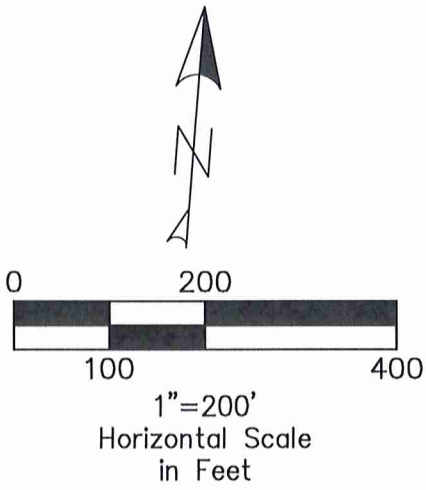


BUR 00248 (16-073)
 BURO0248

Situated in the Township of Burton,
 County of Geauga and State of Ohio and
 Being in Original Lot no 14



Bearings Are Assumed and to Denote Angles Only

Note: All IPS are 5/8" Rebar 30" Long Capped SNR 7070

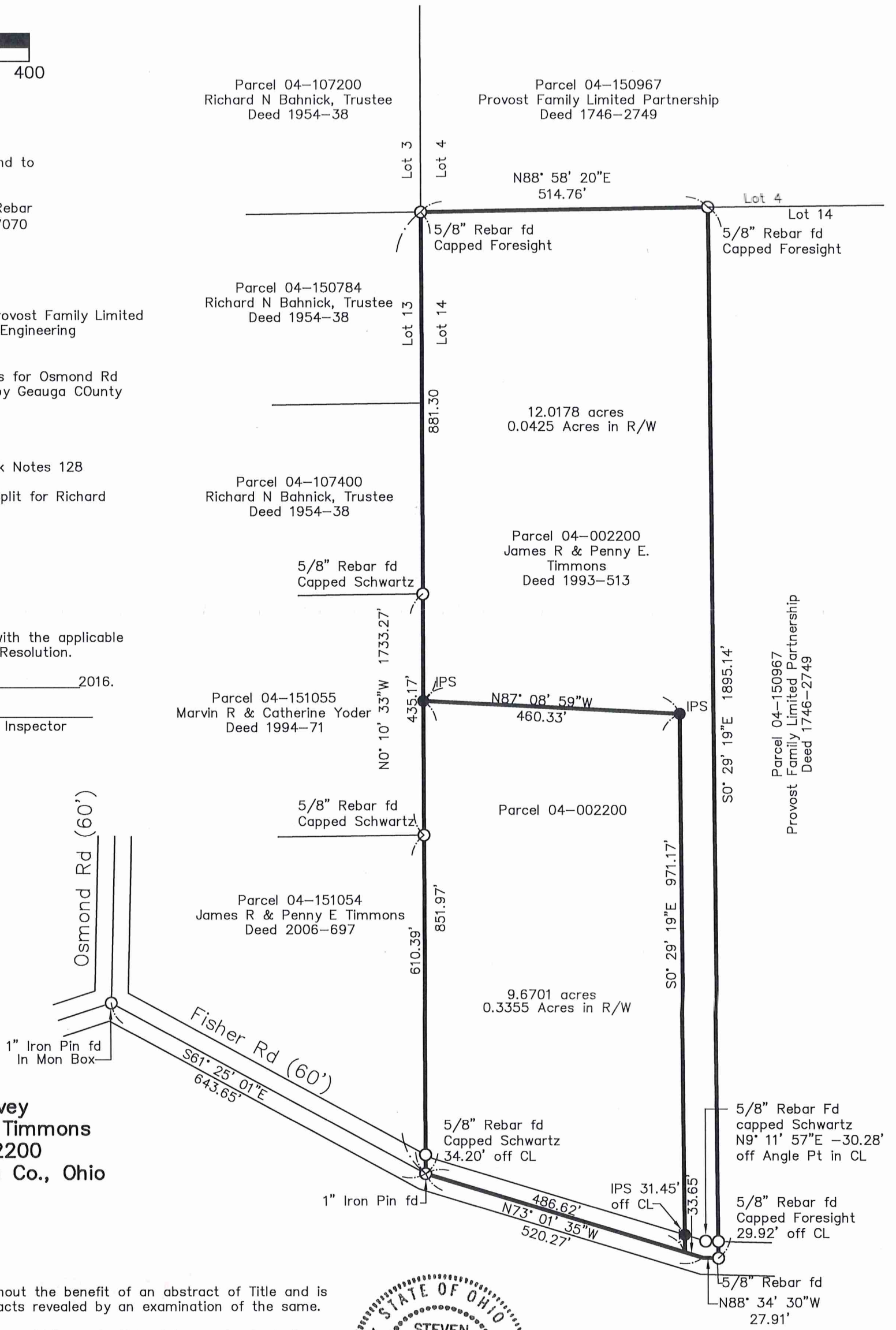
References Used:

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 Geauga County Engineer 6/04/98
4. Geauga County Tax Maps
5. Geauga County Field Book Notes 128
6. Plat of Survey and Lot Split for Richard Bahnick 5/11/15

This Division of Land complies with the applicable Burton Township Zoning Resolution.

This _____ Day of _____ 2016.

By: _____
 Burton Township Zoning Inspector



Lot Split Survey
 James R & Penny Timmons
 Parcel 04-002200
 Burton Twp., Geauga Co., Ohio

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37 Surveyed in June 2016, under the supervision of Steven N. Roessner, P.S. #7070

By: Steven N Roessner Date: 6/28/16
 Steven N Roessner, Ohio P.S. 7070



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Mark 06/28/16
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.

BUR 00248
BUROO248

Timmons, James & Penny (16-073)
Picked Up 06/28/16
VOL. 2026 pg 3318
pn# 04-002200

Lot Split
9.6701 Acres
June 28, 2016

Situated in the Township of Burton, County of Geauga and State of Ohio and being in Original Lot No. 14 and being further bounded and described as follows:

Beginning at a one inch iron pin found at a southeasterly corner of parcel 04-151054 owned by James R. & Penny E. Timmons by deed recorded in volume 2006, page 697 of the Geauga County Records, said corner being located South $61^{\circ}25'01''$ East a distance of 643.65 feet along the centerline of Fisher Rd., 60 feet wide, from a one inch iron pin found in a monument box at the centerline of Fisher Rd and the centerline of Osmond Rd., 60 feet wide;

- Course 1. Thence North $0^{\circ}10'33''$ West along the West line of Lot 14, and along an easterly line of said parcel 04-151054 and an easterly line of parcel 04-151055 owned by Marvin R. & Catherine Yoder by deed recorded in volume 1994, page 71 of the Geauga County Records a distance of 851.97 feet to a 5/8 inch rebar set, passing through a 5/8 inch rebar found capped Schwartz at a distance of 34.20 feet and a 5/8 inch rebar found capped Schwartz at a common corner of parcels 04-151054 and 04-151055 at a distance of 610.39 feet;
- Course 2. Thence South $87^{\circ}08'59''$ East a distance of 460.33 feet to a 5/8 inch rebar set;
- Course 3. Thence South $0^{\circ}29'19''$ East a distance of 971.17 feet to the centerline of Fisher Rd. passing through a 5/8 inch rebar set at a distance of 939.72 feet;
- Course 4. Thence North $73^{\circ}01'35''$ West along the centerline of Fisher Rd. a distance of 486.62 feet to the place of beginning and containing 9.6701 acres of land of which 0.3355 acres are within the right of way of Fisher Rd., as surveyed and described by Steven N. Roessner, Ohio Professional Surveyor #7070 in June 2016. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped SNR 7070. The prior instrument reference is parcel 04-002200 owned by James R. & Penny E. Timmons by deed recorded in volume 1993, page 513.

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

[Signature] 06/28/16
GEGAUGA COUNTY AUDITOR
TAX MAP DEPT.

[Signature] Steven N. Roessner 6/28/16



Lot Split
12.0178 Acres
June 28, 2016

Situated in the Township of Burton, County of Geauga and State of Ohio and being in Original Lot No. 14 and being further bounded and described as follows:

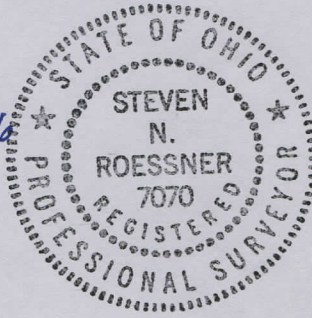
Beginning at a point on the centerline of Fisher Rd., 60 feet wide, said point being located the following two courses along the said centerline from a one inch iron pin found in a monument box at the intersection of Fisher Rd. and Osmond Rd.: South $61^{\circ}25'10''$ East a distance of 643.65 feet to a 1" iron pin found at an angle point, thence South $73^{\circ}01'35''$ East a distance of 486.62 feet;

- Course 1. Thence North $0^{\circ}29'19''$ West a distance of 971.17 feet to a 5/8 inch rebar set, passing through a 5/8 inch rebar set at a distance of 31.45 feet;
- Course 2. Thence North $87^{\circ}08'59''$ West a distance of 460.33 feet to a 5/8 inch rebar set on the West line of Lot 14, and on an easterly line of parcel 04-151055 owned by Marvin R. & Catherine Yoder by deed recorded in volume 1994, page 71 of the Geauga County Records;
- Course 3. Thence North $0^{\circ}10'33''$ West along the West line of Lot 14, and along easterly line of said parcel 04-151055 and parcels 04-107400, 04-150784 owned by Richard N. Bahnick, Trustee by deed recorded in volume 1954, page 38 of the Geauga County Records a distance of 881.30 feet to a 5/8 inch rebar found capped Foresight at a northwest corner of Lot 14, and a northeasterly corner of said parcel 04-150784 also being a southeasterly corner of parcel 04-150967 owned by the Provost Family Limited Partnership by deed recorded in volume 1746, page 2749 of the Geauga County Records;
- Course 4. Thence North $88^{\circ}58'20''$ East along a northerly line of Lot 14, and along a southerly line of said parcel 04-150967 a distance of 514.76 feet to a 5/8 inch rebar found at corner of said parcel 04-150967;
- Course 5. Thence South $0^{\circ}29'19''$ East along a westerly line of said parcel 04-150967 a distance of 1895.14 feet to the centerline of Fisher Rd., passing through a 5/8 inch rebar found capped Foresight at a distance of 1865.22 feet;

Course 6. Thence North 88°34'30" West along the centerline of Fisher Rd. a distance of 27.91 feet to an angle point, being referenced by a 5/8 inch rebar found capped Schwartz bearing North 9°11'57" East a distance of 30.28 feet;

Course 7. Thence North 73°01'35" West along the centerline of Fisher Rd. a distance of 33.65 feet to the place of beginning and containing 12.0178 acres of land of which 0.0425 acres are within the right of way of Fisher Rd., as surveyed and described by Steven N. Roessner, Ohio Professional Surveyor #7070 in June 2016. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped SNR 7070. The prior instrument reference is parcel 04-002200 owned by James R. & Penny E. Timmons by deed recorded in volume 1993, page 513.

Steven N. Roessner 6/28/16



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

[Signature] 06/28/16
**FRANKLIN COUNTY AUDITOR
TAX MAP DEPT.**

RECEIVED
JUN 28 2016
Franklin County Auditor
Tax Map Dept.