 2014. Bearings shown hereon are taken from the southeast line of the Broadwood Hill Subdivision No. 2 and are used to denote angles only. Iron pins set are 5/8" x 30" rebar capped "BENCHMARK #7094". Distances are expressed in feet and decimal parts thereof in accordance with Ohio Administrative Code 4733-37. The intent of this description is to describe the land conveyed to Ronald A. & Patricia K. Cook by deed recorded in Volume 1113, Page 317 of the Geauga County Deed records (parcel #04-011100).

James A. Ziemba 9-1-2014



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

[Signature] 09/02/14
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** *Rev.*

RECEIVED
SEP 02 2014
Gaugua County Auditor
Tax Map Dept.