

LEGEND

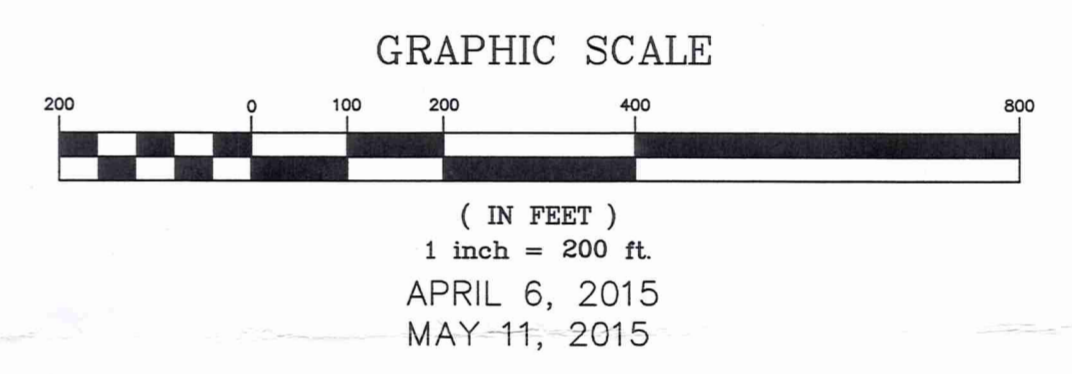
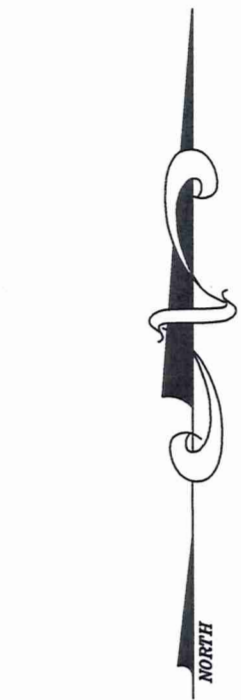
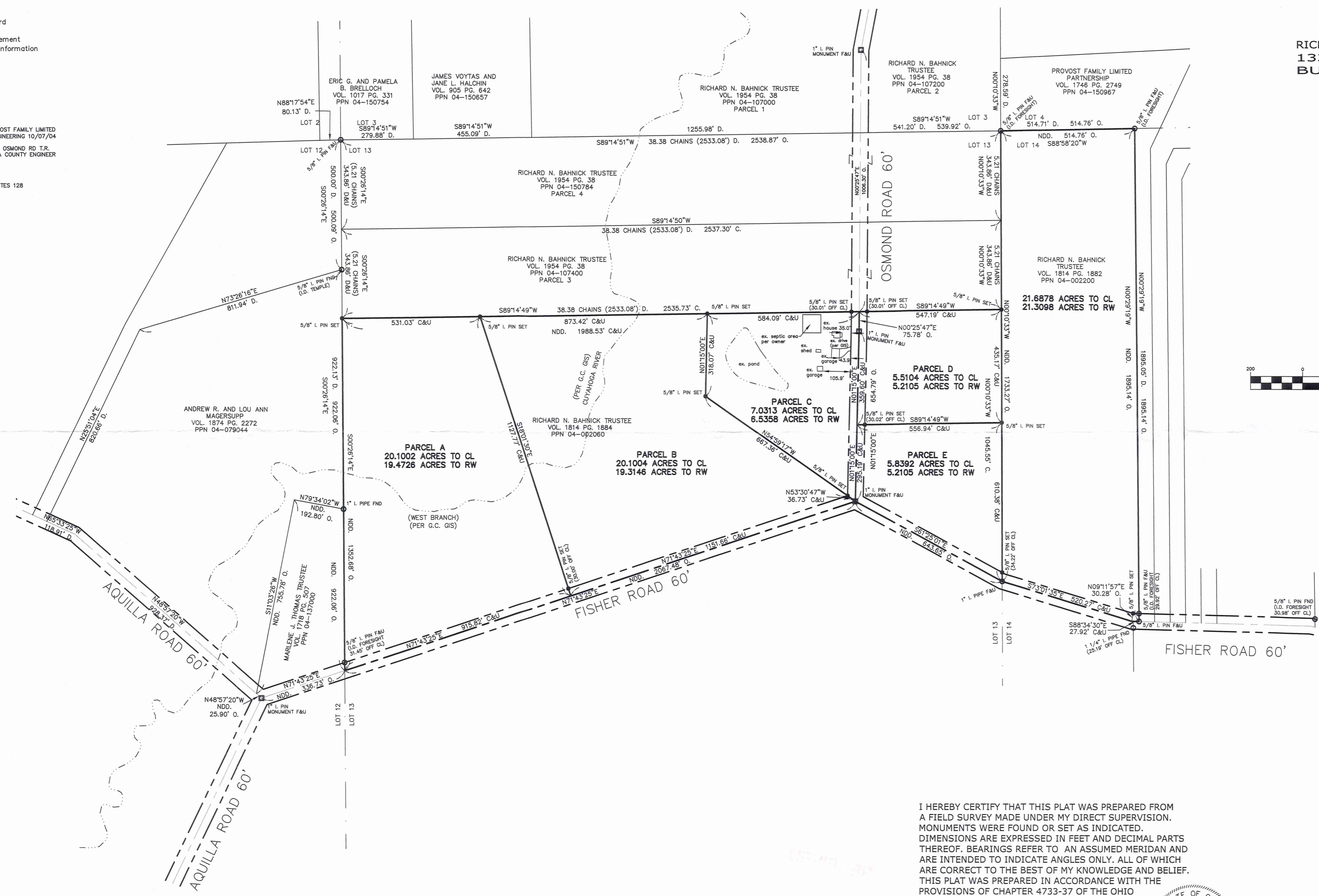
- Ipa 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P. Plat record information

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR THE PROVOST FAMILY LIMITED PARTNERSHIP BY FORESIGHT ENGINEERING 10/07/04
- 3 MAP DEPICTING MONUMENTS FOR OSMOND RD. T.R. 132, SECTIONS A&B BY GEAGA COUNTY ENGINEER 6/04/98
- 4 GEAGA COUNTY TAX MAPS
- 5 GEAGA COUNTY FIELD BOOK NOTES 128

PLAT OF SURVEY AND LOT SPLIT
For
RICHARD N. BAHNICK
 SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 13 AND 14, BURTON TOWNSHIP.

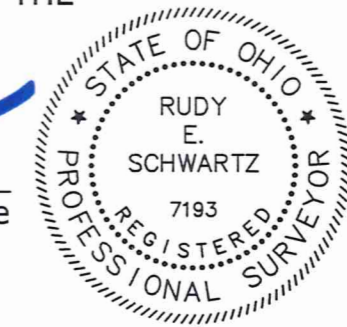
PREPARED FOR:
 RICHARD N. BAHNICK TRUSTEE
 13330 BUTTERNUT RD
 BURTON, OH 44021



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2015.
 BY _____
 BURTON TOWNSHIP ZONING INSPECTOR

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz 5.11.15
 RUDY E. SCHWARTZ, P.S. #7193 Date



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

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285

BVR00237

Bahnick (15037)
Picked Up 5/12/15
VOL. 1994 pg 2354
pn # 04-151056-15

LEGAL DESCRIPTION
OF A
20.1002 ACRE PARCEL
FOR
RICHARD N. BAHNICK TRUSTEE
PARCEL "A"

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, and further being known as part of a parcel of land conveyed to Richard N. Bahnick Trustee (PPN 04-002060) by deed recorded in Volume 1814, Page 1884 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

Thence South 71° 43' 25" West, along said centerline of Fisher Road, a distance of 1151.66 feet to the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I Thence South 71° 43' 25" West, continuing along said centerline of Fisher Road, a distance of 915.82 feet a point at the Southeasterly corner of land conveyed to Marlene J. Thomas Trustee (PPN 04-137000) by deed recorded in Volume 1718 Page 507 of Geauga County Deed Records, said point also being on the shared line between Lot Nos. 12 and 13;

COURSE II Thence North 0° 26' 14" West, along the Easterly line of land so conveyed to Marlene J. Thomas Trustee, and along an Easterly line of land conveyed to Andrew R. and Lou Ann Magersupp (PPN 04-079044) by deed recorded in Volume 1874, Page 2272 of Geauga County Deed Records, also being said shared line between Lot Nos. 12 and 13, and passing through a 5/8 inch iron pin found (I.D. Foresight) at 31.45 feet, a total distance of 1352.68 feet to a 5/8 inch iron pin set the Southwesterly corner of parcel No. 3 of lands conveyed to Richard N. Bahnick Trustee (PPN 04-107400) by deed recorded in Volume 1954, Page 38 of Geauga County Deed Records;

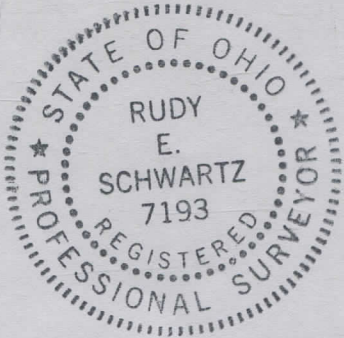
COURSE III Thence North 89° 14' 49" East, along the Southerly line of said parcel No. 3 of lands conveyed to Richard N. Bahnick Trustee, a distance of 531.03 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 18° 01' 30" East (creating a new line), passing through a 5/8 inch iron pin set at 1097.77 feet, a total distance of 1127.77 feet to the Principal Place of Beginning and containing 20.1002 acres of land

(19.4726 acres excepting the area within the right-of-way of Fisher Road) as surveyed, calculated and described on April 6, 2015 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.

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

S.M. Im.B S 12/15
GEAUGA COUNTY AUDITOR *Rew*
TAX MAP DEPT.



RECEIVED
MAY 11 2015
Geauga County Auditor
Tax Map Dept.

5-11-15
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

BUR 00237

Bahnick (15-037)
Picked up 5/12/15
VOL 1995 pg 984
PN# 04-151057

LEGAL DESCRIPTION
OF A
20.1004 ACRE PARCEL
FOR
RICHARD N. BAHNICK TRUSTEE
PARCEL "B"

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, and further being known as part of a parcel of land conveyed to Richard N. Bahnick Trustee (PPN 04-002060) by deed recorded in Volume 1814, Page 1884 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

COURSE I Thence South 71° 43' 25" West, along said centerline of Fisher Road, a distance of 1151.66 feet a point;

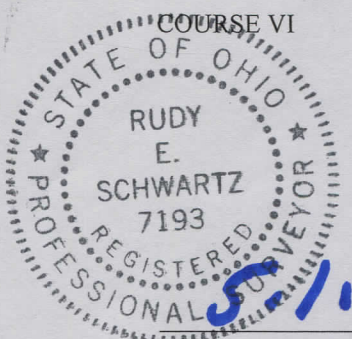
COURSE II Thence North 18° 01' 30" West (creating a new line), and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1127.77 feet to a 5/8 inch iron pin set the Southerly line of parcel No. 3 of lands conveyed to Richard N. Bahnick Trustee (PPN 04-107400) by deed recorded in Volume 1954, Page 38 of Geauga County Deed Records;

COURSE III Thence North 89° 14' 49" East, along the Southerly line of said parcel No. 3 of lands conveyed to Richard N. Bahnick Trustee, a distance of 873.42 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 1° 15' 00" West (creating a new line), a distance of 318.07 feet to a 5/8 inch iron pin set;

COURSE V Thence South 54° 59' 17" East (creating a new line), a distance of 667.36 feet to a 5/8 inch iron pin set at the intersection of the Northerly right-of-way of said Fisher Road and the Westerly right-of-way of said Osmond Road;

COURSE VI Thence South 53° 30' 47" East (creating a new line), a distance of 36.73 feet to the Principal Place of Beginning and containing 20.1004 acres of land (19.3146 acres excepting the area within the right-of-way of Fisher Road) as surveyed, calculated and described on April 6, 2015 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



5/11/15
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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

S.M. / m.s. 5/12/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
7.0313 ACRE PARCEL
FOR
RICHARD N. BAHNICK TRUSTEE
PARCEL "C"

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, and further being known as part of a parcel of land conveyed to Richard N. Bahnick Trustee (PPN 04-002060) by deed recorded in Volume 1814, Page 1884 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

COURSE I Thence North 53° 30' 47" West (creating a new line), a distance of 36.73 feet to a 5/8 inch iron pin set at the Northerly right-of-way of said Fisher Road and the Westerly right-of-way of said Osmond Road;

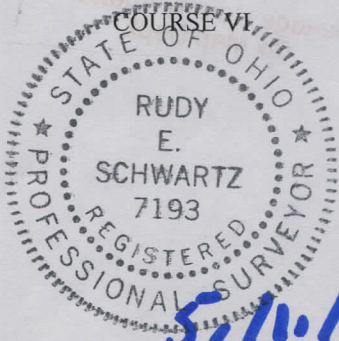
COURSE II Thence North 54° 59' 17" West (creating a new line), a distance of 667.36 feet to a 5/8 inch iron pin set;

COURSE III Thence North 1° 15' 00" East (creating a new line), a distance of 318.07 feet to a 5/8 inch iron pin set on the Southerly line of parcel No. 3 of lands conveyed to Richard N. Bahnick Trustee (PPN 04-107400) by deed recorded in Volume 1954, Page 38 of Geauga County Deed Records;

COURSE IV Thence North 89° 14' 49" East, along the Southerly line of said parcel No. 3 of lands conveyed to Richard N. Bahnick Trustee, and passing through a 5/8 inch iron pin set at 554.08 feet, a distance of 584.09 feet to a point in said centerline of Osmond Road;

COURSE V Thence South 0° 25' 47" West, along said centerline of Osmond Road, a distance of 75.78 feet to a monument box with a 1 inch iron pin found at an angle point;

COURSE VI Thence South 1° 15' 00" West, along said centerline of Osmond Road, a distance of 654.79 feet to the Principal Place of Beginning and containing 7.0313 acres of land (6.5358 acres excepting the area within the right-of-way of Osmond Road) as surveyed, calculated and described on April 6, 2015 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



[Handwritten Signature]

DATE

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
RUDY E. SCHWARTZ, P.S. 7193

S.M. Im.B *5/12/15*
GEAUGA COUNTY AUDITOR *Rw.*
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
21.6878 ACRE PARCEL
FOR
RICHARD N. BAHNICK TRUSTEE

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 14, and further being known as all of a parcel of land conveyed to Richard N. Bahnick Trustee (PPN 04-002200) by deed recorded in Volume 1814, Page 1882 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

Thence South $61^{\circ} 25' 01''$ East, along said centerline of Fisher Road, a distance of 643.65 feet to a 1 inch iron pipe found at the Southeasterly corner of land conveyed to Richard N. Bahnick Trustee (PPN 04-002060) by deed recorded in Volume 1814, Page 1884 of Geauga County Deed Records, said point also being on the shared line between Lot Nos. 13 and 14;

COURSE I

Thence North $0^{\circ} 10' 33''$ West, along the Easterly line of land so conveyed to Richard N. Bahnick Trustee (PPN 04-002060), and along the Easterly line of parcel Nos. 3 and 4 of lands conveyed to Richard N. Bahnick Trustee (PPN 04-107400) and (PPN 04-150784) by deed recorded in Volume 1954, Page 38 of Geauga County Deed Records, and passing through a $5/8$ inch iron pin set at 34.22 feet, a total distance of 1733.27 feet to a $5/8$ inch iron pin found (I.D. Foresight) at the Southeasterly corner of parcel No. 2 of lands so conveyed to Richard N. Bahnick Trustee (PPN 04-107200) by deed recorded in Volume 1954, Page 38 of Geauga County Deed Records, also being at the Southwesterly corner of land conveyed to Provost Family Limited Partnership (PPN 04-150967) by deed recorded in Volume 1746, Page 2749 of Geauga County Deed Records, said pin also being at the shared corner of Lot Nos. 3, 4, 13, and 14;

COURSE II

Thence North $88^{\circ} 58' 20''$ East, along the Southerly line of land so conveyed to Provost Family Limited Partnership, also being the shared line of Lot Nos. 4 and 14, a distance of 514.76 feet to a $5/8$ inch iron pin found (I.D. Foresight) at an interior corner thereof;

COURSE III

Thence South $0^{\circ} 29' 19''$ East, along a Westerly line of land so conveyed to Provost Family Limited Partnership, and passing through a $5/8$ inch iron pin found (I.D. Foresight) at 1865.22, a total distance of 1895.14 feet to a $5/8$ inch iron pin found in said centerline of Fisher Road at the Southwesterly corner thereof;

COURSE IV

Thence North 88° 34' 30" West, along said centerline of Fisher Road, a distance of 27.92 feet to an angle point, said point lying South 9° 11' 57" West a distance of 30.28 feet from a 5/8 inch iron pin set on the Northerly right-of-way of said Fisher Road;

COURSE V

Thence North 73° 01' 35" West, continuing along said centerline of Fisher Road, a distance of 520.27 feet to the Principal Place of Beginning and containing 21.6878 acres of land (21.3098 acres excepting the area within the right-of-way of Fisher Road) as surveyed, calculated and described on April 6, 2015 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.25

S.m / m.Bi *5, 12, 15*
GEAUGA COUNTY AUDITOR *Thy.*
TAX MAP DEPT.



RECEIVED
MAY 11 2015
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

5.11.15
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

BUR00237

Bahnick (15-037)
Picked up 5/12/15
VOL. 1994 pg 71
PN# 04-151055

LEGAL DESCRIPTION
OF A
5.5104 ACRE PARCEL
FOR
RICHARD N. BAHNICK TRUSTEE
PARCEL "D"

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, and further being known as part of a parcel of land conveyed to Richard N. Bahnick Trustee (PPN 04-002060) by deed recorded in Volume 1814, Page 1884 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

Thence North 1° 15' 00" East, along said centerline of Osmond Road, a distance of 295.19 feet to the Principal Place of Beginning of the premises herein intended to be described;

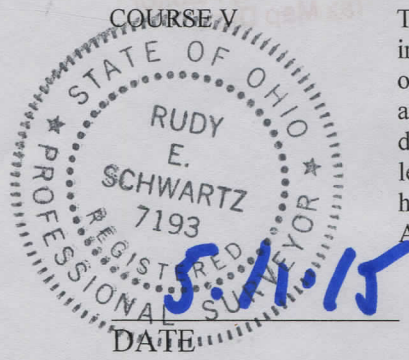
COURSE I Thence North 1° 15' 00" East, continuing along said centerline of Osmond Road, a distance of 359.60 feet to a monument box with a 1 inch iron pin found at an angle point;

COURSE II Thence North 0° 25' 47" East, continuing along said centerline of Osmond Road, a distance of 75.78 feet to a point on the Southerly line of parcel No. 3 of lands conveyed to Richard N. Bahnick Trustee (PPN 04-107400) by deed recorded in Volume 1954, Page 38 of Geauga County Deed Records;

COURSE III Thence North 89° 14' 49" East, along said Southerly line of said parcel No. 3 of lands conveyed to Richard N. Bahnick Trustee, passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 547.19 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Richard N. Bahnick Trustee (PPN 04-002200) by deed recorded in Volume 1814, Page 1882 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 13 and 14;

COURSE IV Thence South 0° 10' 33" East, along said Westerly line of land so conveyed to Richard N. Bahnick Trustee, also being said shared line between Lot Nos. 13 and 14, a distance of 435.17 feet to a 5/8 inch iron pin set;

COURSE V Thence South 89° 14' 49" West, (creating a new line) and passing through a 5/8 inch iron pin set at 526.92, a total distance of 556.94 feet to the Principal Place of Beginning and containing 5.5104 acres of land (5.2105 acres excepting the area within the right-of-way of Osmond Road) as surveyed, calculated and described on April 6, 2015 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



RUDY E. SCHWARTZ, P.S. 7193

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

S.M. / m.B *5/12/15*
GEAUGA COUNTY AUDITOR *flw.*
TAX MAP DEPT.

BUR 00237

Bahnick (15-037)
Picked up 5/12/15
VOL. 1993 Pg 3258
PN# 04-151054

LEGAL DESCRIPTION
OF A
5.8392 ACRE PARCEL
FOR
RICHARD N. BAHNICK TRUSTEE
PARCEL "E"

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, and further being known as part of a parcel of land conveyed to Richard N. Bahnick Trustee (PPN 04-002060) by deed recorded in Volume 1814, Page 1884 of Geauga County Deed Records, further bounded and described as follows;

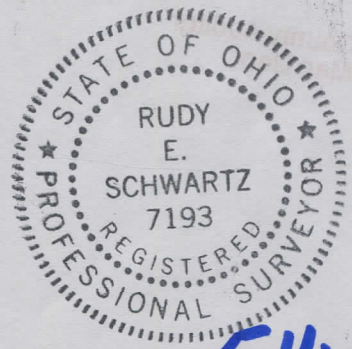
Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

COURSE I Thence North 1° 15' 00" East, along said centerline of Osmond Road, a distance of 295.19 feet to a point;

COURSE II Thence North 89° 14' 49" East, (creating a new line), passing through a 5/8 inch iron pin set at 30.02 feet, a total distance of 556.94 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Richard N. Bahnick Trustee (PPN 04-002200) by deed recorded in Volume 1814, Page 1882 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 13 and 14;

COURSE III Thence South 0° 10' 33" East, along said Westerly line of land so conveyed to Richard N. Bahnick Trustee, also being said shared line between Lot Nos. 13 and 14, and passing through a 5/8 inch iron pin set at 576.16, a total distance of 610.38 feet to a point in said centerline of Fisher Road at the Southwesterly corner thereof;

COURSE IV Thence North 61° 25' 01" West, along said centerline of Fisher Road, a distance of 643.65 feet to the Principal Place of Beginning and containing 5.8392 acres of land (5.2105 acres excepting the area within the right-of-ways of Osmond Road, and Fisher Road) as surveyed, calculated and described on April 6, 2015 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



5-11-15

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

S.M./M.B. 5/12/15
GEAUGA COUNTY AUDITOR Rev.
TAX MAP DEPT