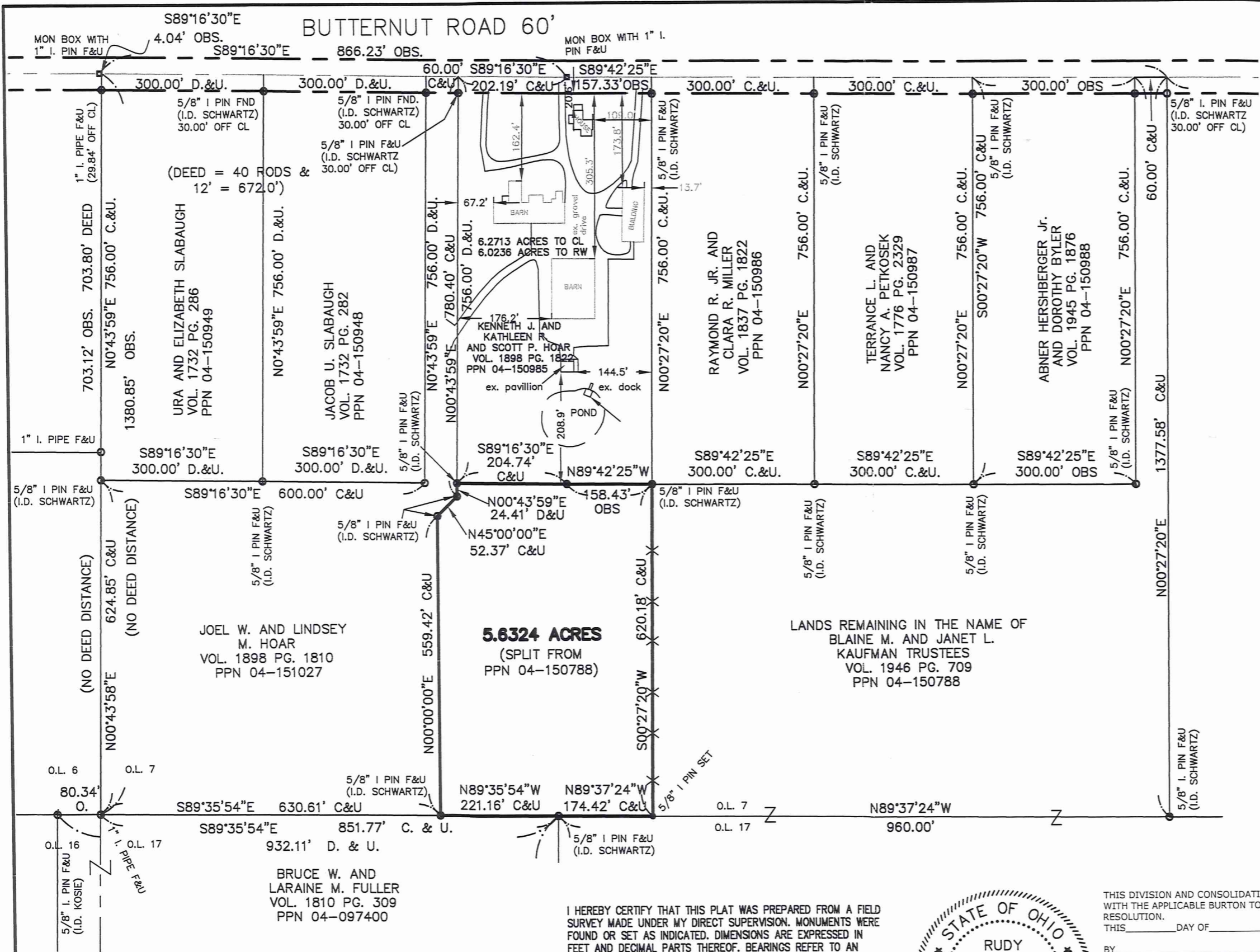


BUR 00245 (16-042)

# PLAT OF SURVEY AND LOT SPLIT FOR KENNETH J. AND KATHLEEN R. AND SCOTT P. HOAR

Situated in the Township of Burton, County of Geauga and the State of Ohio and known as being a part of Original Burton Township Lot No. 7, and further being known as part of a parcel of land conveyed to Blaine M. Kaufman (PPN 04-150788) by deed recorded in Volume 1946, Page 709 of Geauga County Deed Records.

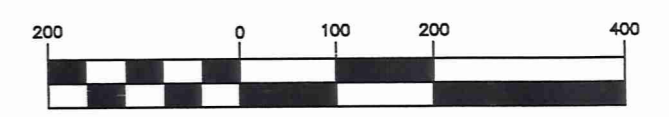


### LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
⊖	i.Pipe	Iron Pipe
⊕	Mon.	Monument
⊗	Stk	Stake Set
⊙	Mag	Mag Nail Set
○	F/Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
CLP	CLP	Center line of Pavement
EP	EP	Edge of Pavement
P/L	P/L	Property Line
C.L. C/L	C.L. C/L	Centerline
R/W	R/W	Right of Way



### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.  
APRIL 25, 2016  
REVISED MAY 2, 2016

PREPARED FOR:  
KENNETH J. AND KATHLEEN R.  
AND SCOTT P. HOAR  
14525 BUTTERNUT ROAD  
BURTON, OHIO 44021

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**

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

- REFERENCES USED:
- DEEDS OF RECORD
  - CONSOLIDATION PLAT FOR BLAINE M. AND JANET L. KAUFMAN
  - PLAT OF SURVEY AND LOT SPLIT AND CONSOLIDATION FOR KENNETH J. AND KATHLEEN R. AND SCOTT P. HOAR

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 MERIDAN 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 SCHWARTZ, P.S. #7193 Date 5.2.16



THIS DIVISION AND CONSOLIDATION OF LANDS COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

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

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 05/25/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

BUR 00245  
BURO0245

Hoar, Kathleen & Scott (16-042)  
Picked Up 5/15/16  
VOL 2011 pg 2277  
PN# 04-151064

LEGAL DESCRIPTION  
OF A  
5.6324 ACRE PARCEL  
FOR  
KENNETH J. AND KATHLEEN R.  
AND SCOTT P. HOAR

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 7, and further being known as being part of a parcel of land conveyed to Blaine M. and Janet L. Kaufman Trustees (PPN 04-150788) by deed recorded in Volume 1946, Page 709 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pipe found at the Southwesterly corner of land conveyed to Joel W. and Lindsey M. Hoar (PPN 04-151027) by deed recorded in Volume 1898, Page 1810 of Geauga County Deed Records, said pipe also being at the shared corner of Lot Nos. 6, 7, 16, and 17;

Thence South 89° 35' 54" East, along the Southerly line of land so conveyed to Joel W. and Lindsey M. Hoar, also being the Northerly line of land conveyed to Bruce W. and Laraine M. Fuller (PPN 04-097400) by deed recorded in Volume 1810, Page 309 of Geauga County Deed Records, also being the shared line between Lot Nos. 7 and 17, a distance of 630.61 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of land so conveyed to Joel W. and Lindsey M. Hoar, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence North 00° 00' 00" East, along the Easterly line of land so conveyed to Joel W. and Lindsey M. Hoar, a distance of 559.42 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior corner thereof;
- COURSE II           Thence North 45° 00' 00" East, along a Southeasterly line of land so conveyed to Joel W. and Lindsey M. Hoar, a distance of 52.37 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE III          Thence North 00° 43' 59" East, along an Easterly line of land so conveyed to Joel W. and Lindsey M. Hoar, a distance of 24.41 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner of land conveyed to Kenneth J. and Kathleen R. and Scott P. Hoar (PPN 04-150985) by deed recorded in Volume 1898, Page 1822 of Geauga County Deed Records;

COURSE IV Thence South 89° 16' 30" East, along the Southerly line of land so conveyed to Kenneth J. and Kathleen R. and Scott P. Hoar, a distance of 204.74 feet to a 5/8 inch iron pin found at an angle point;

COURSE V Thence South 89° 42' 25" East, along said Southerly line of land so conveyed to Kenneth J. and Kathleen R. and Scott P. Hoar, a distance of 158.43 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner thereof, also being the Southwesterly corner of land conveyed to Raymond R. Jr. and Clara R. Miller (PPN 04-150986) by deed recorded in Volume 1837, Page 1822 of Geauga County Deed Records;

COURSE VI Thence South 0° 27' 20" West, (creating a new line) a distance of 620.18 feet to a 5/8 inch iron pin set on said shared line between Lot Nos. 7 and 17;

COURSE VII Thence North 89° 37' 24" West, along said shared line between Lot Nos. 7 and 17, a distance of 174.42 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner of land conveyed to Bruce W. and Laraine M. Fuller (PPN 04-097400) by deed recorded in Volume 1810, Page 309 of Geauga County Deed Records;

COURSE VIII Thence North 89° 35' 54" West, along the Northerly line of land so conveyed to Bruce W. and Laraine M. Fuller, also being said shared line between Lot Nos. 7 and 17, a distance of 221.16 feet to the Principal Place of Beginning and containing 5.6324 acres of land as surveyed, calculated and described, on April 25, 2016, 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.



5.2.16

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]* 05 p5/16

**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**