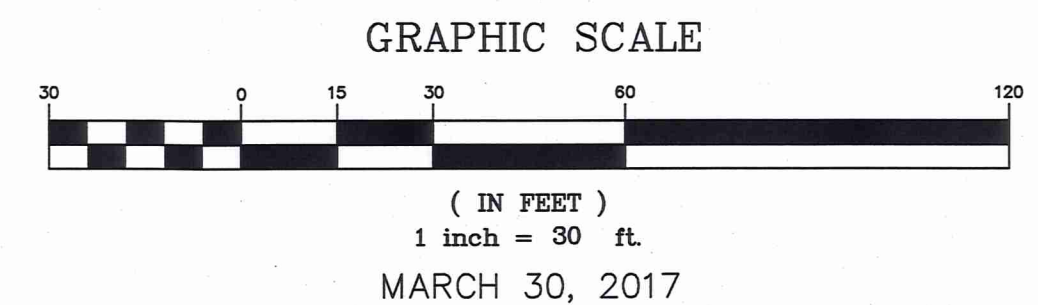
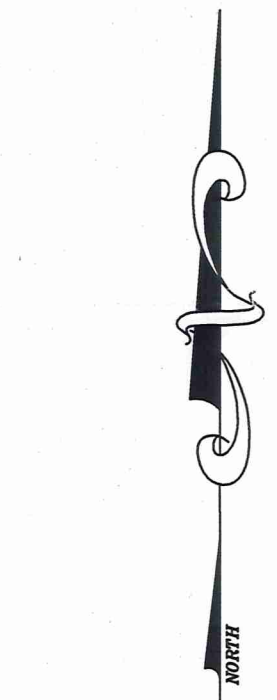


**PLAT OF LOT SPLIT, REMAINDER,  
AND CONSOLIDATION SURVEY  
For  
JA LU ENTERPRISES LLC.**  
SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND  
THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL  
LOT NUMBER 44, BURTON TOWNSHIP.

PREPARED FOR:  
**JA LU ENTERPRISES LLC.**  
14852 RAPIDS RD  
BURTON, OH 44021

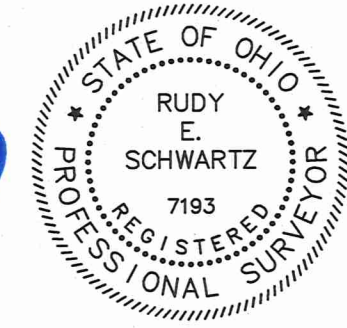
SYMBOL LEGEND	
	TELEPHONE PEDISTAL
	TRANSFORMER
	CURB INLET
	MANHOLE
	WATER VALVE
	FIRE HYDRANT
	YARD DRAIN
	POWER POLE
	LIGHT POLE
	LIGHT POWER POLE
	GAS MARKER
	CABLE TV BOX
	GUARD POST
	CATCH BASIN
	WATER VALVE
	GLY WIRE
	GAS VALVE
	MAIL BOX
	GAS VALVE
	CLEAN OUT

LEGEND	
	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
	Iron Pin
	Iron Pipe
	Monument
	Fence post
	Mag Nail Set
	Found
	Deed
	Record
	Measured
	Observed
	Calculated
	Used
	Deed Record
	Official Record
	Centerline
	Edge of Pavement
	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* 9.10.17  
RUDY E. SCHWARTZ, P.S. #7193 Date



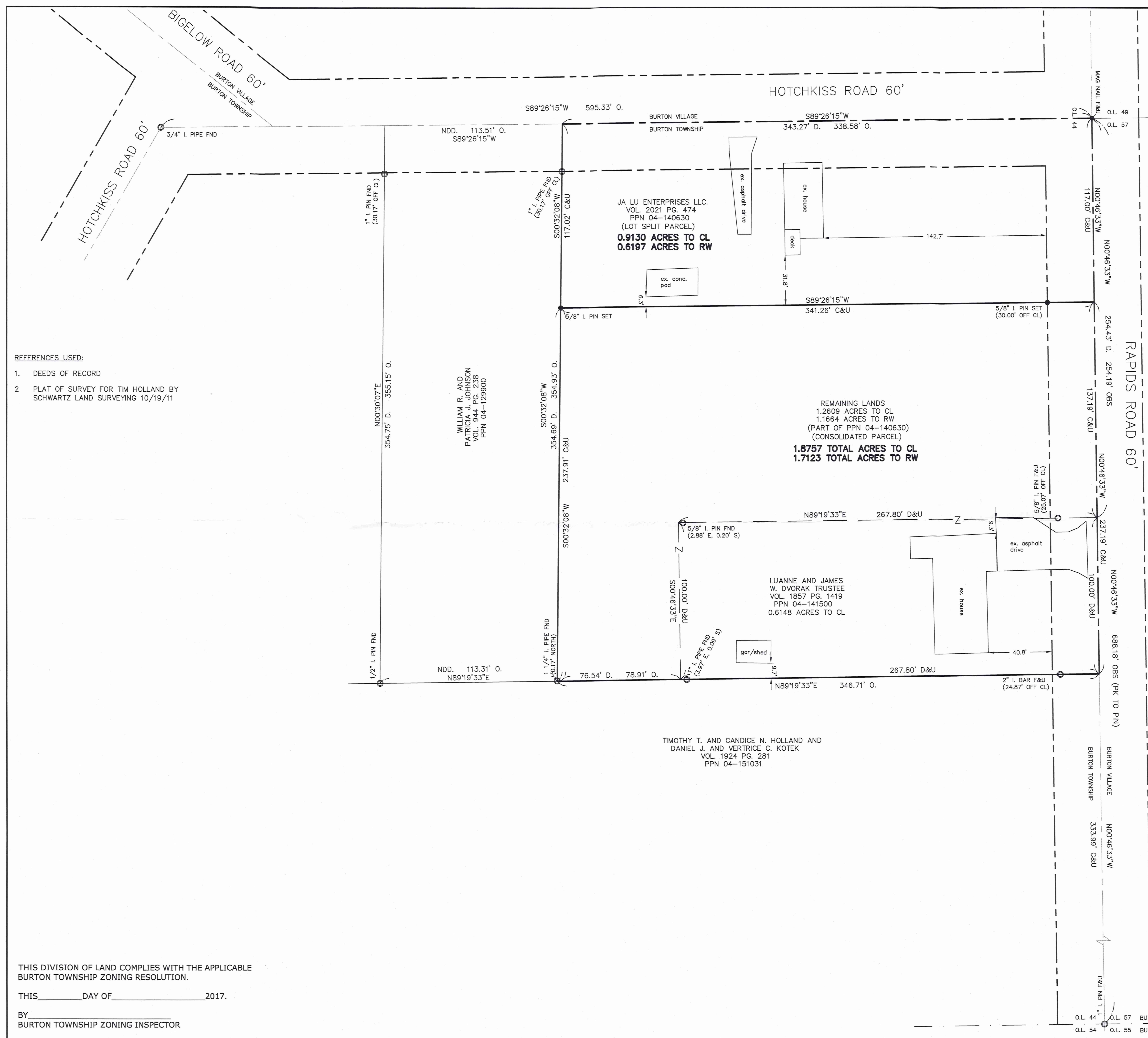
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**

**RUDY E. SCHWARTZ**  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285

- REFERENCES USED:
- DEEDS OF RECORD
  - PLAT OF SURVEY FOR TIM HOLLAND BY SCHWARTZ LAND SURVEYING 10/19/11

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.  
BY \_\_\_\_\_  
BURTON TOWNSHIP ZONING INSPECTOR



BUR 00257  
BUR00257

Dvorak - Ja Lu Enterprises LLC (17-045)  
Picked-Up 04/12/17  
VOL. 2030 pg 3339  
PN# 04-140630

LEGAL DESCRIPTION  
OF A  
0.9130 ACRE PARCEL  
FOR  
JA LU ENTERPRISES LLC.

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part Original Lot No. 44, and further being known as being part of land conveyed to Ja Lu Enterprises LLC. (PPN 04-140630) by deed recorded in Volume 2021, Page 474 of Geauga County Deed Records, further bounded and described as follows;

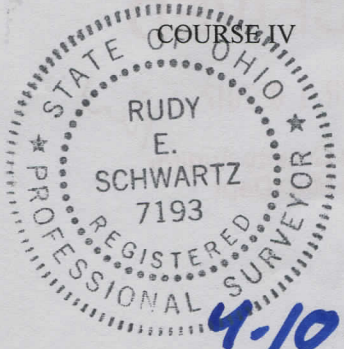
Beginning in the centerline of Rapids Road, 60 feet wide, at a Mag Nail found at its intersection with the centerline of Hotchkiss Road, 60 feet wide, said point being at a shared corner of Original Lot Nos. 49 and 57 (Burton Village), and the Easterly line of Lot No. 44 (Burton Township), said point lying North 0° 46' 33" West along said centerline of Rapids Road, a distance of 688.18 feet from a 1 inch iron pin found at the shared corner of Lot Nos. 44, 54 and 55 (Burton Township) and Lot No. 57 (Burton Village);

COURSE I Thence South 0° 46' 33" East, along said centerline of Rapids Road, also being said shared line of Lot No. 44 (Burton Township) and Lot No. 57 (Burton Village), a distance of 117.00 feet to a point;

COURSE II Thence South 89° 26' 15" West (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 341.26 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to William R. and Patricia J. Johnson (PPN 04-129900) by deed recorded in Volume 944, Page 238 of Geauga County Deed records;

COURSE III Thence North 0° 32' 08" East, along said Easterly line of land so conveyed to William R. and Patricia J. Johnson, and passing through a 1 inch iron pipe found at 86.85 feet, a total distance of 117.02 feet to a point in said centerline of Hotchkiss Road said point also being on said shared line of Burton Township and Burton Village;

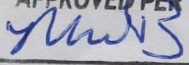
COURSE IV Thence North 89° 26' 15" East, along said centerline of Rapids Road, also being said shared line of Burton Township and Burton Village, a distance of 338.58 feet to the Place of Beginning and containing 0.9130 acres of land (0.6197 acres excluding the area within the right-of-ways of Rapids Road and Hotchkiss Road) as surveyed, calculated and described, on March 28, 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.



DATE

  
RUDY E. SCHWARTZ, P.S. 7193

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

  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. 04/11/17

BUR 00257

Dvorak-JaLu Enterprises (17-045)

Picked up 4/12/17

VOL. 2030 pg 3342

ph # 04-151077

REMAINING LANDS  
 LEGAL DESCRIPTION  
 OF A  
 1.2609 ACRE PARCEL  
 FOR  
 LUANNE AND JAMES DVORAK TRUSTEES

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part Original Lot No. 44, and further being known as being part of land conveyed to Ja Lu Enterprises LLC. (PPN 04-140630) by deed recorded in Volume 2021, Page 474 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found in the centerline of Rapids Road, 60 feet wide, at the shared corner of Original Lot Nos. 44, 54, 55, (Burton Township) and 57, said point lying South 0° 46' 33" East along said centerline of Rapids Road, and said shared line between Original Lot Nos. 44 (Burton Township) and 57 (Burton Village), a distance of 688.18 feet from a Mag Nail found at its intersection with the centerline of Hotchkiss Road, 60 feet wide;

Thence North 0° 46' 33" West, along said centerline of Rapids Road, also being said shared line of Lot No. 44 (Burton Township) and Lot No. 57 (Burton Village), a distance of 433.99 feet to a point at the Northeasterly corner of land conveyed to Luanne and James W. Dvorak Trustees (PPN 04-141500) by deed recorded in Volume 1857, Page 1419 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence South 89° 19' 33" West, along the Northerly line of land so conveyed to Luanne and James W. Dvorak Trustees, and passing through a 5/8 inch iron pin found at 25.07 feet, a total distance of 267.80 feet to a point at the Northwesterly corner thereof, (witness a 5/8 inch iron pin found 2.88 feet East and 0.20 feet South);

COURSE II                      Thence South 0° 46' 33" East, along the Westerly line of land so conveyed to Luanne and James W. Dvorak Trustees, a distance of 100.00 feet to a point at the Southwesterly corner thereof, said point being on the Northerly line of land conveyed to Timothy T. and Candice N. Holland and Daniel J. and Vertrice C. Kotek (PPN 04-151031) by deed recorded in Volume 1924, Page 281 of Geauga County Deed Records (witness a 1 inch iron pipe found 3.97 feet East and 0.09 feet South);

COURSE III                      Thence South 89° 19' 33" West, along the Northerly line of land so conveyed to Timothy T. and Candice N. Holland and Daniel J. and Vertrice C. Kotek, a distance of 78.91 feet to a point at the Southeasterly

corner of land conveyed to William R. and Patricia J. Johnson (PPN 04-129900) by deed recorded in Volume 944, Page 238 of Geauga County Deed Records, (witness a 1 1/4 inch iron pipe found 0.17 feet North);

COURSE IV

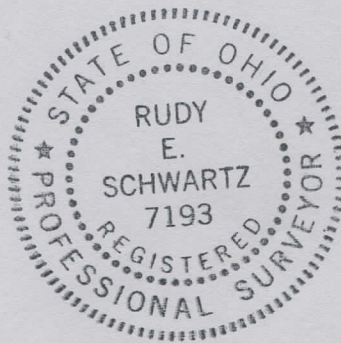
Thence North 0° 32' 08" East, along the Easterly line of land so conveyed to William R. and Patricia J. Johnson, a distance of 237.91 feet to a 5/8 inch iron pin set;

COURSE V

Thence North 89° 26' 15" East (creating a new line) passing through a 5/8 inch iron pin set at 311.26 feet, a total distance of 341.26 feet to a point in said centerline of Rapids Road said point also being on said shared line of Lot No. 44 (Burton Township) and Lot No. 57 (Burton Village);

COURSE VI

Thence South 0° 46' 33" East, along said centerline of Rapids Road, also being said shared line of Lot No. 44 (Burton Township) and Lot No. 57 (Burton Village), a distance of 137.19 feet to the Principal Place of Beginning and containing 1.2609 acres of land (1.1664 acres excluding the area within the right-of-ways of Rapids Road) as surveyed, calculated and described, on March 28, 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.



RECEIVED  
BY  
DATE

9-10-17

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]* 04/11/17

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

BUR 06257

Dvorak-Jalu Enterprises (17-045)  
Picked up 4/12/17  
Vol. 2030 pg 3346  
pn# 04-141500

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
1.8757 ACRE PARCEL  
FOR  
LUANNE AND JAMES DVORAK TRUSTEES

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part Original Lot No. 44, and further being known as being part of land conveyed to the Ja Lu Enterprises LLC. (PPN 04-140630) by deed recorded in Volume 2021, Page 474 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Luanne and James Dvorak Trustees (PPN 04-141500) by deed recorded in Volume 1857, Page 1419 of Geauga County Deed Records, and the intent of the following legal description is to consolidate a 1.2609 acre parcel (part of said PPN 04-140630) and a 0.6148 acre parcel (all of said PPN 04-141500) owned by Luanne and James W. Dvorak, Trustees, further bounded and described as follows;

Beginning at a 1 inch iron pin found in the centerline of Rapids Road, 60 feet wide, at the shared corner of Original Lot Nos. 44, 54, 55, (Burton Township) and 57 (Burton Village), said point lying South 0° 46' 33" East along said centerline of Rapids Road, and said shared line between Original Lot Nos. 44 (Burton Township) and 57 (Burton Village), a distance of 688.18 feet from a Mag Nail found at its intersection with the centerline of Hotchkiss Road, 60 feet wide;

Thence North 0° 46' 33" West, along said centerline of Rapids Road, also being said shared line of Lot No. 44 (Burton Township) and Lot No. 57 (Burton Village), a distance of 333.99 feet to a point at the Northeasterly corner of land conveyed to Timothy T. and Candice N. Holland and Daniel J. and Vertrice C. Kotek (PPN 04-151031) by deed recorded in Volume 1924, Page 281 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I

Thence South 89° 19' 33" West, along the Northerly line of land so conveyed to Timothy T. and Candice N. Holland and Daniel J. and Vertrice C. Kotek, and passing through a 2 inch iron bar found at 24.87 feet, a total distance of 346.71 feet to a point at the Southeasterly corner of land conveyed to William R. and Patricia J. Johnson (PPN 04-129900) by deed recorded in Volume 944, Page 238 of Geauga County Deed Records (said point witnessed by a 1 1/4 inch iron pipe found 0.17 feet North);

COURSE II

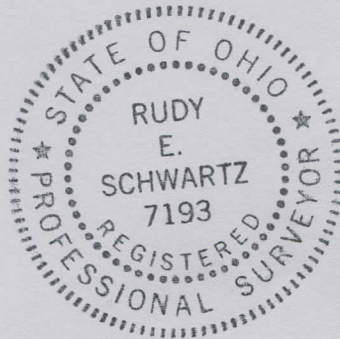
Thence North 0° 32' 08" East, along the Easterly line of land so conveyed to William R. and Patricia J. Johnson, a distance of 237.91 feet to a 5/8 inch iron pin set;

COURSE III

Thence North 89° 26' 15" East (creating a new line) passing through a 5/8 inch iron pin set at 311.26 feet, a total distance of 341.26 feet to a point in said centerline of Rapids Road said point also being on said shared line of Lot No. 44 (Burton Township) and Lot No. 57 (Burton Village);

COURSE IV

Thence South 0° 46' 33" East, along said centerline of Rapids Road, also being said shared line of Lot No. 44 (Burton Township) and Lot No. 57 (Burton Village), a distance of 237.19 feet to the Place of Beginning and containing 1.8757 acres of land (1.7123 acres excluding the area within the right-of-ways of Rapids Road) as surveyed, calculated and described, on March 28, 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.



RECEIVED  
APR 10 2017  
GAUGA COUNTY AUDITOR  
TAX MAP DEPT.

4.10.17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*Mud* 04/11/17

GAUGA COUNTY AUDITOR  
TAX MAP DEPT.