

- LEGEND**
- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
 - survey monument found
 - ⊕ tree line
 - ⊖ fence line
 - r/w street right of way
 - c/l street centerline
 - o own through official record
 - o dead volume
 - o place of beginning
 - ⊙ p.o.b. Septic Tank
 - ⊙ Water Well

Lot Subdivision / Consolidation prepared for David Kahn and Barbara Kahn PN: 04-119000 Parcel No. 1 OR Book 1297 Page 1190 part of Lot No. 5 and Lot No. 15 Township of Burton County of Geauga State of Ohio

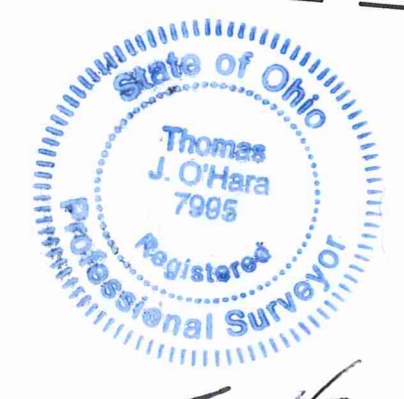
Zoned R-3
Minimum Acreage 3 acres
Minimum Lot Frontage 250'
Front Yard Setback: 120 feet
Side Yard Setback: 30 feet each
Rear Yard Setback: 30 feet

The basis of bearings used hereon are based upon an assumed meridian, and used to denote angle only. Distances are shown as U.S. Foot and decimal parts thereof.

References:

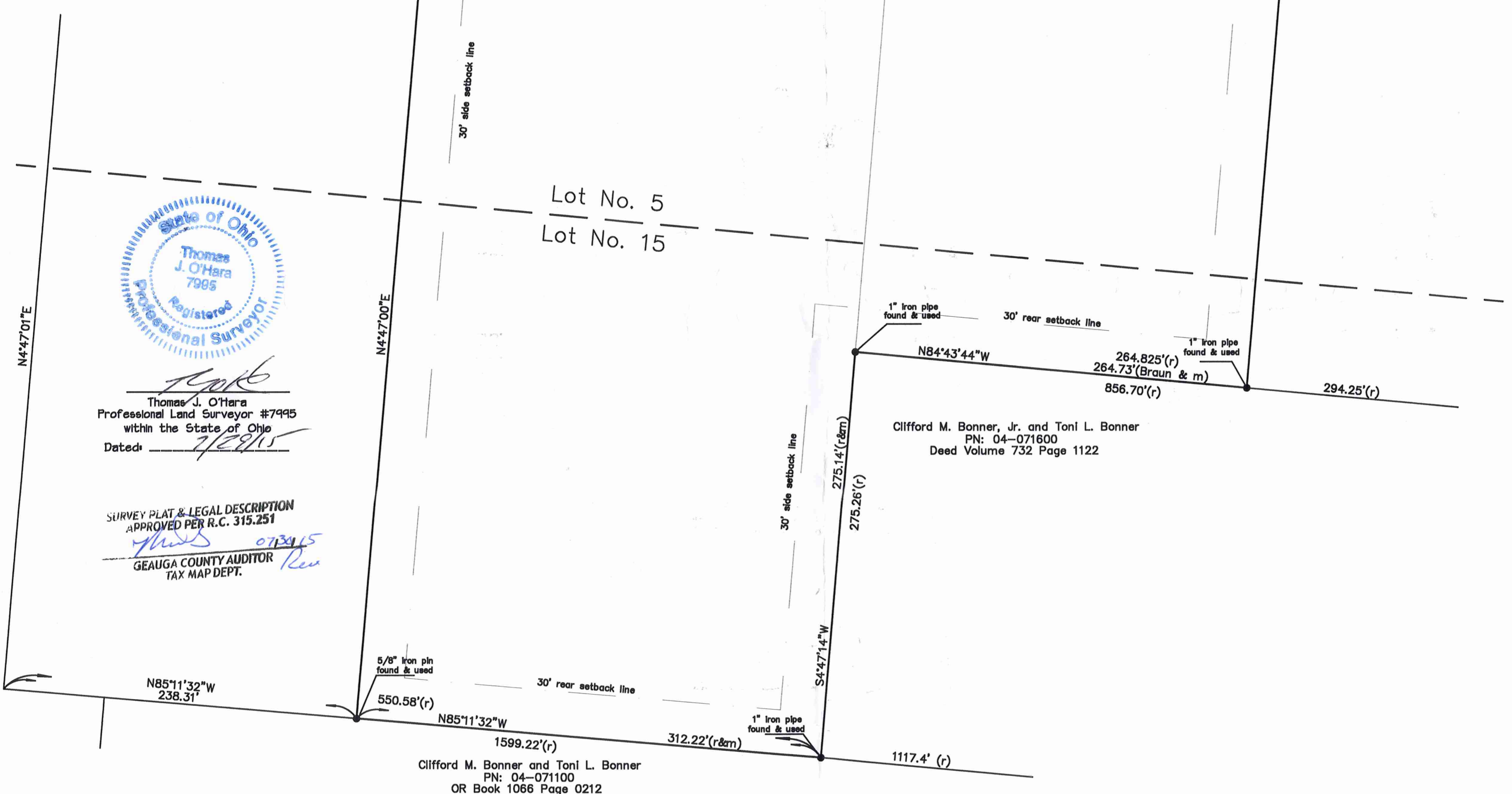
- Plat Volume 11 Page 82 Equestrian Acres Estates Subdivision Deeds of Record
 - Field Observations made May 2015
 - Survey by Dammon Braun "Sklar"
- This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.
- This Plat of Survey 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.

This Consolidation/subdivision of land complies with the applicable Burton Township Zoning Resolution. This _____ day of _____ 2015. By _____ Burton Township Zoning Inspector.



Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 7/28/15

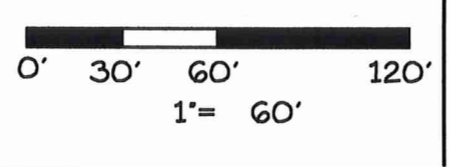
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.231
GEOUGA COUNTY AUDITOR
TAX MAP DEPT.



O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon, Ohio 44024
oharasurveys@yahoo.com
Vt 440-286-8417

Date of Survey 05/18/2015
Project No. 1484
Revised 7-29-15

Sheet 1 of 1



BVR 00243
BURO0243

Kahn (15-081)
Picked Up 08/03/15
VOL 1997 pg 1922
PN # 04-151059

**Land now or formerly owned by David Kahn and Barbara Kahn
OR Book 1297 Page 1190, Parcel No. 2, PN: 04-120600,
Parcel No. 1, PN: 04-119000,**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Lot Numbers 5 in said Township: Beginning at the point of intersection of the centerline of Claridon Troy Road (60') with the centerline of Butternut Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence North 84°44'43" West along the centerline of Butternut Road, a distance of 1176.72 feet to a point, said point being a new property corner created, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 04°47'14" West** along a new property line established, passing through an iron pin set at 30.00 feet, a total distance of **417.10** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 76°22'26" West** along a new property line established, a distance of **70.39** feet to a point, said point being a northeast corner of land now or formerly owned by Merritt Ellen Cole, PN: 04-150803 as recorded in OR Book 1878 Page 2549, said point witnessed by a 5/8" iron pin "Braun" found.

Thence along the northerly and easterly lines of land now or formerly owned by Cole, aforementioned the following courses:

North 76°22'26" West a distance of **207.48** feet to a point in the center of a pond.

North 00°27'53" East a distance of **69.60** feet to a point, said point witnessed by a 5/8" iron pin "Braun" found, **South 45°45'04" East**, 2.83 feet therefrom, and said point witnessed by an iron pin set.

North 37°34'25" West a distance of **170.81** feet to a point, said point witnessed by a 5/8" iron pin "Braun" found.

North 51°15'04" East a distance of **254.22** feet to a point in the centerline of Butternut Road, passing through a 5/8" iron pin "Braun" found at 44.75 feet therefrom.

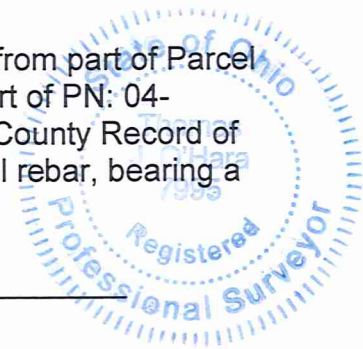
Thence **South 86°39'02" East** along the centerline of Butternut Road a distance of **162.36** feet to an angle point, said point witnessed by a 1" iron pin found in a monument box assembly.

Thence **South 84°44'43" East** along the centerline of Butternut Road a distance of **48.30** feet to a point, said point being the Place of Beginning, and containing **2.783 total acres** of land, 0.156 acres within the right of way of Butternut Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1484) dated July 15, 2015, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

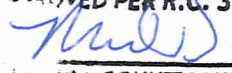
The basis of bearings used hereon are to an assumed meridian. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe 2.783 acres from part of Parcel No. 1, now owned by David Kahn and Barbara Kahn, being part of PN: 04-119000, as recorded in OR Book 1297 Page 1190 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".

 Dated: 7/29/15
Thomas J. O'Hara, P.S. Ohio Registered Surveyor No. 7995



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

 07/30/15
**GAUGA COUNTY AUDITOR
TAX MAP DEPT.** Rev

**Land now or formerly owned by David Kahn and Barbara Kahn
OR Book 1297 Page 1190, Parcel No. 2, PN: 04-120600,
Parcel No. 1, PN: 04-119000,**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Lot Numbers 5 and 15 in said Township: Beginning at the point of intersection of the centerline of Claridon Troy Road (60') with the centerline of Butternut Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence North $84^{\circ}44'43''$ West along the centerline of Butternut Road, a distance of 1176.72 feet to a point, said point being the **Place of Beginning** of the parcel herein described.

Thence **South $84^{\circ}44'43''$ East** along the centerline of Butternut Road a distance of **324.56** feet to a point, said point being the northwest corner of land now or formerly owned by Timothy J. Carroll and Rebecca A. Carroll, PN: 04-109200, as recorded in OR Book 1023 Page 556 in Geauga County Record of Deeds (GCRD).

Thence **South $04^{\circ}46'50''$ West** along the westerly line of land now or formerly owned by Carroll, aforementioned, passing through a 1" iron pipe found at 30.00 feet, a total distance of **1483.77** feet to a point, said point being on the North line of land now or formerly owned by Clifford M. Bonner, Jr. and Toni L. Bonner, PN: 04-071600, as recorded in Deed Volume 732 Page 1122 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North $84^{\circ}43'44''$ West** along the North line of land now or formerly owned by Bonner, aforementioned, a distance of **264.73** feet to a point, said point being the northwest corner of land now or formerly owned by Bonner, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South $04^{\circ}47'14''$ West** along the West line of land now or formerly owned by Bonner, aforementioned, a distance of **275.14** feet to a point, said point being on the North line of land now or formerly owned by Clifford M. Bonner and Toni L. Bonner, PN: 04-071100, as recorded in OR Book 1066 Page 0212 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North $85^{\circ}11'32''$ West** along the North line of land now or formerly owned by Bonner (PN:04-071100), aforementioned, a distance of **312.22** feet to a point, said point being the southeast corner of land now or formerly owned by Merritt Ellen Cole, PN: 04-150803 as recorded in OR Book 1878 Page 2549, said point witnessed by a 5/8" iron pin found.

Thence along the easterly lines of land now or formerly owned by Cole, aforementioned the following courses:

North $04^{\circ}47'00''$ East a distance of **1069.98** feet to a point in the center of a creek.

North $56^{\circ}54'51''$ East passing through a 5/8" iron pin reference monument found at 22.36 feet a total distance of **199.83** feet to a point, said point witnessed by a 5/8" iron pin "Braun" found.

North $13^{\circ}39'12''$ East a distance of **162.20** feet to a point, said point witnessed by a 5/8" iron pin "Braun" found.

Thence **South $76^{\circ}22'26''$ East** along a new property line established, a distance of **70.39** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North $04^{\circ}47'14''$ East** along a new property line established, a distance of **417.10** feet to a point in the centerline of Butternut Road, passing

