

LEGEND

- 5/8" dia. x 30' long steel rebar set capped "O'Hara"
- survey monument found
- ⊗ tree line
- X- fence line
- r/w street right of way
- c/l street centerline
- own through
- or official record
- dv deed volume
- p.o.b. place of beginning

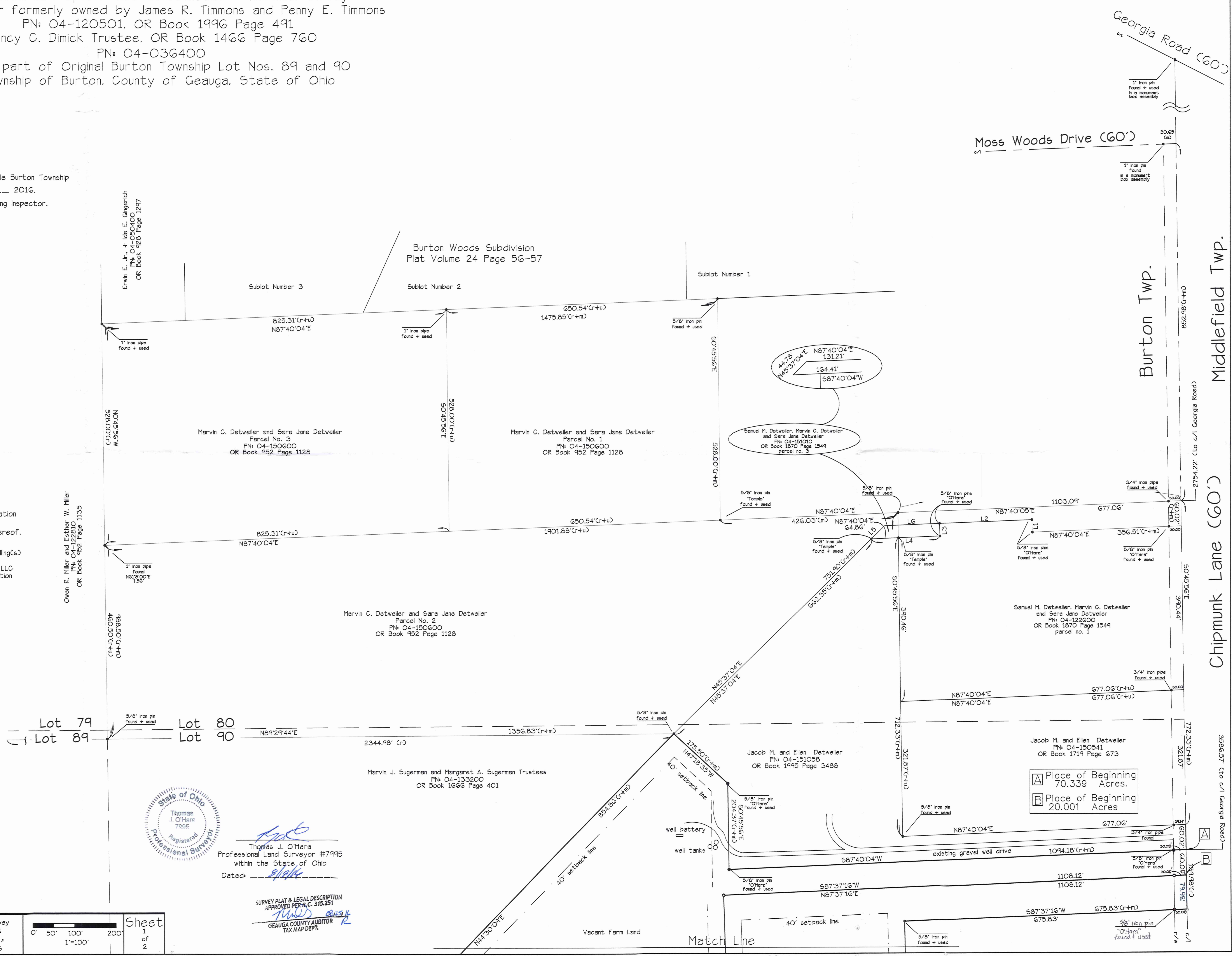
Proposed Lot Split / Lot Consolidation / Residual Survey
 land now or formerly owned by James R. Timmons and Penny E. Timmons
 PN: O4-120501, OR Book 1996 Page 491
 Nancy C. Dimick Trustee, OR Book 1466 Page 760
 PN: O4-036400
 being part of Original Burton Township Lot Nos. 89 and 90
 Township of Burton, County of Geauga, State of Ohio

This Consolidation/subdivision of land complies with the applicable Burton Township Zoning Resolution. This _____ day of _____ 2016.
 By _____ Burton Township Zoning Inspector.

NUM	DISTANCE	BEARING
L1	30.00'	N2°15'43"W
L2	221.00'	S87°40'04"W
L3	29.98'	S2°16'05"E
L4	164.41'	S87°40'04"W
L5	44.76'	N45°37'04"E
L6	131.21'	N87°40'04"E

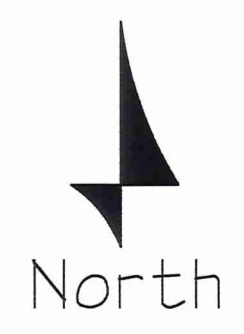
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Geauga County Health Department. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.



Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 8/16/16

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER G.C. 315.251
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.



Proposed Lot Split / Lot Consolidation / Residual Survey
land now or formerly owned by James R. Timmons and Penny E. Timmons
PN: 04-120501, OR Book 1996 Page 491
Nancy C. Dimick Trustee, OR Book 1466 Page 760
PN: 04-036400
being part of Original Burton Township Lot Nos. 89 and 90
Township of Burton, County of Geauga, State of Ohio

Dan W. Kurtz and Katie J. Kurtz
PN: 04-128200
OR Book 779 Page 122

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
- or own through official record
- dv deed volume
- p.o.b. place of beginning

References:
Plat Volume 24 Page 56 Burton Woods Subdivision
Deeds of Record
Field Observations made October-November 2014 + August 2016
Prior O'Hara Survey Number G6B

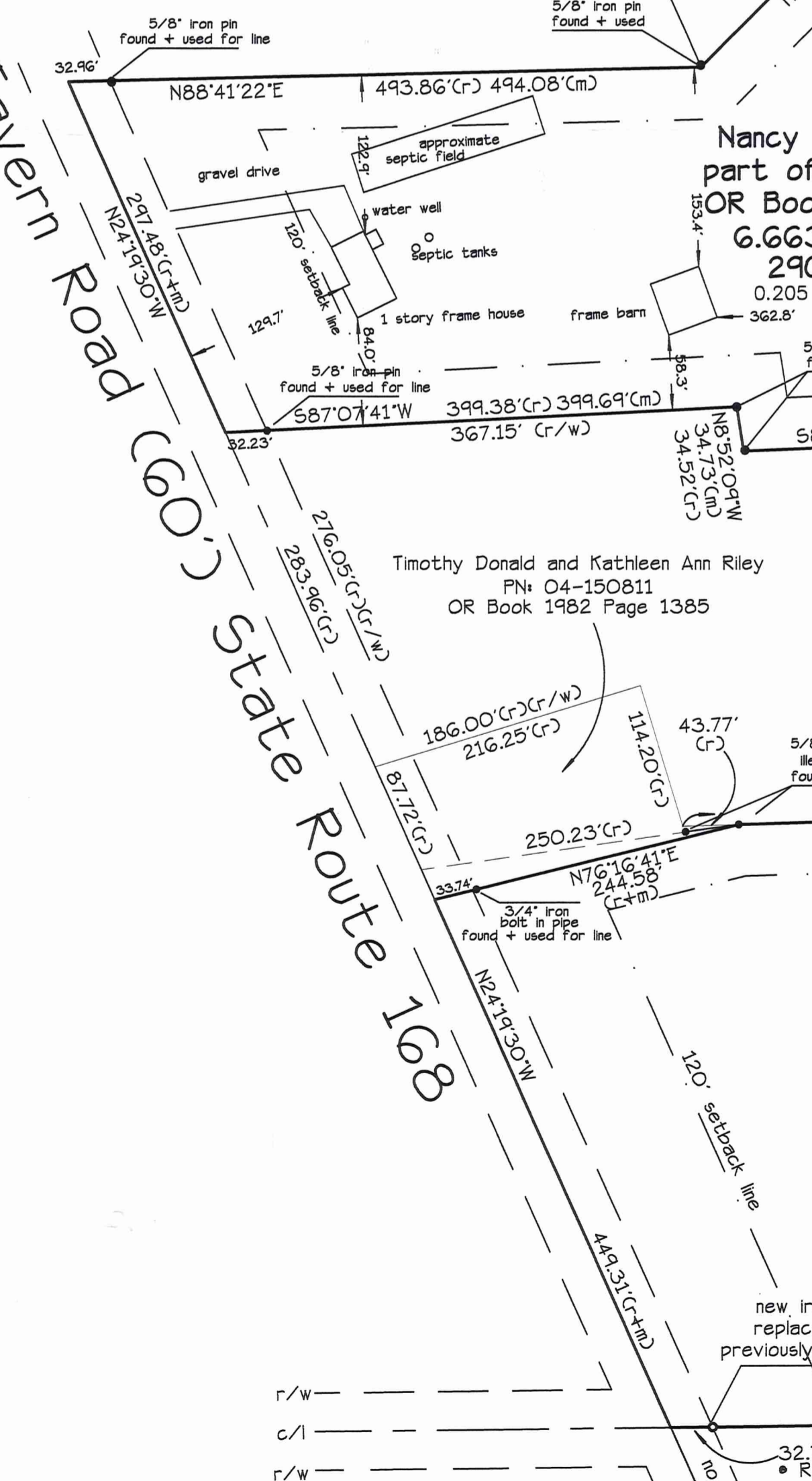
Kosie Survey DBK Plat No. 517-99
Foresight Survey Tm1201
Plat Volume 11 Page 81, Chipmunk Lane Dedication
This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

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.

The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner, O'Hara Land Surveying, LLC
assumes no responsibility for the design, location and installation of said fields and structures.

This Consolidation/subdivision of land complies with the applicable Burton Township Zoning Resolution. This _____ day of _____ 2016.
By _____ Burton Township Zoning Inspector.

Lester D. and Ada G. Miller
PN: 04-150954
OR Book 1738 Page 2835



Hubbard Road (60')

Zoning: R-5 Low Density Residential
Acreage Minimum: 5 acres
Lot Width Minimum: 300 feet
Front Setback: 120 feet
Side Setback: 40 feet
Rear Setback: 40 feet

part of
Nancy C. Dimick Trustee
PN: 04-036400
OR Book 1466 Page 760
Lot Split 16.055 acres
699354.4 sq.ft.
0.000 Acres within R/W

Nancy C. Dimick Trustee
part of PN: 04-036400
OR Book 1466 Page 760
6.663 Residual acres
290246.6 sq.ft.
0.205 Acres within R/W

part of
James R. Timmons and Penny E. Timmons
PN: 04-120501, OR Book 1996 Page 491
Lot Split 20.001 acres
871243.6 sq.ft.
0.055 Acres within R/W

James R. Timmons and Penny E. Timmons
PN: 04-120501, OR Book 1996 Page 491
54,284 Residual Acres
2364619.6 Sq. ft.
0.041 Acres within r/w Chipmunk Lane
4199.7 Sq.ft.
0.312 Acres within r/w Tavern Road
13591.8 Sq.ft.

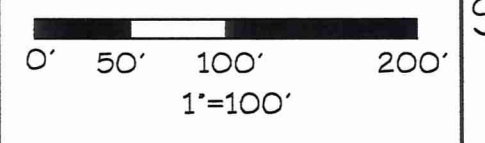
70.339 Consolidated Acres
3063973.7 Sq. ft.
0.041 Acres within r/w Chipmunk Lane
4199.7 Sq.ft.
0.312 Acres within r/w Tavern Road
13591.8 Sq.ft.

State of Ohio
Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
December 1, 2014

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER B.C. 315.251
GEOUGA COUNTY AUDITOR
TAX MAP DEPT.

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

Date of Survey
10-31-2014
Project No.: 1430



Sheet
2 of 2

BUR 00250
BUR00250

Dimick-Timmons (16-097)
Picked Up
8/25/16
OBSOLETE, SEE (16-135)

**Lot Split (16.055 acres) of land now or formerly owned by Nancy C. Dimick
Trustee,
Part of PN: 04-036400, OR Book 1466 Page 760**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot No. 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, and the dividing line of Middlefield Township and Burton Township and the East Line of Lot Numbers 70, 80 and 90, a distance of 3586.57 feet to a point, said point being the southeast corner of land now or formerly owned by Jacob M. and Ellen Detweiler, PN: 04-151058, as recorded in OR Book 1995 Page 3488 in Geauga County Record of Deeds (GCRD). Thence continuing South 00°45'56" East along the centerline of Chipmunk Lane, the Township Line and the Lot Line, a distance of 60.00 feet to a point, said point being a new property corner established. Thence South 87°37'16" West along a new property line created, passing through an iron pin set at 30.00 feet a total distance of 1108.12, said point being a new property corner established, said point witnessed by an iron pin set. Thence South 01°47'13" East, along a new property line created, a distance of 944.01 feet to a point, said point being a new property corner established, said point witnessed by an iron pin set. Thence South 86°36'22" West, along a new property line created, a distance of 461.36 feet to a point, said point being a new property corner established, said point witnessed by an iron pin set. Thence South 02°08'37" East, along a new property line created, a distance of 512.95 feet to a point, said point being a new property corner established, said point witnessed by an iron pin set. Thence North 86°36'22" East, along a new property line created, a distance of 837.20 feet to a point, said point being a new property corner established, said point being on the West line of land now or formerly owned by Roger Barker and Elizabeth Barker, PN: 04-150872, as recorded in OR Book 1248 Page 784, GCRD, said point witnessed by an iron pin set. Thence South 00°43'46" East along the West line of land now or formerly owned by Baker, forementioned, a distance of 293.48 feet to a point in the northerly line of land now or formerly owned by Urie U. Byler and Susan Byler, PN: 04-151007, as recorded in OR Book 1933 Page 3085, GCRD, said point witnessed by a 5/8" iron pin "Kosie" found. Thence South 87°35'47" West, along the northerly line of land now or formerly owned by Byler, aforementioned, a distance of 109.99 feet to a point, said point being the northwest corner of land now or formerly owned by Byler, aforementioned, said point witnessed by a 5/8" iron pin found. Thence South 07°48'14" East, along the westerly line of land now or formerly owned by Byler, aforementioned, a distance of 550.98 feet to a point, said point being on the northerly line of land now or formerly owned by Marvin R. Miller and Susan Miller, PN: 04-097700, as recorded in OR Book 1429 Page 312 in GCRD, and the dividing line between Lot Number 90 and Lot Number 100, said point witnessed by a 5/8" iron pin "Foresight" found. Thence South 89°16'38" West, along the northerly line of land now or formerly owned by Miller, aforementioned, and along the south line of Lot Numbers 90 and 89, a distance of 2163.48 feet to a point, passing through an iron pin set at 32.74 feet therefrom, said point being in the centerline of Tavern Road (60') aka State Route 168. Thence North 24°19'30" West, along the centerline of Tavern Road, a distance of 449.31 feet to a point, said point being the southwest corner of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-150811, as recorded in OR Book 1982 Page 1385 in GCRD. Thence North 76°16'41" East, along the southerly line of land now or formerly owned by Riley, PN: 04-150811, aforementioned, passing through a 3/4" iron bolt found in a pipe at 33.74 feet, a total distance of 244.58 feet to a point, said point being on the southerly line of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-120500, as recorded in OR Book 690 Page 916, said point witnessed by a 5/8" iron pin illegible cap, found. Thence North 88°26'46" East, along the southerly line of land now or formerly owned by Riley, PN: 04-120500, aforementioned, and the southerly line of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-150810, as recorded in OR Book 1051 Page 46 in GCRD, a total distance of 1111.57 feet to a point, said point being the southeast corner of land now or formerly owned by Riley, PN: 04-150810, aforementioned, said point witnessed by a 5/8" iron pin "Kosie", found. Thence North 04°00'02" West, along the easterly line of land now or formerly owned by Riley, PN: 04-150810, aforementioned, a distance of 299.84 feet to a point, said point witnessed by a 5/8" iron pin found, North 73° 49'00" West, 2.76 feet therefrom. Said point being the place of beginning of the following new parcel created.

**Residual (6.663 acres) of land now or formerly owned by Nancy C. Dimick Trustee,
Part of PN: 04-036400, OR Book 1466 Page 760**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot Nos. 89 and 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, and the dividing line of Middlefield Township and Burton Township and the East Line of Lot Numbers 70, 80 and 90, a distance of 3586.57 feet to a point, said point being the southeast corner of land now or formerly owned by Jacob M. and Ellen Detweiler, PN: 04-151058, as recorded in OR Book 1995 Page 3488 in Geauga County Record of Deeds (GCRD). Thence continuing South 00°45'56" East along the centerline of Chipmunk Lane, the Township Line and the Lot Line, a distance of 60.00 feet to a point, said point being a new property corner established. Thence South 87°37'16" West along a new property line created, passing through an iron pin set at 30.00 feet a total distance of 1108.12, said point being a new property corner established, said point witnessed by an iron pin set. Thence South 01°47'13" East, along a new property line created, a distance of 944.01 feet to a point, said point being a new property corner established, said point witnessed by an iron pin set. Thence South 86°36'22" West, along a new property line created, a distance of 461.36 feet to a point, said point being a new property corner established, said point witnessed by an iron pin set. Thence South 02°08'37" East, along a new property line created, a distance of 512.95 feet to a point, said point being a new property corner established, said point witnessed by an iron pin set. Thence North 86°36'22" East, along a new property line created, a distance of 837.20 feet to a point, said point being a new property corner established, said point being on the West line of land now or formerly owned by Roger Barker and Elizabeth Barker, PN: 04-150872, as recorded in OR Book 1248 Page 784, GCRD, said point witnessed by an iron pin set. Thence South 00°43'46" East along the West line of land now or formerly owned by Baker, aforementioned, a distance of 293.48 feet to a point in the northerly line of land now or formerly owned by Urie U. Byler and Susan Byler, PN: 04-151007, as recorded in OR Book 1933 Page 3085, GCRD, said point witnessed by a 5/8" iron pin "Kosie" found. Thence South 87°35'47" West, along the northerly line of land now or formerly owned by Byler, aforementioned, a distance of 109.99 feet to a point, said point being the northwest corner of land now or formerly owned by Byler, aforementioned, said point witnessed by a 5/8" iron pin found. Thence South 07°48'14" East, along the westerly line of land now or formerly owned by Byler, aforementioned, a distance of 550.98 feet to a point, said point being on the northerly line of land now or formerly owned by Marvin R. Miller and Susan Miller, PN: 04-097700, as recorded in OR Book 1429 Page 312 in GCRD, and the dividing line between Lot Number 90 and Lot Number 100, said point witnessed by a 5/8" iron pin "Foresight" found. Thence South 89°16'38" West, along the northerly line of land now or formerly owned by Miller, aforementioned, and along the south line of Lot Numbers 90 and 89, a distance of 2163.48 feet to a point, passing through an iron pin set at 32.74 feet therefrom, said point being in the centerline of Tavern Road (60') aka State Route 168. Thence North 24°19'30" West, along the centerline of Tavern Road, a distance of 449.31 feet to a point, said point being the southwest corner of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-150811, as recorded in OR Book 1982 Page 1385 in GCRD. Thence North 76°16'41" East, along the southerly line of land now or formerly owned by Riley, PN: 04-150811, aforementioned, passing through a 3/4" iron bolt found in a pipe at 33.74 feet, a total distance of 244.58 feet to a point, said point being on the southerly line of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-120500, as recorded in OR Book 690 Page 916, said point witnessed by a 5/8" iron pin illegible cap, found. Thence North 88°26'46" East, along the southerly line of land now or formerly owned by Riley, PN: 04-120500, aforementioned, and the southerly line of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-150810, as recorded in OR Book 1051 Page 46 in GCRD, a total distance of 1111.57 feet to a point, said point being the southeast corner of land now or formerly owned by Riley, PN: 04-150810, aforementioned, said point witnessed by a 5/8" iron pin "Kosie", found. Thence North 04°00'02" West, along the easterly line of land now or formerly owned by Riley, PN: 04-150810, aforementioned, a distance of 299.84 feet to a point, said point witnessed by a 5/8" iron pin found, North 73° 49'00" West, 2.76 feet therefrom. Thence South 87°54'17" West, along the northerly line of land now or formerly owned by Riley, PN: 04-150810, aforementioned, and the northerly line of land now or formerly owned by Riley, PN: PN: 04-120500, aforementioned, a distance of 742.15 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set. Said point being the place of beginning of the following residual parcel.

Thence **South 87°54'17" West**, along the northerly line of land now or formerly owned by Riley, PN: PN: 04-120500, aforementioned, a distance of **345.43** feet to a point, said point being an interior corner of Riley, PN: 04-120500, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 08°52'09" West**, along a westerly line of land now or formerly owned by Riley, PN: PN: 04-120500, aforementioned, a distance of **34.73** feet to a point, said point being a northeast corner of Riley, PN: 04-120500, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 87°07'41" West**, along the northerly line of land now or formerly owned by Riley, PN: 04-120500, aforementioned, a distance of **399.69** feet to a point in the centerline of Tavern Road, said point being a northwest corner of Riley, PN: 04-120500, aforementioned, said point witnessed by a 5/8" iron pin found, 32.23 feet, therefrom.

Thence **North 24°19'30" West**, along the centerline of Tavern Road, distance of **297.48** feet to a point, said point being a southwest corner of land now or formerly owned by Lester D. and Ada G. Miller, PN: 04-150954, as recorded in OR Book 1738 Page 2835 in GCRD.

Thence **North 88°41'22" East**, along the southerly line of land now or formerly owned by Miller, aforementioned, passing through a 5/8" iron pin found at 32.96 feet a total distance of **494.08** feet to a point, said point being the southwest corner of land now or formerly owned by Marvin J. and Margaret A. Sugerman, Trustees, PN: 04-133200 as recorded in OR Book 1666 Page 401 in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **North 45°05'57" East**, along an easterly line of land now or formerly owned by Sugerman, aforementioned, a distance of **505.45** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 01°48'50" East**, along a new property line established, a distance of **641.13** feet to a point. Said point being the **Place of Beginning** and containing **6.663 Acres** of land, 0.205 acres within the right of way of Tavern Road be the same more or less, but subject to all legal highways, pursuant to a Survey (1430-2016) dated August 2016, 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 based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe the residual portion (6.663) acres from land now or formerly owned by Nancy C. Dimick Trustee, PN: 04-036400, OR Book 1466 Page 760, 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".

Thomas J. O'Hara Dated: 8/19/16
Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Thomas J. O'Hara 08/25/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

**Lot Split (20.001 Acres) Land now or formerly owned by James R. Timmons and
Penny E. Timmons
Part of PN: 04-120501, OR Book 1996 Page 491**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot Nos. 89 and 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, and the dividing line of Middlefield Township and Burton Township and the East Line of Lot Numbers 70, 80 and 90, a distance of 3586.57 feet to a point, said point being the southeast corner of land now or formerly owned by Jacob M. and Ellen Detweiler, PN: 04-151058, as recorded in OR Book 1995 Page 3488 in Geauga County Record of Deeds (GCRD). Thence continuing South 00°45'56" East along the centerline of Chipmunk Lane, the Township Line and the Lot Line, a distance of 60.00 feet to a point, said point being a new property corner established, Said point being the place of beginning of the following new parcel created.

Thence **South 00°45'56" East**, along the centerline of Chipmunk Lane, the Township Line and the Lot Line, a distance of **79.98** feet to a point, said point being the northeast corner of land now or formerly owned by Dan W. Kurtz and Katie J. Kurtz, PN: 04-128200, as recorded in OR Book 779 Page 122, GCRD.

Thence **South 87°37'16" West**, along the northerly line of land now or formerly owned by Kurtz, aforementioned, passing through an iron pin "O'Hara" found at 30.00 feet a total distance of **675.83** feet to a point, said point being the northwest corner of land now or formerly owned by Kurtz, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 01°18'40" East**, along west line of land now or formerly owned by Kurtz, aforementioned, a distance of **322.22** feet to a point, said point being on the north line of land now or formerly owned by William L. Yoder, PN: 04-150542 as recorded in OR Book 1744 Page 944, GCRD, said point witnessed by a 5/8" iron pin found.

Thence **South 87°14'10" West**, along the northerly line of land now or formerly owned by Yoder, aforementioned, a distance of **29.93** feet to a point, said point being the northwest corner of land now or formerly owned by Yoder, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 00°43'46" East**, along the westerly line of land now or formerly owned by Yoder, aforementioned and the westerly line of land now or formerly owned by the following:

Christopher J. Smith and Dale R. Smith, PN: 04-131390, as recorded in OR Book 1751 Page 1196, Parcel Number 1, GCRD.

Christopher J. Smith and Dale R. Smith, PN: 04-150645, as recorded in OR Book 1751 Page 1196, Parcel Number 2, GCRD.

Michelle L. Rowell and William A. Rowell III, PN: 04-150815, as recorded in OR Book 1062 Page 622, GCRD.

Roger Barker and Elizabeth Barker, PN: 04-150872, as recorded in OR Book 1248 Page 784, GRCD, a distance of **1048.36** feet to a point, said point being a new property corner, said point witnessed by an iron pin set.

Thence **South 86°36'22" West**, along a new property line created, a distance of **837.20** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 02°08'37" West**, along a new property line created, a distance of **512.95** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 86°36'22" East**, along a new property line created, a distance of **461.36** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 01°47'13" West**, along a new property line created, a distance of **944.01** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 87°37'16" East** along a new property line created a distance of **1108.12** feet to a point in the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East Line of Lot Number 90, passing through an iron pin set at 30.00 feet therefrom. Said point being the **Place of Beginning** and containing **20.001 Acres** of land, 0.055 acres within the right of way of Chipmunk Lane, be the same more or less, but subject to all

legal highways, pursuant to a Survey (1430-2016) dated August 2016, 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 based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

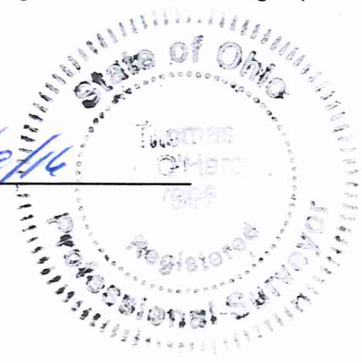
The intent of this description is to describe a lot split 20.001 acres from land now or formerly owned by James R. Timmons and Penny E. Timmons, from part of PN: 04-120501, OR Book 1996 Page 491 in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

Thomas J. O'Hara
Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated:

8/18/16



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

Thomas J. O'Hara 08/25/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. R

**Consolidation of a Residual (54.284 Acres) of land now or formerly owned by
James R. Timmons and Penny E. Timmons, part of PN: 04-120501,
OR Book 1996 Page 491**

**With a Lot Split of(16.055 acres) of land now or formerly owned by Nancy C.
Dimick Trustee,
Part of PN: 04-036400, OR Book 1466 Page 760**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot Nos. 89 and 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, and the dividing line of Middlefield Township and Burton Township and the East Line of Lot Numbers 70, 80 and 90, a distance of 3586.57 feet to a point, said point being the southeast corner of land now or formerly owned by Jacob M. and Ellen Detweiler, PN: 04-151058, as recorded in OR Book 1995 Page 3488 in Geauga County Record of Deeds (GCRD). Said point being the place of beginning of the following new parcel created.

Thence continuing **South 00°45'56" East** along the centerline of Chipmunk Lane, the Township Line and the Lot Line, a distance of **60.00** feet to a point, said point being a new property corner established,

Thence **South 87°37'16" West** along a new property line created, passing through an iron pin set at 30.00 feet a total distance of **1108.12**, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 01°47'13" East**, along a new property line created, a distance of **944.01** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 86°36'22" West**, along a new property line created, a distance of **461.36** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 02°08'37" East**, along a new property line created, a distance of **512.95** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 86°36'22" East**, along a new property line created, a distance of **837.20** feet to a point, said point being a new property corner established, said point being on the West line of land now or formerly owned by Roger Barker and Elizabeth Barker, PN: 04-150872, as recorded in OR Book 1248 Page 784, GCRD, said point witnessed by an iron pin set.

Thence **South 00°43'46" East** along the West line of land now or formerly owned by Baker, aforementioned, a distance of **293.48** feet to a point in the northerly line of land now or formerly owned by Urie U. Byler and Susan Byler, PN: 04-151007, as recorded in OR Book 1933 Page 3085, GCRD, said point witnessed by a 5/8" iron pin "Kosie" found.

Thence **South 87°35'47" West**, along the northerly line of land now or formerly owned by Byler, aforementioned, a distance of **109.99** feet to a point, said point being the northwest corner of land now or formerly owned by Byler, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 07°48'14" East**, along the westerly line of land now or formerly owned by Byler, aforementioned, a distance of **550.98** feet to a point, said point being on the northerly line of land now or formerly owned by Marvin R. Miller and Susan Miller, PN: 04-097700, as recorded in OR Book 1429 Page 312 in GCRD, and the dividing line between Lot Number 90 and Lot Number 100, said point witnessed by a 5/8" iron pin "Foresight" found.

Thence **South 89°16'38" West**, along the northerly line of land now or formerly owned by Miller, aforementioned, and along the south line of Lot Numbers 90 and 89, a distance of **2163.48** feet to a point, passing through an iron pin set at 32.74 feet therefrom, said point being in the centerline of Tavern Road (60') aka State Route 168.

Thence **North 24°19'30" West**, along the centerline of Tavern Road, a distance of **449.31** feet to a point, said point being the southwest corner of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-150811, as recorded in OR Book 1982 Page 1385 in GCRD.

Thence **North 76°16'41" East**, along the southerly line of land now or formerly owned by Riley, PN: 04-150811, aforementioned, passing through a 3/4" iron bolt found in a pipe at 33.74 feet, a total distance of **244.58** feet to a point, said point being on the southerly line of land now or

formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-120500, as recorded in OR Book 690 Page 916, said point witnessed by a 5/8" iron pin illegible cap, found.

Thence **North 88°26'46" East**, along the southerly line of land now or formerly owned by Riley, PN: 04-120500, aforementioned, and the southerly line of land now or formerly owned by Timothy Donald Riley and Kathleen Ann Riley, PN: 04-150810, as recorded in OR Book 1051 Page 46 in GCRD, a total distance of **1111.57** feet to a point, said point being the southeast corner of land now or formerly owned by Riley, PN: 04-150810, aforementioned, said point witnessed by a 5/8" iron pin "Kosie", found.

Thence **North 04°00'02" West**, along the easterly line of land now or formerly owned by Riley, PN: 04-150810, aforementioned, a distance of **299.84** feet to a point, said point witnessed by a 5/8" iron pin found, North 73° 49'00" West, 2.76 feet therefrom.

Thence **South 87°54'17" West**, along the northerly line of land now or formerly owned by Riley, PN: 04-150810, aforementioned, and the northerly line of land now or formerly owned by Riley, PN: PN: 04-120500, aforementioned, a distance of **742.15** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 01°48'50" West**, along a new property line established, a distance of **641.13** feet to a point, said point being a new property corner created, said point being on an easterly line of land now or formerly owned by Marvin J. Sugerman and Margaret A. Sugerman, Trustees, PN: 04-133200, as recorded in OR Book 1666 Page 401 in GCRD, said point witnessed by an iron pin set.

Thence **North 45°05'57" East**, along the easterly line of land now or formerly owned by Sugerman, aforementioned, a distance of **948.96** feet to an angle point, said point witnessed by a 5/8" iron pin found.

Thence **North 44°30'09" East**, along the easterly line of land now or formerly owned by Sugerman, aforementioned, a distance of **854.86** feet to a point, said point being a southeasterly corner of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-150600, as recorded in OR Book 952 Page 1128, Parcel No. 2, in GCRD, and a northwesterly corner of land now or formerly owned by Jacob M. Detweiler and Ellen Detweiler, PN: 04-151058, as recorded in OR Book 1995 Page 3488, in GCRD, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 47°18'35" East**, along a northwesterly line of land now or formerly owned by Detweiler, PN: 04-151058, aforementioned, a distance of **175.50** feet to a point, said point witnessed by a 5/8" iron pin "O'Hara" found.


Thence **South 00°45'56" East**, along a West line of land now or formerly owned by Detweiler, PN: 04-151058, aforementioned, a distance of **204.37** feet to a point, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 87°40'04" East** along a South line of land now or formerly owned by Detweiler, PN: 04-151058, aforementioned, a distance of **1094.18** feet to a point in the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East Line of Lot Number 90, passing through an iron pin "O'Hara" found at 30.00 feet therefrom. Said point being the **Place of Beginning** and containing **70.339 Acres** of land, 0.041 acres within the right of way of Chipmunk Lane, 0.312 acres within the right of way of Tavern Road be the same more or less, but subject to all legal highways, pursuant to a Survey (1430-2016) dated August 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

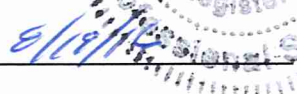
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

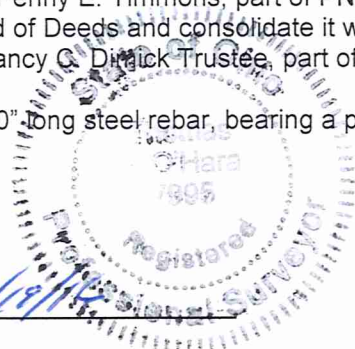
The intent of this description is to describe the residual portion (54.284 acres) from land now or formerly owned by James R. Timmons and Penny E. Timmons, part of PN: 04-120501, OR Book 1996 Page 491 in Geauga County Record of Deeds and consolidate it with a Lot Split (16.055 acres) of land now or formerly owned by Nancy C. Dwick Trustee, part of PN: 04-036400, OR Book 1466 Page 760.

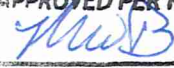
All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated:





SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
 **08/25/16**
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.