

# LOT SPLIT PLAT

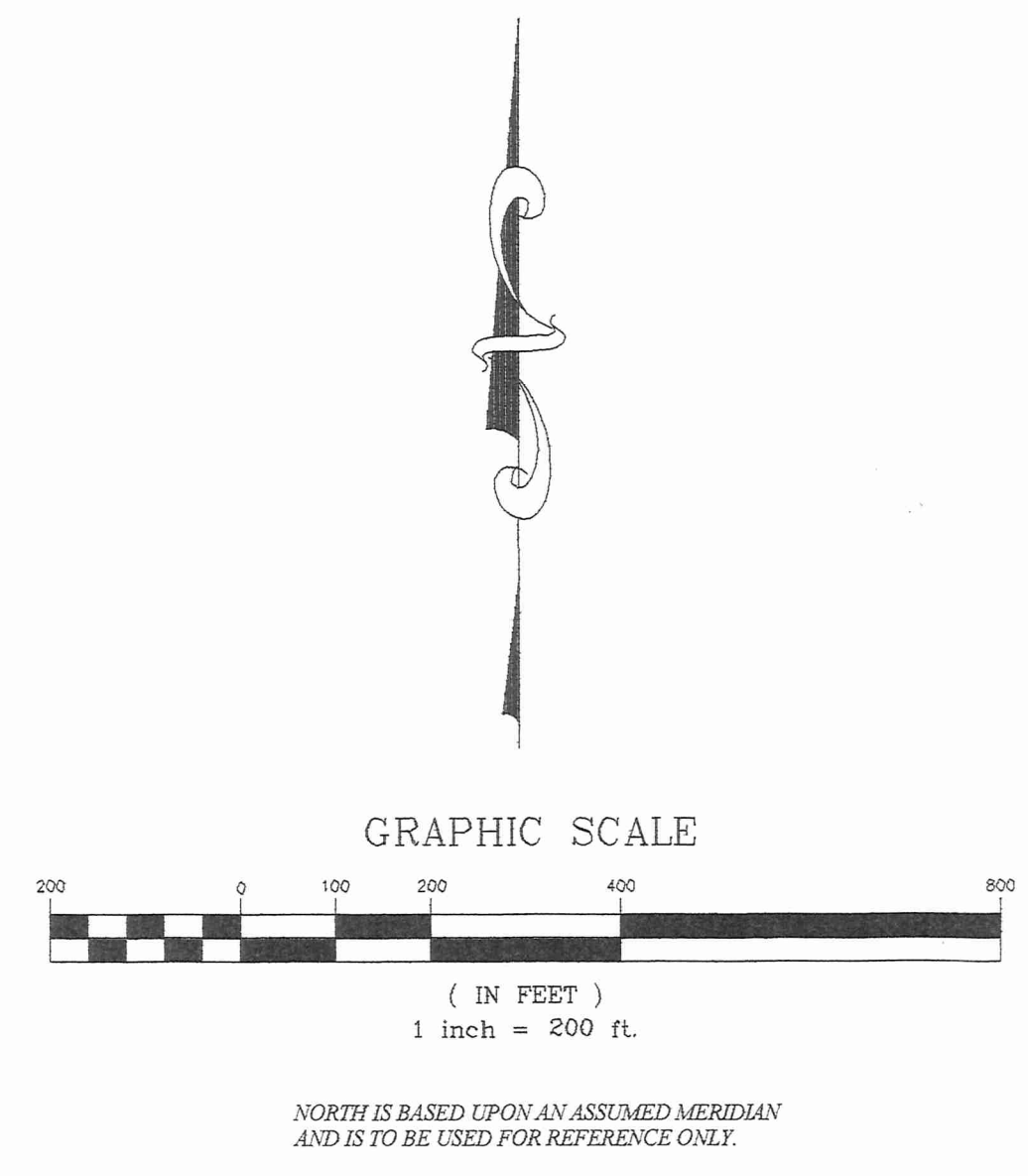
FOR PROPERTY OWNED BY:  
B.K. MONROE, INC.

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND STATE OF OHIO,  
AND BEING PART OF ORIGINAL LOT NO 9 AND 19.

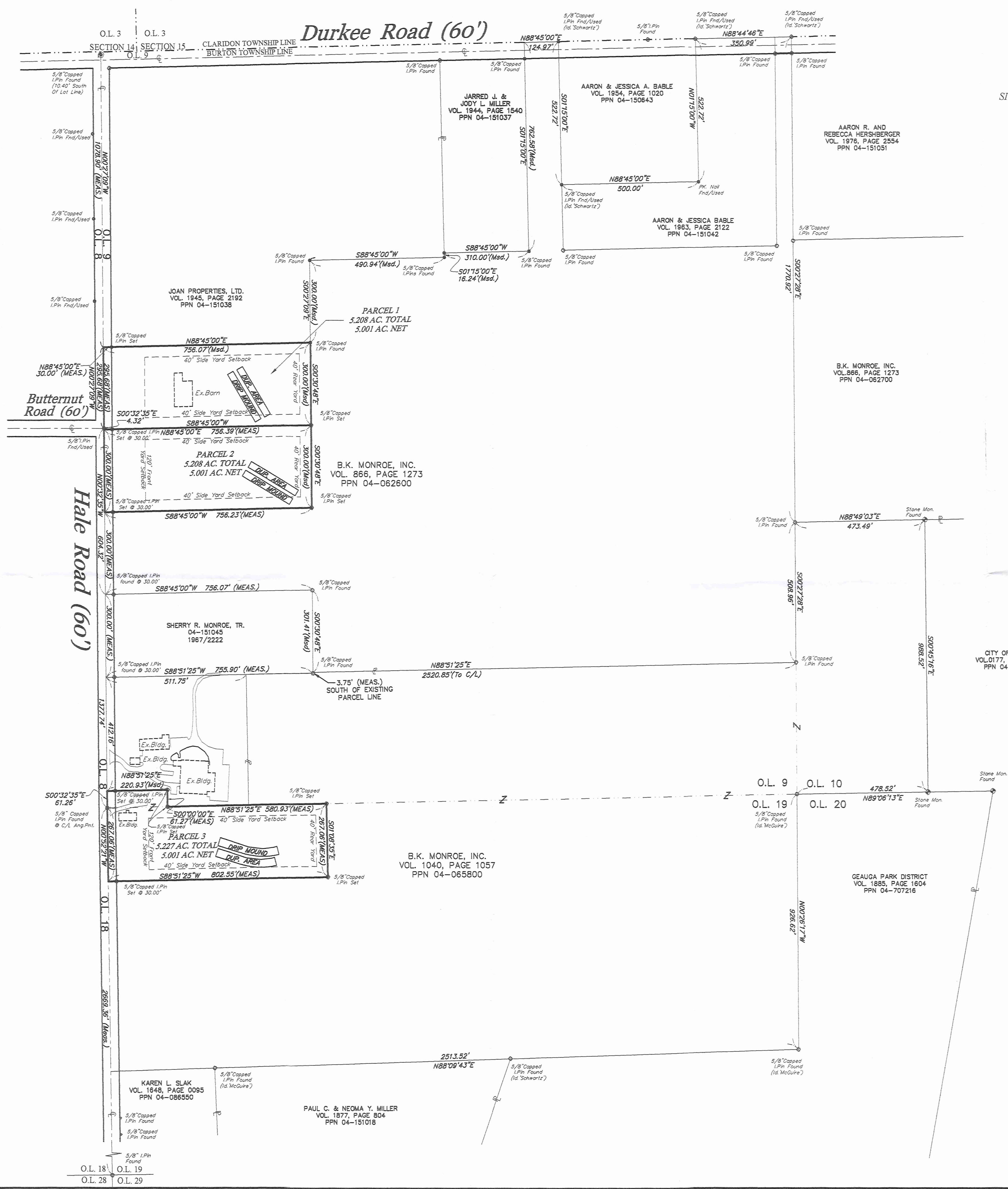
## BURTON TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BURTON TOWNSHIP ZONING INSPECTOR \_\_\_\_\_



SURVEY REFERENCES:  
DEEDS OF RECORD  
CH 13-A HALE ROAD 1994 PLANS

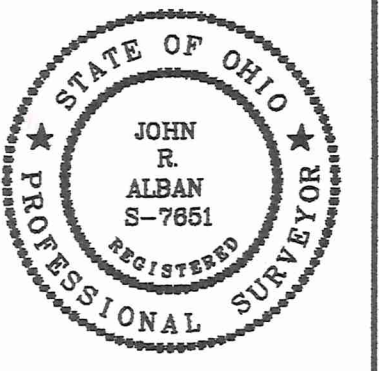


SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
  
 GEauga COUNTY AUDITOR  
 TAX MAP DEPT.

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.

JOHN R. ALBAN P.S. 7651 8/10/15

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 00292

B.K. Monroe, Inc. (15-090)  
Picked up 08/18/15

VOL 2002 pg 559  
PN# 04-062600

**LEGAL DESCRIPTION FOR: PARCEL 1 – 5.208 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.001 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" 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; said point also being the Principal Point of Beginning;

THENCE, N 00°27'09" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 295.68 feet to a point, said point being the southwest corner of a parcel conveyed to Joan Properties, Ltd. (PN 04-151038) by deed Volume 1945, Page 2192 in Geauga County Deed Records;

THENCE, N 88°45'00" E, creating a new line along the southerly line of said Joan Properties, Ltd., a distance of 756.07 feet to a 5/8" iron pin found at a southeasterly corner thereof; 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 300.00 feet to a 5/8" iron pin set;

THENCE, S 88°45'00" W, creating a new line, a distance of 756.39 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 726.39 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 4.32 feet to the Principal Place of Beginning and containing 5.208 acres of land including area in the public right of way and 5.001 acres of land excluding area in the public right of way, based on a survey conducted in July of 2015 by John R. Alban Professional Surveyor 7651.

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

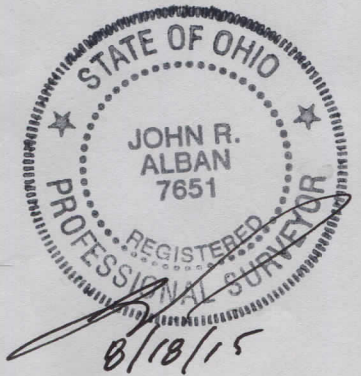
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 866, page 1273 and volume 1040, page 1057 of Geauga County Records.

The intent of this legal description is to create a 5.208 acre parcel of land from PPN 04-062600.

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

*[Signature]* 08/18/15  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**



**LEGAL DESCRIPTION FOR: PARCEL 2 – 5.208 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.001 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 4.32 feet to the Principal Point of Beginning;

THENCE, N 88°45'00" E, creating a new line, a distance of 756.39 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 300.00 feet to a 5/8" iron pin set;

THENCE, S 88°45'00" W, creating a new line, a distance of 756.23 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 726.23 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 5.208 acres of land including area in the public right of way and 5.001 acres of land excluding area in the public right of way, based on a survey conducted in July of 2015 by John R. Alban Professional Surveyor 7651.

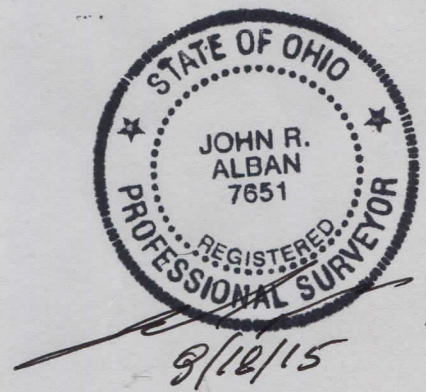
Bearings are based upon an assumed meridian and are to be used for reference only.

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 5.208 acre parcel of land from PPN 04-062600.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 8/18/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *[Signature]*



**LEGAL DESCRIPTION FOR: PARCEL 3 – 5.227 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.001 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 and 19, 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, continuing along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 1316.48 feet to the Principal Point of Beginning;

THENCE, N 88°51'25" E, creating a new line, a distance of 220.93 feet to a 5/8" iron pin set; passing through a 5/8" iron pin set at 30.00 feet;

THENCE, S 00° 00'00"E, creating a new line, a distance of 61.27 feet to a 5/8" iron pin set, said pin on the dividing line between O.L. 9 and O.L. 19;

THENCE, N 88° 51'25"E, creating a new line and along said dividing line between O.L. 9 and O.L. 19, a distance of 580.93 feet to a 5/8" iron pin set;

THENCE, S 01°08'35" E, creating a new line, a distance of 267.06 feet to a 5/8" iron pin set;

THENCE, S 88°51'25" W, creating a new line, a distance of 802.55 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. 19; passing through a 5/8" iron pin set at 772.55 feet;

THENCE, N 00°52'21" W, along the centerline of said Hale Road and the westerly line of O.L. 19, a distance of 267.06 feet to a point, said point being the common corner between O.L. 8, O.L. 9, O.L. 18 and O.L. 19;

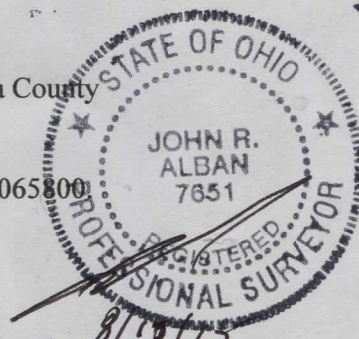
THENCE, N 00° 32'35" W, continuing along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 61.26 feet To the Principal Place of Beginning and containing 5.227 acres of land including area in the public right of way and 5.001 acres of land excluding area in the public right of way, based on a survey conducted in July of 2015 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 5.227 acre parcel of land from part of PPN 04-0658001



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

*[Signature]* 08/18/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev*