

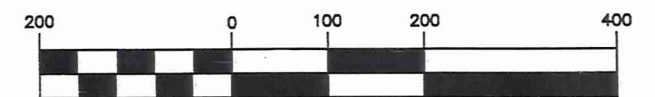
**CONSOLIDATION PLAT
FOR
KENNETH J. AND KATHLEEN R. AND
SCOTT P. HOAR**

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, in said Burton Township.

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.	Deed	
R/Rec	Record	
M/Msd	Measured	
O/Obs	Observed	
C/Calc	Calculated	
CLP	Center line of Pavement	
EP	Edge of Pavement	
P/L	Property Line	
C.L. C/L	Centerline	
R/W	Right of Way	

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.
OCTOBER 2, 2016
OCTOBER 27, 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
 - BUTTERNUT PLAN AND PROFILE PLANS CR-21 RC-15A21J-94

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

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 MERIDIAN 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



THIS CONSOLIDATION OF LANDS COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____ 2016.
BY _____ BURTON TOWNSHIP ZONING INSPECTOR

BUR 60253
BUR 00253

Hoar, Kenneth & Kathleen (16-118)
Picked Up 11/01/16
VOL. 2027 pg 386
pn# 04-150985

CONSOLIDATION
LEGAL DESCRIPTION
OF A
11.9039 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 all of a parcel 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, and also being all of a parcel of land conveyed to Kenneth J. and Kathleen R. and Scott P. Hoar (PPN 04-151064) by deed recorded in Volume 2011, Page 2277 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, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 750.41, a total distance of 780.40 feet to a point in the centerline of Butternut Road, 60 feet wide;

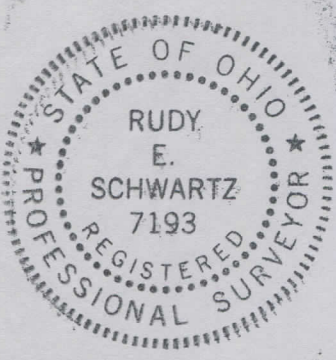
COURSE IV Thence South 89° 16' 30" East, along said centerline of Butternut Road, a distance of 202.19 feet to a monument box with a 1 inch iron pin found at an angle point;

COURSE V Thence South 89° 42' 25" East, continuing along said centerline of Butternut Road, a distance of 157.33 feet to a point at the Northwestern 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, along the Westerly line of land conveyed to Raymond R. Jr. and Clara R. Miller, and along the Westerly line of land conveyed to Janet L. Kaufman Trustee (PPN 04-150788) by deed recorded in Volume 2011, Page 2271 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.00 feet, a total distance of 1376.18 feet to a 5/8 inch iron pin found (I.D. Schwartz) on said shared line between Lot Nos. 7 and 17;

COURSE VII Thence North 89° 37' 24" West, along the Northerly line of land so conveyed to Janet L. Kaufman, Trustee, also being 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 so conveyed to Bruce W. and Laraine M. Fuller;

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 11.9039 acres of land (11.6561 acres excepting the area within the right-of-way of said Butternut Road, 6.2715 acres all of PPN 04-150985, and 5.6324 acres all of PPN 04-151064) as surveyed, calculated and described, on October 2, 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.



10.27.16

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 10/28/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*