

REFERENCES USED:

- DEEDS OF RECORD
- PLAT OF SURVEY FOR BLAINE KAUFMAN BY SCHWARTZ LAND SURVEYING 12/06/10
- MAP OF SURVEY BY THE CITY OF AKRON R-T- 87, & 209 SURVEY
- SR 87-10.55 KINSMAN ROAD-1955 PLANS
- SR 44 RAVENNA ROAD-1927 PLANS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	62.83	40.00	90°00'00"	S44°27'22"W	56.57	40.00
C2	62.83	40.00	90°00'00"	S45°32'38"E	56.57	40.00

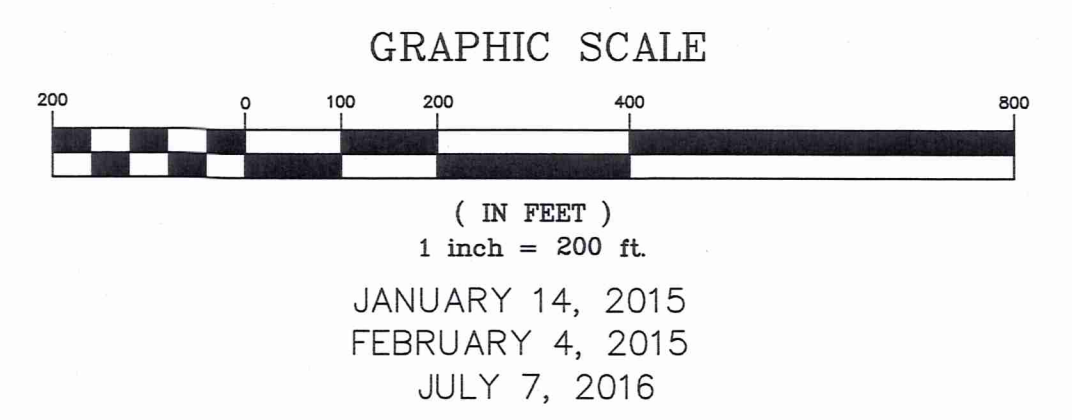
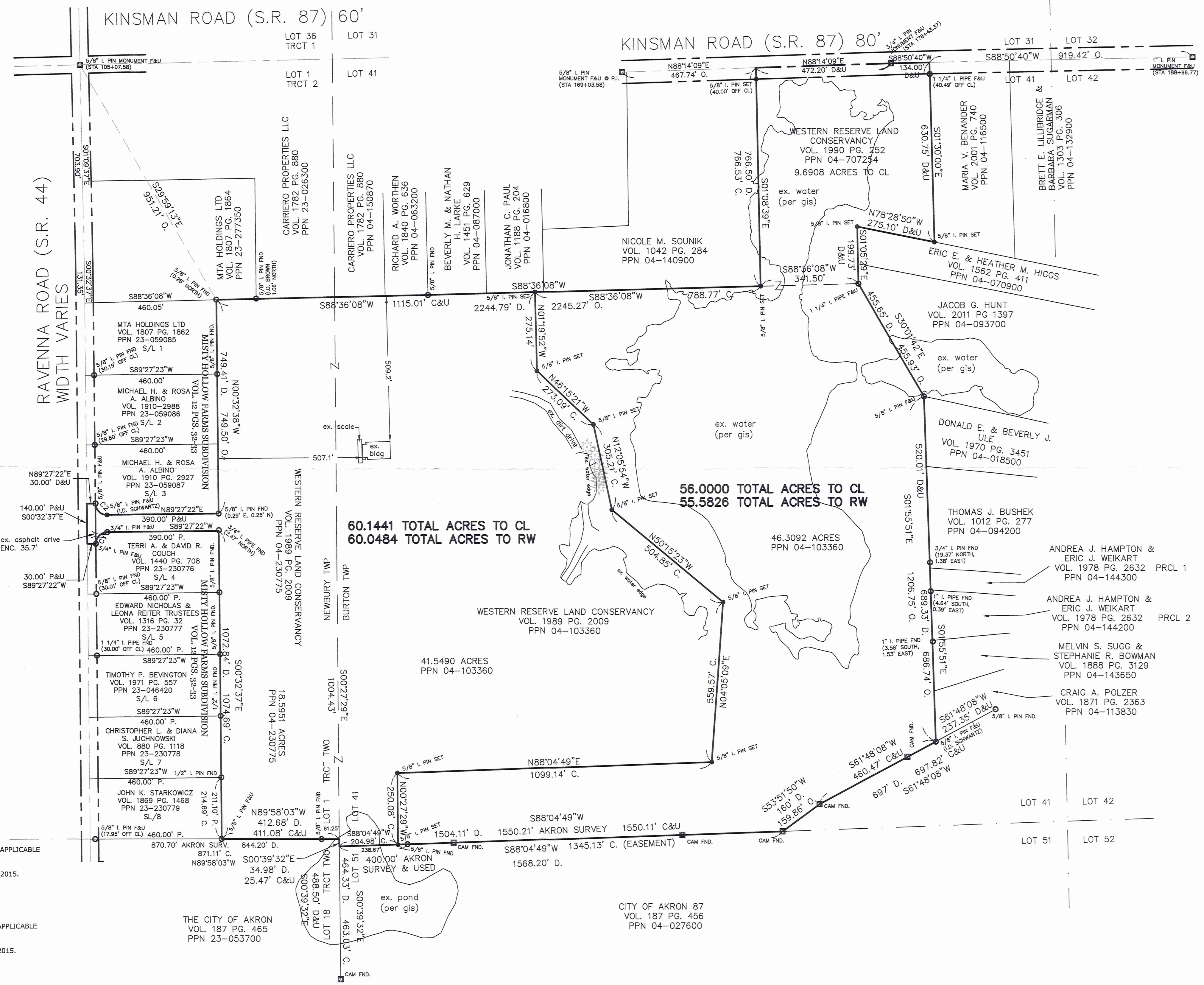
LOT SPLIT AND CONSOLIDATION
For
WESTERN RESERVE LAND CONSERVANCY

SITUATED IN THE TOWNSHIPS OF NEWBURY AND BURTON, COUNTY OF GAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 41, BURTON TOWNSHIP, AND ALSO BEING PART OF ORIGINAL LOT NO. 1, TRACT 2 NEWBURY TOWNSHIP.

PREPARED FOR:
WESTERN RESERVE LAND CONSERVANCY
3850 CHAGRIN RIVER RD.
MORELAND HILLS, OH 44022

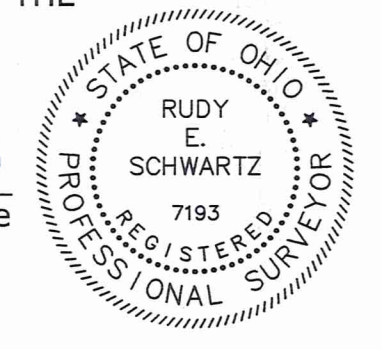
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i Pin Iron Pin
- i Pipe Iron Pipe
- Mon Monument
- Cam City of Akron Monument (concrete)
- Mag Mag Nail Set
- Fnd Found
- D Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U Used
- D.R Deed Record
- O.R Official Record
- C.L/C/L Centerline
- e/p Edge of Pavement
- P Plat record information



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 E. Schwartz 7.25.16
RUDY E. SCHWARTZ, P.S. #7193 Date



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

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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE NEWBURY TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2015.
BY _____
NEWBURY TOWNSHIP ZONING INSPECTOR

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2015.
BY _____
NEWBURY TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2015.
BY _____
BURTON TOWNSHIP ZONING INSPECTOR

THE CITY OF AKRON
VOL. 187 PG. 465
PPN 23-053700

CITY OF AKRON 87
VOL. 187 PG. 466
PPN 04-027600

BUR00251
NEW 00295

Western Reserve Land Conservancy (16-085)
Picked Up 07/28/16

VOL, 2018 pg 2980
pn# 04-151066

BUR00251

LEGAL DESCRIPTION
OF A
56.0000 ACRE PARCEL
FOR
WESTERN RESERVE LAND
CONSERVANCY

Situated in the Township Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 41, and further being known as being part of a parcel of land conveyed to Western Reserve Land Conservancy (PPN 04-103360) by deed recorded in Volume 1989, Page 2009 of Geauga County Deed Records, also being all of parcel of land conveyed Western Reserve Land Conservancy (PPN 04-707254) by deed recorded in Volume 1990, Page 252 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Kinsman Road (S.R. 87), 80 feet wide, at the Northwesterly corner of land conveyed to Maria V. Benander (PPN 04-116500) by deed recorded in Volume 2001, Page 740 of Geauga County Deed Records, said point lying South 88° 50' 40" West, along said centerline of Kinsman Road, a distance of 919.42 feet from a monument box with 1 inch iron pin found (STA 188+96.77);

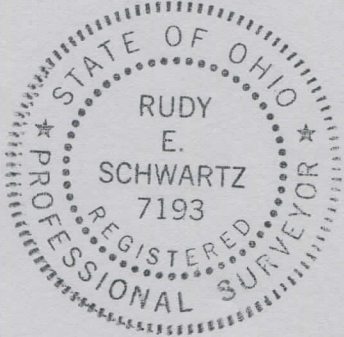
- COURSE I Thence South 1° 30' 00" East, along the Westerly line of land so conveyed to Maria V. Benander, passing through a 1 1/4 inch iron pipe found at 40.49 feet, a total distance of 630.75 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Eric and Heather M. Higgs (PPN 04-070900) by deed recorded in Volume 1562, Page 411 of Geauga County Deed Records;
- COURSE II Thence North 78° 28' 50" West, along said Northerly line of land so conveyed to Eric E. and Heather M. Higgs, a distance of 275.10 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 1° 05' 29" East, along the Westerly line of land so conveyed to Eric E. and Heather M. Higgs, and along the Westerly line of land conveyed to Jacob G. Hunt (PPN 04-093700) by deed recorded in Volume 2011, Page 1397 of Geauga County Deed Records, a distance of 199.73 feet to a 1 1/4 inc iron pipe found at an angle point;
- COURSE IV Thence South 30° 01' 42" East, along a Westerly line of land so conveyed to Jacob G. Hunt, a distance of 455.93 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to Donald E. and Beverly J. Ule (PPN 04-018500) by deed recorded in Volume 1970, Page 3451 of Geauga County Deed Records;
- COURSE V Thence South 1° 55' 51" East, along the Westerly line of land so conveyed to Donald E. and Beverly J. Ule, and along the Westerly line of land so conveyed to Thomas J. Bushek (PPN 04-094200) by deed recorded in Volume 1012, Page 277 of Geauga County Deed Records, and along the Westerly line of land so conveyed to Andrea J. Hampton and Eric J. Weikart (PPN 04-144300) by deed

recorded in Volume 1978, Page 2632 of Geauga County Deed Records, and along the Westerly line of land so conveyed to Andrea J. Hampton and Eric J. Weikart (PPN 04-144200) by deed recorded in Volume 1978, Page 2632 of Geauga County Deed Records, and along the Westerly line of land so conveyed to Melvin S. Sugg and Stephanie R. Bowman (PPN 04-143650) by deed recorded in Volume 1888, Page 3129 of Geauga County Deed Records, and along the Westerly line of land so conveyed to Craig A. Polzer (PPN 04-113830) by deed recorded in Volume 1871, Page 2363 of Geauga County Deed Records, a distance of 1206.75 feet to a 5/8 inch iron pin found on a Northerly line of land conveyed to City of Akron 87 (PPN 04-027600) by deed recorded in Volume 187, Page 456 of Geauga County Deed Records;

- COURSE VI Thence South 61° 48' 08" West, along said Northerly line of land so conveyed to City of Akron 87, a distance of 460.47 feet to a City of Akron monument found at an angle point;
- COURSE VII Thence South 53° 51' 50" West, along a Northerly line of land so conveyed to City of Akron 87, a distance of 159.86 feet to a City of Akron monument found at an angle point on the shared line between Lot Nos. 41 and 51;
- COURSE VIII Thence South 88° 04' 49" West, along a Northerly line of land so conveyed to the City of Akron 87, also being said shared line between said Lot Nos. 41 and 51, a distance of 1345.13 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 0° 27' 29" West (creating a new line) a distance of 250.08 feet to a 5/8 inch iron pin set;
- COURSE X Thence North 88° 04' 49" East (creating a new line) a distance of 1099.14 feet to a 5/8 inch iron pin set;
- COURSE XI Thence North 4° 05' 09" East (creating a new line) a distance of 559.57 feet to a 5/8 inch iron pin set;
- COURSE XII Thence North 50° 15' 23" West (creating a new line) a distance of 504.85 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence North 12° 05' 54" West (creating a new line) a distance of 305.21 feet to a 5/8 inch iron pin set;
- COURSE XIV Thence North 46° 15' 21" West (creating a new line) a distance of 273.09 feet to a 5/8 inch iron pin set;
- COURSE XV Thence North 1° 19' 52" West (creating a new line) a distance of 275.14 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Jonathan C. Paul (PPN 04-016800) by deed recorded in Volume 1188, Page 204 of Geauga County Deed Records;
- COURSE XVI Thence North 88° 36' 08" East, along the Southerly line of land so conveyed to Jonathan C. Paul, and along the Southerly line of land conveyed to Nicole M. Sounik (PPN 04-140900) by deed recorded in Volume 1042, Page 284 of Geauga County Deed Records, a distance of 788.77 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

- COURSE XVII Thence North 1° 08' 39" West, along the Easterly line of land so conveyed to Nicole M. Sounik, and passing through a 5/8 inch iron pin set at 726.53 feet, a total distance of 766.53 feet to a point in said centerline of Kinsman Road;
- COURSE XVIII Thence North 88° 14' 09" East, along said centerline of Kinsman Road, a distance of 472.20 feet to an angle point;
- COURSE XIX Thence North 88° 50' 40" East, along said centerline of Kinsman Road, a distance of 134.00 feet to the Place of Beginning and containing 56.0000 acres of land (46.0392 acres of PPN 04-103360, and 9.6908 acres of PPN 04-707254) as surveyed, calculated and described on January 14, 2015, and July 7, 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.

RECEIVED
July 28, 2016
Geauga County Auditor
Tax Map Dept.



7.25.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

MDS 07 28 16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

BUR00251
NEW00295

16-085

VOL. 2018 pg 3009

pn# 04-103360
+

23-230775

LEGAL DESCRIPTION
OF A
60.1441 ACRE PARCEL
FOR
WESTERN RESERVE LAND
CONSERVANCY

Situated in the Townships of Newbury and Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 1, Tract 2, in Newbury Township, and also part of Original Lot No. 41 in Burton Township, and further being known as all of a parcel of land conveyed to Western Reserve Land Conservancy (PPN 04-230775), Newbury Twp, by deed recorded in Volume 1989, Page 2009 of Geauga County Deed Records, and also part of a parcel of land conveyed Western Reserve Land Conservancy (PPN 04-103360) Burton Twp, by deed recorded in Volume 1989, Page 2009 of Geauga County Deed Records further bounded and described as follows;

Beginning at a point at the Northeasterly corner of subplot No. 1 of the Misty Hollow Farms Subdivision as shown by plat recorded in Volume 12, Pages 32 and 33 of Geauga County Plat Records (witness a 5/8 inch iron pin found 0.28 feet North), said point lying South 29° 59' 13" East a distance of 951.21 feet from a monument box with a 5/8 inch iron pin found at the intersection of Kinsman Road (S.R. 87), 80 feet wide, and Ravenna Road (S.R. 44), width varies, said point also being on the Southerly line of land conveyed to MTA Holdings Ltd. (PPN 23-277350) by deed recorded in Volume 1807, Page 1864 of Geauga County Deed Records;

COURSE I Thence North 88° 36' 08" East, along said Southerly line of land so conveyed to MTA Holdings Ltd., and along the Southerly line of land conveyed to Carriero Properties LLC. (PPN 23-026300) by deed recorded in Volume 1782, Page 880 of Geauga County Deed Records, passing over the dividing line between Newbury and Burton Township, and along the Southerly line of land so conveyed to Carriero Properties LLC. (PPN 04-150870) by deed recorded in Volume 1782, Page 880 of Geauga County Deed Records, and along the Southerly line of land conveyed to Richard A Worthen (PPN 04-063200) by deed recorded in Volume 1840, Page 636 of Geauga County Deed Records, and along the Southerly line of land conveyed to Beverly M. and Nathan H. Larke (PPN 04-087000) by deed recorded in Volume 1451, Page 629 of Geauga County Deed Records, and along the Southerly line of land conveyed to Jonathan C. Paul (PPN 04-016800) by deed recorded in Volume 1188, Page 204 of Geauga County Deed Records, a distance of 1115.01 feet to a 5/8 inch iron pin set;

COURSE II Thence South 1° 19' 52" East (creating a new line) a distance of 275.14 feet to a 5/8 inch iron pin set;

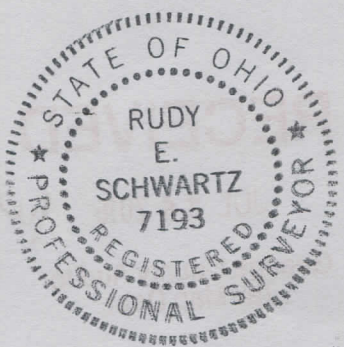
COURSE III Thence South 46° 15' 21" East (creating a new line) a distance of 273.09 feet to a 5/8 inch iron pin set;

RECEIVED
JUL 18 2018
COUNTY CLERK
GEAUGA COUNTY, OHIO

- COURSE IV Thence South 12° 05' 54" East (creating a new line) a distance of 305.21 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 50° 15' 23" East (creating a new line) a distance of 504.85 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South 4° 05' 09" West (creating a new line) a distance of 559.57 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 88° 04' 49" West (creating a new line) a distance of 1099.14 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 0° 27' 29" East (creating a new line) a distance of 250.08 feet to a 5/8 inch iron pin set on a Northerly line of land conveyed to City of Akron 87 (PPN 04-027600) by deed recorded in Volume 187, Page 456 of Geauga County Deed Records, also being the shared line between said Lot Nos. 41 and 51;
- COURSE IX Thence South 88° 04' 49" West, along said Northerly line of land so conveyed to the City of Akron 87, also being said shared line between said Lot Nos. 41 and 51, a distance of 204.98 feet to a point in a pond, said point being at the shared corner of Lot Nos. 41 and 51 (Burton Township) and also being on the Easterly line of Lot No. 18, Tract 2, (Newbury Township), said point also being on the Easterly line of land conveyed to The City of Akron (PPN 23-053700) by deed recorded in Volume 187, Page 465 of Geauga County Deed Records;
- COURSE X Thence North 0° 39' 32" West, along said Easterly line of land so conveyed to the City of Akron (PPN 23-053700), also being the shared line between said Lot 18, Tract 2 (Newbury Township) and Lot No. 41 (Burton Township) a distance of 25.47 feet to a point in a pond, said point also being at the Northeasterly corner of land so conveyed to The City of Akron (PPN 23-053700), said point also being at the shared corner of Lot No. 18, Tract 2 (Newbury Township), and Lot 1, Tract 2 (Newbury Township);
- COURSE XI Thence North 89° 58' 03" West, along the Northerly line of land so conveyed to The City of Akron (PPN 23-053700), also being said shared line between said Lot No. 18, Tract 2 (Newbury Township), and Lot 1, Tract 2 (Newbury Township), and passing through a 5/8 inch iron reference pin set at 61.25 feet, a total distance of 411.08 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of subplot No. 8 of said Misty Hollow Farms Subdivision;
- COURSE XII Thence North 0° 32' 37" West, along the Easterly line of subplot Nos. 8, 7, 6, 5, and 4 of said Misty Hollow Farms Subdivision, a distance of 1074.69 feet to a point at the Northeasterly corner of subplot No. 4, of said Misty Hollow Farms Subdivision (witness a 3/4 inch iron pipe found 2.47 feet North);
- COURSE XIII Thence South 89° 27' 22" West, along the Northerly line of said subplot No. 4, a distance of 390.00 feet to a 3/4 inch iron pin found at a point of curvature;
- COURSE XIV Thence along the arc of a curve deflecting to the left, also being a Northerly line of said subplot No. 4, a distance of 62.83 feet, said curve having a radius of 40.00 feet, a delta of 90° 00' 00", and a chord which bears South 44° 27' 22" West a

distance of 56.57 feet to a 3/4 inch iron pin found on the Easterly right-of-way of said Ravenna Road;

- COURSE XV Thence South 89° 27' 22" West a distance of 30.00 feet to a point in said centerline of Ravenna Road;
- COURSE XVI Thence North 0° 32' 37" West, along said centerline of Ravenna Road a distance of 140.00 feet to a point;
- COURSE XVII Thence North 89° 27' 22" East a distance of 30.00 feet to a 5/8 inch iron pin found at a point of curvature on said Easterly right-of-way of Ravenna Road, said pin also being at an interior corner of subplot No. 3, of said Misty Hollow Farms Subdivision;
- COURSE XVIII Thence along the arc of a curve deflecting to the left, also being a Southerly line of said subplot No. 3, a distance of 62.83 feet, said curve having a radius of 40.00 feet, a delta of 90° 00' 00", and a chord which bears South 45° 32' 38" East a distance of 56.57 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior corner thereof;
- COURSE XIX Thence North 89° 27' 22" East, along the Southerly line of said subplot No. 3, a distance of 390.00 feet to a point at the Southeasterly corner thereof (witness a 5/8 inch iron pin found 0.59' East and 0.25 feet North);
- COURSE XX Thence North 0° 32' 38" West, along the Easterly line of subplot Nos. 3, 2, and 1 of said Misty Hollow Farms Subdivision, a distance of 749.50 feet to the Place of Beginning and containing 60.1441 acres of land (60.0484 acres excepting the area within the right-of-way of Ravenna Road, 41.5490 acres from part of PPN 04-103360, in Burton Township, and 18.5951 acres all of PPN 04-230775, Newbury Township, as surveyed, calculated and described on January 14, 2015, and July 7, 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.



7.25.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 07.28.16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

R