

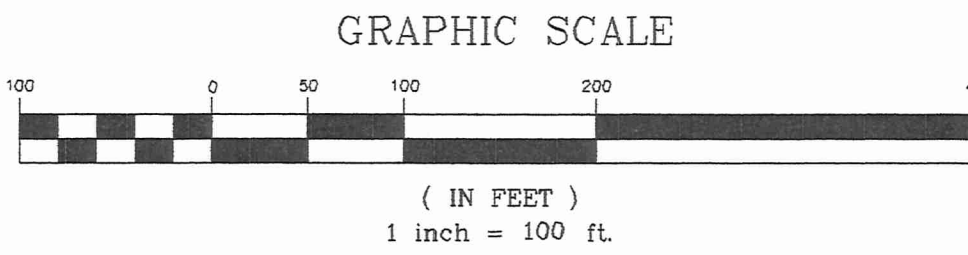
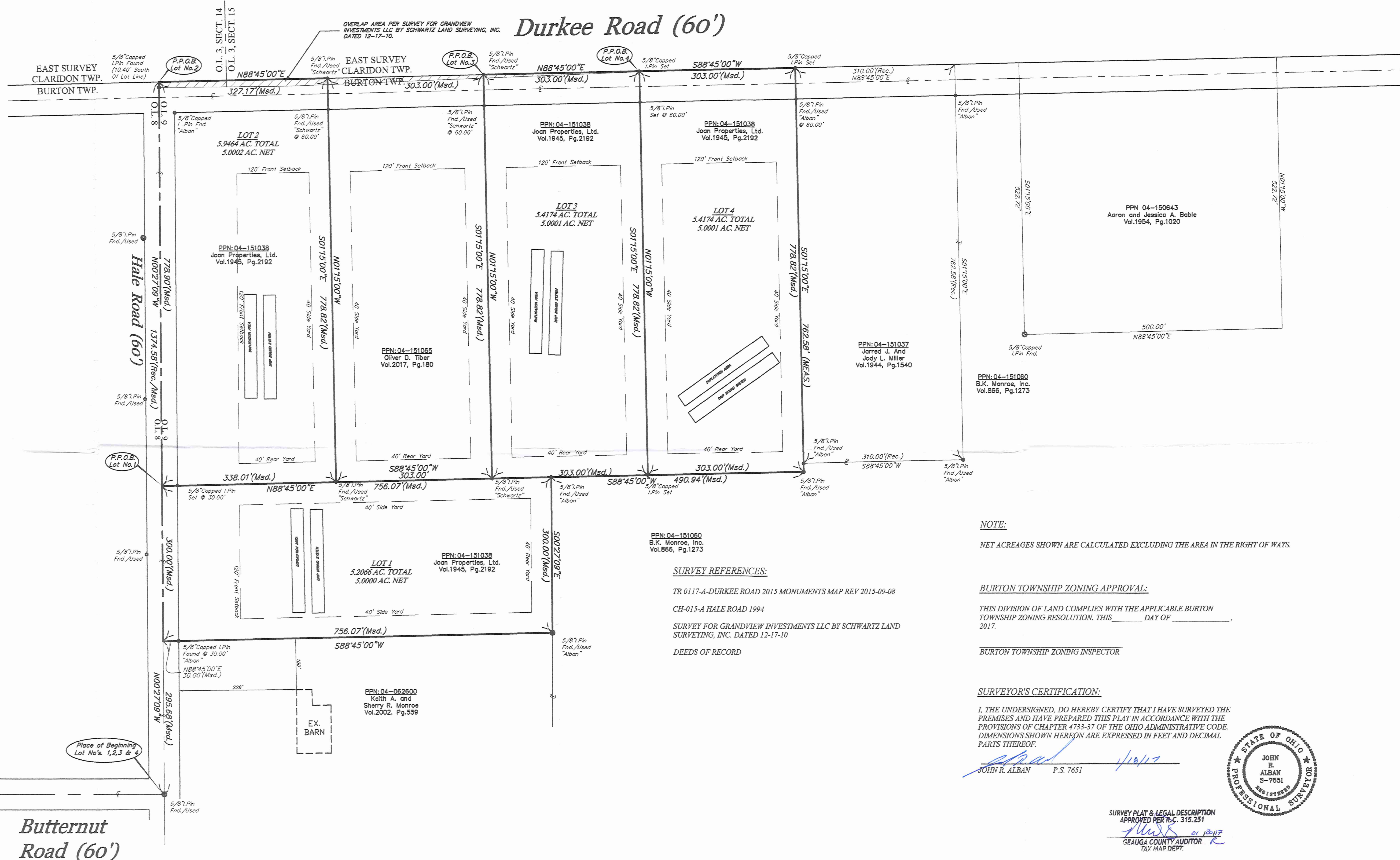
LOT SPLIT PLAT

FOR PROPERTY OWNED BY:

Joan Properties, Ltd.

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND STATE OF OHIO,
AND BEING PART OF ORIGINAL LOT NO. 9.

Durkee Road (60')



North is based upon an assumed meridian and is to be used for reference only.

NOTE:
NET ACREAGES SHOWN ARE CALCULATED EXCLUDING THE AREA IN THE RIGHT OF WAYS.

BURTON TOWNSHIP ZONING APPROVAL:
THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION. THIS DAY OF 2017.

BURTON TOWNSHIP ZONING INSPECTOR

SURVEYOR'S CERTIFICATION:
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4753-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651 1/10/17



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

PREPARED BY:
ALBAN SURVEYING CO.
Engineers and Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, Ohio 44094
Phone: 440-946-0752

REV.	DESCRIPTION	BY	DATE

PARTS OF PN:04-151038
Lands Shown Are Known As Being Part Of Original Burton Township Lot No.9, Situated Now In The Township Of Burton, County Of Geauga, State Of Ohio.

Plat Of Lot Split
Prepared For:
Joan Properties, Ltd.

DATE: DECEMBER, 2016
SCALE: 1"=100'
DWG: lotsplit.dwg
TAB: Plat of Lot Split
FLD: M.H.
DWN: G.S.V.
CHKD: J.R.A. SHEET 1 OF 1

BUR 00255
BUR00255

Joan Properties Ltd. (17-004)
Picked Up 01/24/17

VOL. 2035 pg 406
pn# 04-151078

LEGAL DESCRIPTION FOR: LOT 1 – 5.2066 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.0000 ACRES EXCLUDING AREA IN PUBLIC RIGHT OF WAY.

Situated in the Township of Burton, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 9 in said Township, bounded and described as follows:

Beginning at a 5/8" capped iron pin found at the centerline intersection of Butternut Road (60') and Hale Road (60'), said point being located on the westerly line of O.L. 9; THENCE, N 00°27'09" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 595.68 feet to the Principal Point of Beginning;

THENCE, N 88°45'00" E, creating a new line, a distance of 756.07 feet to a 5/8" iron pin found (Alban) at a northwest corner of PPN:04-151060 conveyed to B.K. Monroe, Inc., as recorded in Volume 866, Page 1273 of Geauga County Records, passing through a 5/8" iron pin set at 30.00 feet;

THENCE, S 00°27'09" E, along said B.K. Monroe lands, a distance of 300.00 feet to the northeast corner of P.P.N:04-062600, conveyed to Keith A. and Sherry R. Monroe, as recorded in Volume 2002, Page 559, to a 5/8" iron pin found (Alban);

THENCE, S 88°45'00" W, along the northerly line of said P.P.N:04-062600, a distance of 756.07 feet to a point located on the centerline of said Hale Road, said point also being located on the westerly line of said O.L. 9, passing through a 5/8" iron pin found (Alban) at 726.07 feet;

THENCE, N 00°27'09" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 300.00 feet to the Principal Place of Beginning and containing 5.2066 acres of land including area in the public right of way and 5.0000 acres of land excluding area in the public right of way, based on a survey conducted in December of 2016, by John R. Alban Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1945, page 2192 of Geauga County Records, lands conveyed to Joan Properties, Ltd.

The intent of this survey is to create a 5.2066 acre parcel of land (Lot 1) from part of PPN 04-151038.

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

[Signature] 01/20/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Initials]*



LEGAL DESCRIPTION FOR: LOT 2 – 5.9464 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.0002 ACRES EXCLUDING AREA IN PUBLIC RIGHT OF WAY.

Situated in the Township of Burton, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 9 in said Township, bounded and described as follows:

Beginning at a 5/8" capped iron pin found at the centerline intersection of Butternut Road (60') and Hale Road (60'), said point being located on the westerly line of O.L. 9; THENCE, N 00°27'09" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 1374.58 feet to the intersection of the centerline of said Hale Road (60') and the northerly line of Durkee Road (60'), passing through a 5/8" iron pin found 10.40 feet south therefrom, said northerly line of Durkee Road (60') being also the northerly line of Original Lot No.9 and the northerly line of Burton Township, and the Principal Point of Beginning;

THENCE, N 88°45'00" E, along the northerly line of said Durkee Road (60'), a distance of 327.17 feet to a 5/8" iron pin found at the northwesterly corner of PPN:04-151065, conveyed to Oliver D. Tiber, as recorded in Volume 2017, Page 180 Of Geauga County Records;

THENCE, S 01°15'00" E, along the westerly line of said Oliver D. Tiber lands, a distance of 778.82 feet to a 5/8" iron pin found (Schwartz); passing through a 5/8" capped iron pin found (Schwartz) 60.00 feet south therefrom;

THENCE, S 88°45'00" W, a distance of 338.01 feet to the centerline of aforementioned Hale Road (60') and the westerly line of Original Lot 9, passing through a 5/8" capped iron pin set 30.00 feet east therefrom;

THENCE, N 00°27'09" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 778.90 feet to the Principal Place of Beginning and containing 5.9464 acres of land including area in the public right of way and 5.0002 acres of land excluding area in the public right of way, based on a survey conducted in December of 2016, by John R. Alban Professional Surveyor 7651.

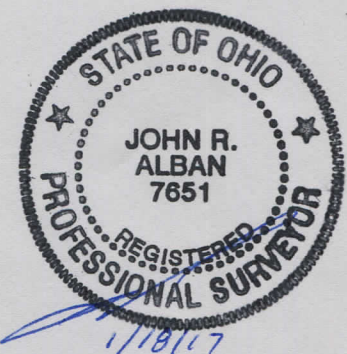
Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: Volume 1945, Page 2192 of Geauga County Records, lands conveyed to Joan Properties, Ltd.

The intent of this survey is to create a 5.9464 acre parcel of land (Lot 2) from part of PPN 04-151038.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 01/20/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*



LEGAL DESCRIPTION FOR: LOT 3 – 5.4174 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.0001 ACRES EXCLUDING AREA IN PUBLIC RIGHT OF WAY.

Situated in the Township of Burton, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 9 in said Township, bounded and described as follows:

Beginning at a 5/8" capped iron pin found at the centerline intersection of Butternut Road (60') and Hale Road (60'), said point being located on the westerly line of O.L. 9; THENCE, N 00°27'09" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 1374.58 feet to the intersection of the centerline of said Hale Road (60') and the northerly line of Durkee Road (60'), passing through a 5/8" iron pin found 10.40 feet south therefrom, said northerly line of Durkee Road (60') being also the northerly line of Original Lot No.9 and the northerly line of Burton Township; THENCE, N 88°45'00" E, along the northerly line of said Durkee Road (60'), a distance of 630.17 feet to a 5/8" iron pin found (Schwartz) at the northeasterly corner of PPN:04-151065, conveyed to Oliver D. Tiber, as recorded in Volume 2017, Page 180 Of Geauga County Records, to the Principal Place of Beginning;

THENCE, N 88°45'00" E, continuing along said northerly line of said Durkee Road (60'), A distance of 303.00 feet to a 5/8" capped iron pin set;

THENCE, S 01°15'00" E, establishing a new line, a distance of 778.82 feet to a 5/8" capped iron pin set in the north line of PPN: 04-151060 conveyed to B.K. Monroe, Inc., as recorded in Volume 866, Page 1273 of Geauga County Records, passing through a 5/8" capped iron pin set 60.00 feet south therefrom;

THENCE, S 88°45'00" W, along the northerly line of said B.K. Monroe property, a distance of 303.00 feet to a 5/8" capped iron pin found at the southeasterly corner of aforementioned PPN:14-151065 conveyed to Oliver D Tiber;

THENCE, N 01°15'00" W, along the easterly line of said Oliver D. Tiber, a distance of 778.82 feet to 5/8" iron pin found (passing through a 5/8" iron pin found at 718.82 feet) to the Principal Place of Beginning and containing 5.4174 acres of land including area in the public right of way and 5.0001 acres of land excluding area in the public right of way, based on a survey conducted in December of 2016, by John R. Alban Professional Surveyor 7651.

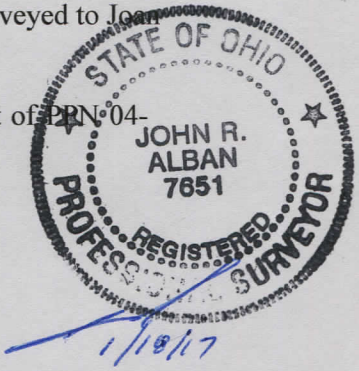
Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: Volume 1945, Page 2192 of Geauga County Records, lands conveyed to Joan Properties, Ltd.

The intent of this survey is to create a 5.4174 acre parcel of land (Lot 3) from part of PPN:04-151038.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 01/20/17
GAUGA COUNTY AUDITOR
TAX MAP DEPT.



BUR 00255

Joan Properties (17-004)
Picked up 1/24/17

VOL. 2035 pg 415
pn# 04-151038

LEGAL DESCRIPTION FOR: LOT 4 – 5.4174 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 5.0001 ACRES EXCLUDING AREA IN PUBLIC RIGHT OF WAY.

Situated in the Township of Burton, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 9 in said Township, bounded and described as follows:

Beginning at a 5/8" capped iron pin found at the centerline intersection of Butternut Road (60') and Hale Road (60'), said point being located on the westerly line of O.L. 9; THENCE, N 00°27'09" W, along the centerline of said Hale Road and the westerly line of O.L. 9, a distance of 1374.58 feet to the intersection of the centerline of said Hale Road (60') and the northerly line of Durkee Road (60'), passing through a 5/8" iron pin found 10.40 feet south therefrom, said northerly line of Durkee Road (60') being also the northerly line of Original Lot No.9 and the northerly line of Burton Township; THENCE, N 88°45'00" E, along the northerly line of said Durkee Road (60'), a distance of 933.17 feet to a 5/8" iron pin set therein, and the Principal Place of Beginning;

THENCE, N 88°45'00" E, continuing along said northerly line of said Durkee Road (60'), a distance of 303.00 feet to the northwest corner of PPN:04-151037, conveyed to Jarred J. and Jody L. Miller, as recorded in Volume 1944, Page 1540 of Geauga County Records, and a 5/8" capped iron pin set therein;

THENCE, S 01°15'00" E, along the westerly line of said Miller property, a distance of 778.82 feet to a 5/8" capped iron pin found (Alban) and passing through a 5/8" iron pin found (Alban) at 60.00 feet on a north line of PPN: 04-151060 conveyed to B.K. Monroe, Inc., as recorded in Volume 866, Page 1273 of Geauga County Records;

THENCE, S 88°45'00" W, along said northerly line of B.K. Monroe property, a distance of 303.00 feet to a 5/8" capped iron pin set therein;

THENCE, N 01°15'00" W, a distance of 778.82 feet to a 5/8" iron pin set (passing through a 5/8" iron pin set at 718.82 feet) to the Principal Place of Beginning and containing 5.4174 acres of land including area in the public right of way and 5.0001 acres of land excluding area in the public right of way, based on a survey conducted in December of 2016, by John R. Alban Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: Volume 1945, Page 2192 of Geauga County Records, lands conveyed to Joan Properties, Ltd.

The intent of this survey is to create a 5.4174 acre parcel of land (Lot 4) from part of PPN-04-151038.

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

Handwritten signature
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

