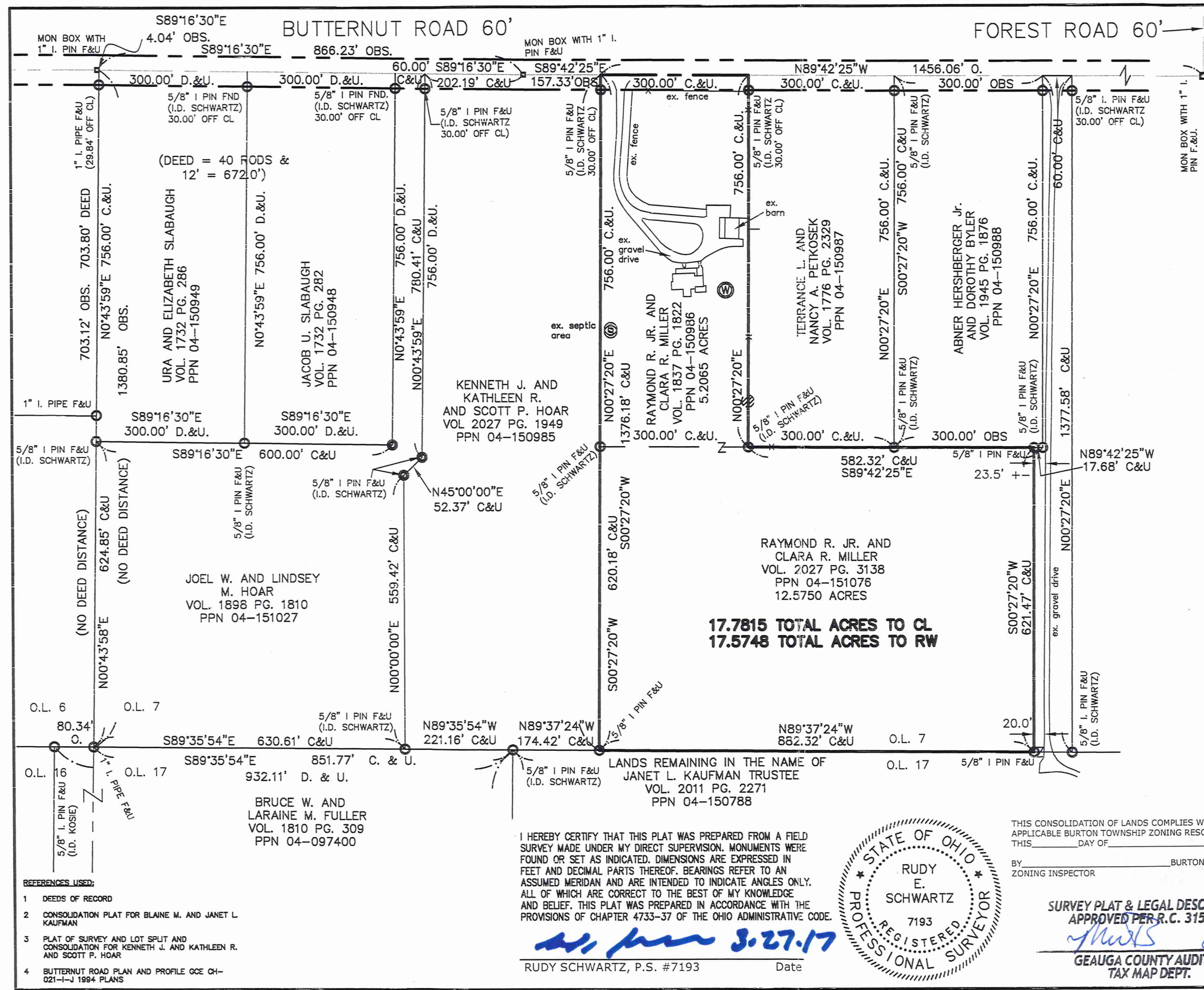


BUR00256

BUR00256 (17-035)



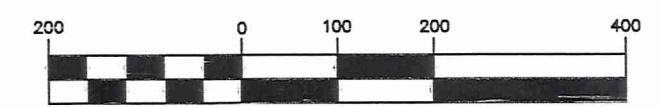
**CONSOLIDATION PLAT
FOR
RAYMOND R. JR. AND CLARA R.
MILLER**

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 township.

LEGEND

●	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	Iron Pin
⊖	Iron Pipe
⊕	Monument
⊗	Stake Set
⊙	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



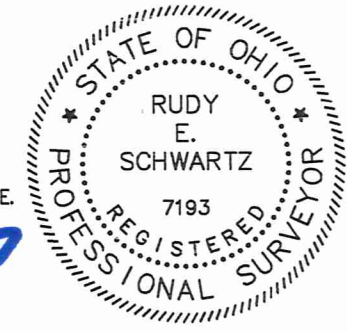
(IN FEET)
1 inch = 200 ft.
MARCH 13, 2017

17.7815 TOTAL ACRES TO CL
17.5748 TOTAL ACRES TO RW

- 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 ROAD PLAN AND PROFILE GCE CH-021-I-J 1994 PLANS

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 SCHWARTZ, P.S. #7193 Date



THIS CONSOLIDATION OF LANDS COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION. THIS DAY OF _____ 2017.

BY _____ BURTON TOWNSHIP ZONING INSPECTOR

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MRS. [Signature] 03/27/17
GEAUGA COUNTY AUDITOR TAX MAP DEPT.

PREPARED FOR:
RAYMOND AND CLARA MILLER
14255 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

BUR 00256

BUR00256

Miller, Raymond & Clara (17-035)
Picked up 03/27/17

Vol. 2034 pg 1730
pn# 04-150986

CONSOLIDATION
LEGAL DESCRIPTION
OF A
17.7815 ACRE PARCEL
FOR
RAYMOND R. Jr. AND CLARA R. MILLER

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 known as being all of a parcel 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, and also being all of a parcel of land conveyed to Raymond R. Jr. and Clara R. Miller (PPN 04-151076) by deed recorded in Volume 2027, Page 3138 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, and along the Southerly line of land conveyed to Kenneth J. and Kathleen R. and Scott P. Hoar (PPN 04-150985) by deed recorded in Volume 2027, Page 1949 of Geauga County Deed Records, 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 851.77 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner thereof;

Thence South 89° 37' 24" East, continuing along the Southerly line of land so conveyed to Kenneth J. and Kathleen R. and Scott P. Hoar, 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 Southeasterly corner thereof and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 0° 27' 20" East, along the Easterly line of land so conveyed to Kenneth J. and Kathleen R. and Scott P. Hoar, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 1346.18 feet, a total distance of 1376.18 feet to a point in the centerline of Butternut Road, 60 feet wide;
- COURSE II Thence South 89° 42' 25" East, along said centerline of Butternut Road, a distance of 300.00 feet to a point at the Northwesterly corner of land conveyed to Terrance L. and Nancy A. Petkosek (PPN 04-150987) by

deed recorded in Volume 1776, Page 2329 of Geauga County Deed Records;

COURSE III

Thence South 0° 27' 20" West, along the Westerly line of land so conveyed to Terrance L. and Nancy A. Petkosek, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.00 feet, a total distance of 756.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner thereof;

COURSE IV

Thence South 89° 42' 25" East, along the Southerly line of land so conveyed to Terrance L. and Nancy A. Petkosek, and along the Southerly line of land conveyed to Abner Hershberger Jr. and Dorothy Byler (PPN 04-150988) by deed recorded in Volume 1945, Page 1876, of Geauga County Deed Records, a distance of 582.32 feet to a 5/8 inch iron pin found at a Northwesterly corner of lands remaining in the name of Janet L. Kaufman (P 04-150788) by deed recorded in Volume 2011, Page 2271 of Geauga County Deed records;

COURSE V

Thence South 0° 27' 20" West, along a Westerly line of said lands remaining in the name Janet L. Kaufman, a distance of 621.47 feet to a 5/8 inch iron pin found on the Northerly 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, also being said shared line between Lot Nos. 7 and 17;

COURSE VI

Thence North 89° 37' 24" West, along said 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 882.32 feet to the Principal Place of Beginning and containing 17.7815 acres of land (17.5748 acres excepting the area within the right-of-way of said Butternut Road, 5.2065 acres all of PPN 04-150986, and 12.5750 acres all of PPN 04-151076) as surveyed, calculated and described on March 13, 2017 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.



3.27.17
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 03/27/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. R