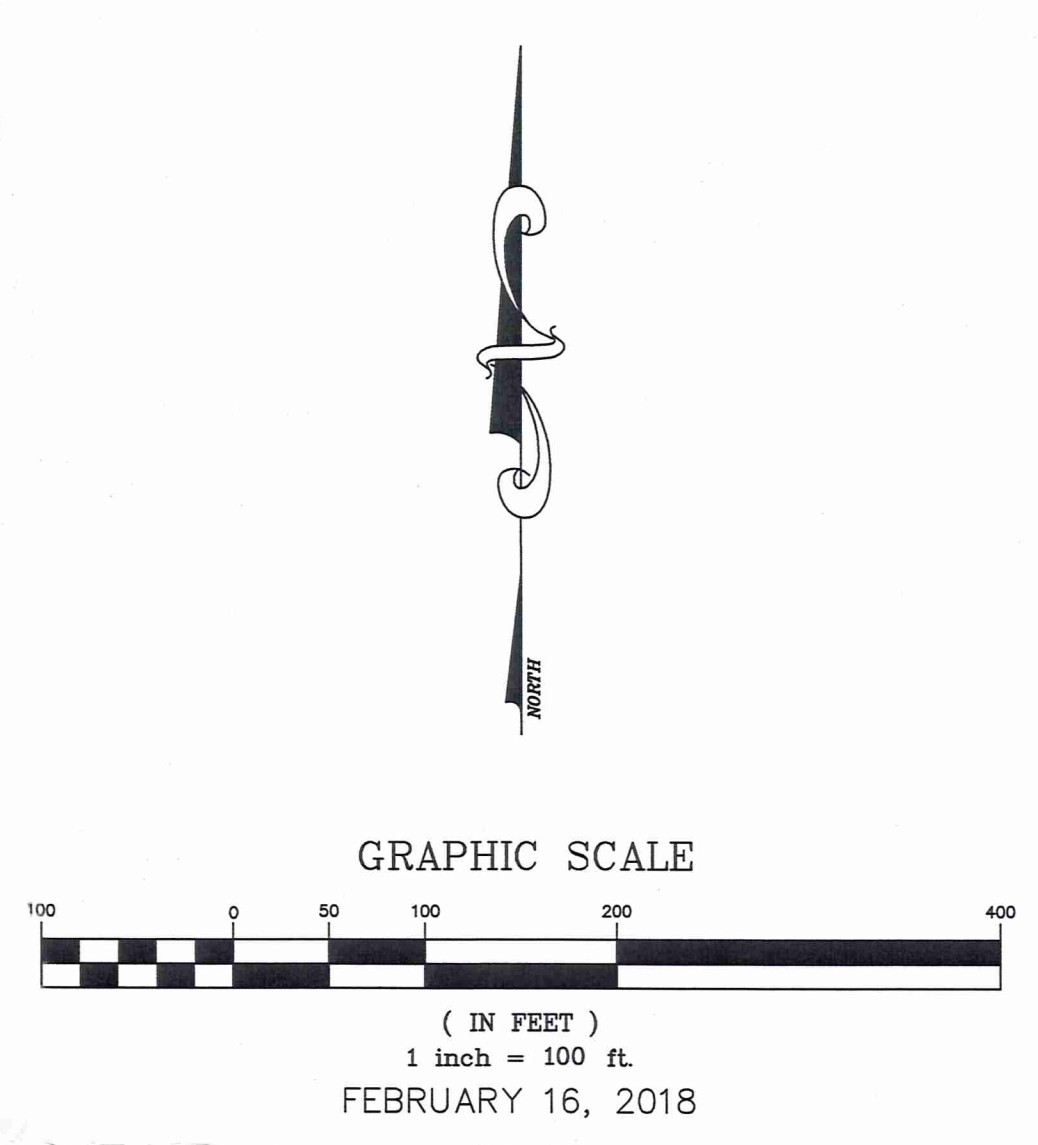


**PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION**  
For  
**MARTY M. AND RACHEL M. BYLER**  
SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 13, BURTON TOWNSHIP.

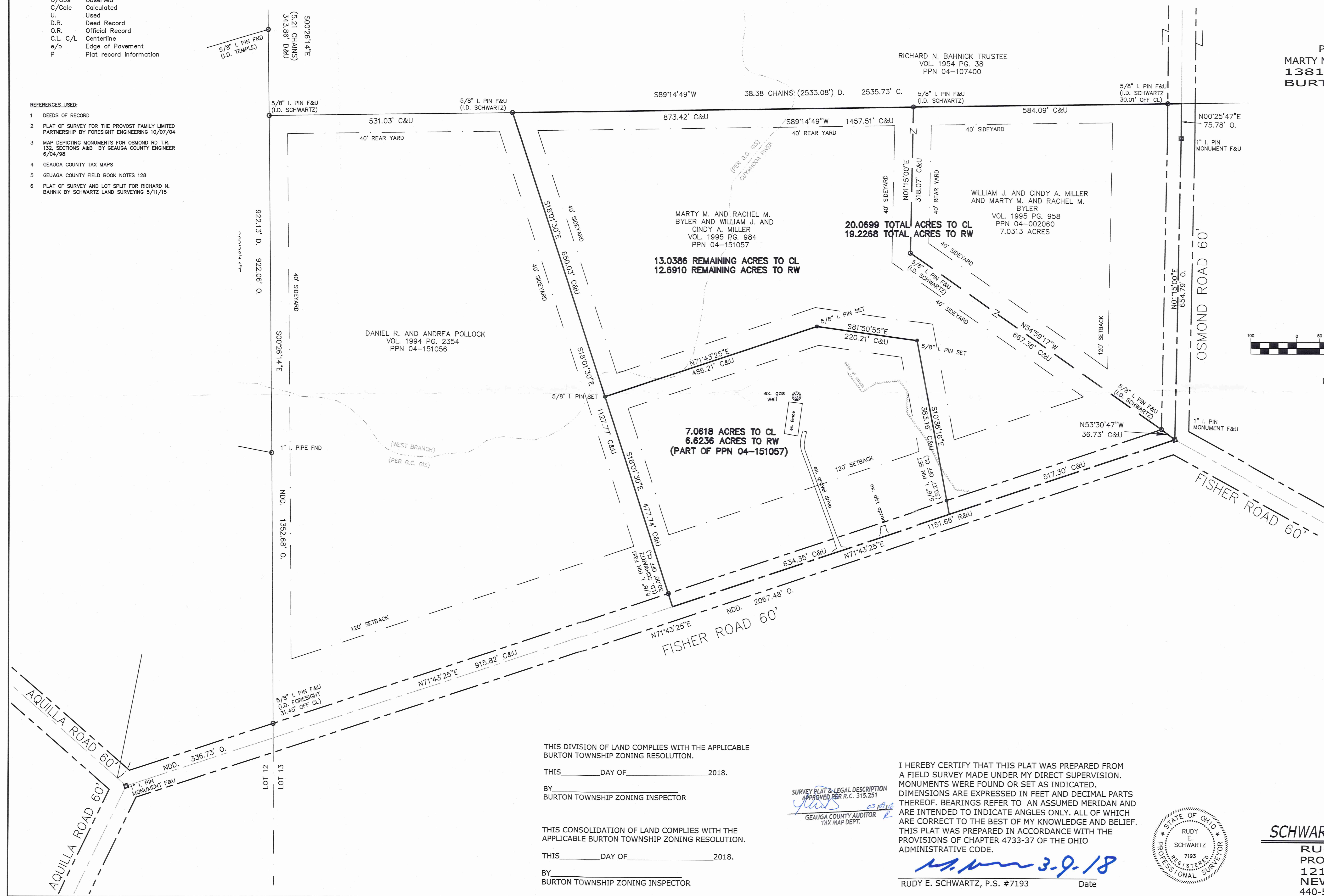
PREPARED FOR:  
MARTY M. AND RACHEL M. BYLER  
13810 OSMOND RD  
BURTON, OH 44021



**LEGEND**

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
□	Mon.	Monument
+	Fe	Fence post
✕	Mag	Mag Nail Set
	Fnd.	Found
	D.	Dead
	R/Rec	Record
	M/Msd	Measured
	O/Obs	Observed
	C/Calc	Calculated
	U.	Used
	D.R.	Dead Record
	O.R.	Official Record
	C.L. C/L	Centerline
	e/p	Edge of Pavement
	P	Plat record information

- REFERENCES USED:**
- DEEDS OF RECORD
  - PLAT OF SURVEY FOR THE PROVOST FAMILY LIMITED PARTNERSHIP BY FORESIGHT ENGINEERING 10/07/04
  - MAP DEPICTING MONUMENTS FOR OSMOND RD T.R. 132, SECTIONS A&B BY GEAGA COUNTY ENGINEER 6/04/98
  - GEAGA COUNTY TAX MAPS
  - GEAGA COUNTY FIELD BOOK NOTES 128
  - PLAT OF SURVEY AND LOT SPLIT FOR RICHARD N. BAHNICK BY SCHWARTZ LAND SURVEYING 5/11/15



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY \_\_\_\_\_  
BURTON TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY \_\_\_\_\_  
BURTON TOWNSHIP ZONING INSPECTOR

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
GEAGA 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 E. Schwartz* 3-9-18  
RUDY E. SCHWARTZ, P.S. #7193 Date



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 00261  
BUR00261

Byler-Miller (18-025)  
Picked-up 03/09/18  
VOL. 2060 pg 1649  
pn# 04-151084

LEGAL DESCRIPTION  
OF A  
7.0618 ACRE PARCEL  
FOR  
MARTY M. AND RACHEL M. BYLER

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, and further being known as part of a parcel of land conveyed to Marty M. and Rachel M. Byler and William J. and Cindy A. Miller (PPN 04-151057) by deed recorded in Volume 1995, Page 984 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

Thence South 71° 43' 25" West, along said centerline of Fisher Road, a distance of 517.30 feet to the Principal Place of Beginning of the premises herein intended to be described;

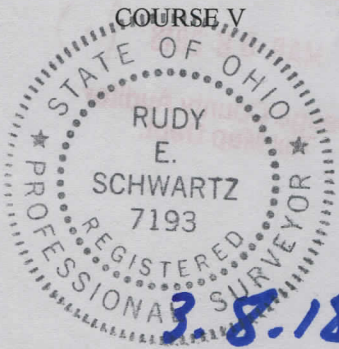
COURSE I Thence South 71° 43' 25" West, continuing along said centerline of Fisher Road, a distance of 634.35 feet to a point at the Southeasterly corner of a parcel of land conveyed to Daniel R. and Andrea Pollock (PPN 04-151056) by deed recorded in Volume 1994, Page 2354 of Geauga County Deed Records;

COURSE II Thence North 18° 01' 30" West, along the Easterly line of land so conveyed to Daniel R. and Andrea Pollock, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.00 feet, a total distance of 477.74 feet to a 5/8 inch iron pin set;

COURSE III Thence North 71° 43' 25" East (creating a new line) a distance of 486.21 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 81° 50' 55" East (creating a new line) a distance of 220.21 feet to a 5/8 inch iron pin set;

COURSE V Thence South 10° 36' 16" East (creating a new line) passing through a 5/8 inch iron pin set at 352.89 feet, a total distance of 383.16 feet to the Principal Place of Beginning and containing 7.0618 acres of land (6.6236 acres excepting the area within the right-of-way of Fisher Road) as surveyed, calculated and described on February 16, 2018 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

*[Signature]* 03/08/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

REMAINING LANDS  
LEGAL DESCRIPTION  
OF A  
13.0386 ACRE PARCEL  
FOR  
MARTY M. AND RACHEL M. BYLER

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, and further being known as part of a parcel of land conveyed to Marty M. and Rachel M. Byler and William J. and Cindy A. Miller (PPN 04-151057) by deed recorded in Volume 1995, Page 984 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

- COURSE I Thence South 71° 43' 25" West, along said centerline of Fisher Road, a distance of 517.30 feet to a point;
- COURSE II Thence North 10° 36' 16" West (creating a new line) passing through a 5/8 inch iron pin set at 30.27 feet, a total distance of 383.16 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 81° 50' 55" West (creating a new line) a distance of 220.21 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 71° 43' 25" West (creating a new line) a distance of 486.21 feet to a 5/8 inch iron pin set on the Easterly line of a parcel of land conveyed to Daniel R. and Andrea Pollock (PPN 04-151056) by deed recorded in Volume 1994, Page 2354 of Geauga County Deed Records;
- COURSE V Thence North 18° 01' 30" West, along the Easterly line of land so conveyed to Daniel R. and Andrea Pollock, a distance of 650.03 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Southerly line of land conveyed to Richard N. Bahnick, Trustee (PPN 04-107400) by deed recorded in Volume 1954, Page 38 of Geauga County Deed Records;
- COURSE VI Thence North 89° 14' 49" East, along said Southerly line of land so conveyed to Richard N. Bahnick, Trustee, a distance of 873.42 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner of land conveyed to William J. and Cindy A. Miller and Marty M. and Rachel M. Byler (PPN 04-002060) by deed recorded in Volume 1955, Page 958 of Geauga County Deed Records;
- COURSE VII Thence South 1° 15' 00" West, along the Westerly line of land so conveyed to William J. and Cindy A. Miller and Marty M. and Rachel M. Byler, a distance of 318.07 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner thereof;

COURSE VIII

Thence South 54° 59' 17" East, along the Southwesterly line of land so conveyed to William J. and Cindy A. Miller and Marty M. and Rachel M. Byler, a distance of 667.36 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the intersection of the Westerly and Northerly right-of-way of said Osmond Road and Fiasher Road.

COURSE IX

Thence South 53° 30' 47" East, continuing along the Southwesterly line of land so conveyed to William J. and Cindy A. Miller and Marty M. and Rachel M. Byler, a distance of 36.73 feet to the Principal Place of Beginning and containing 13.0386 acres of land (12.6910 acres excepting the area within the right-of-way of Fisher Road) as surveyed, calculated and described on February 16, 2018 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  
MAR 8 2018  
GEOGA COUNTY AUDITOR  
TAX MAP DEPT.

3.8.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*[Signature]* 03/08/18

GEOGA COUNTY AUDITOR  
TAX MAP DEPT.

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
20.0699 ACRE PARCEL  
FOR  
MARTY M. AND RACHEL M. BYLER

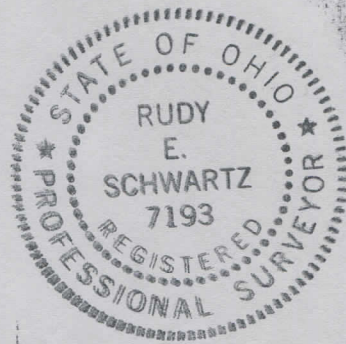
Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, and further being known as part of a parcel of land conveyed to Marty M. and Rachel M. Byler and William J. and Cindy A. Miller (PPN 04-151057) by deed recorded in Volume 1995, Page 984 of Geauga County Deed Records, and also being all of a parcel of land conveyed to William J. and Cindy A. Miller and Marty M. and Rachel M. Byler (PPN 04-002060) by deed recorded in Volume 1995, Page 958 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Osmond Road, 60 feet wide, at its intersection with the centerline of Fisher Road, 60 feet wide;

- COURSE I                    Thence South 71° 43' 25" West, along said centerline of Fisher Road, a distance of 517.30 feet to a point;
- COURSE II                   Thence North 10° 36' 16" West (creating a new line) passing through a 5/8 inch iron pin set at 30.27 feet, a total distance of 383.16 feet to a 5/8 inch iron pin set;
- COURSE III                   Thence North 81° 50' 55" West (creating a new line) a distance of 220.21 feet to a 5/8 inch iron pin set;
- COURSE IV                   Thence South 71° 43' 25" West (creating a new line) a distance of 486.21 feet to a 5/8 inch iron pin set on the Easterly line of a parcel of land conveyed to Daniel R. and Andrea Pollock (PPN 04-151056) by deed recorded in Volume 1994, Page 2354 of Geauga County Deed Records;
- COURSE V                   Thence North 18° 01' 30" West, along the Easterly line of land so conveyed to Daniel R. and Andrea Pollock, a distance of 650.03 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Southerly line of land conveyed to Richard N. Bahnick (PPN 04-107400) by deed recorded in Volume 1954, Page 38 of Geauga County Deed Records;
- COURSE VI                   Thence North 89° 14' 49" East, along said Southerly line of land so conveyed to Richard N. Bahnick, and passing through a 5/8 inch iron pin Found (I.D. Schwartz) at 1427.50 feet, a total distance of 1457.51 feet to a point in the centerline of said Osmond Road at the Southeasterly corner thereof;
- COURSE VII                   Thence South 0° 25' 47" West, along said centerline of Osmond Road, a distance of 75.78 feet to a monument box with a 1 inch iron pin found at an angle point;

COURSE VIII

Thence South 1° 15' 00" West, continuing along said centerline of Osmond Road, a distance of 654.79 feet to the Principal Place of Beginning and containing 20.0699 acres of land (19.2268 acres excepting the area within the right-of-ways of Fisher Road and Osmond Road) as surveyed, calculated and described on February 16, 2018 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

3.8.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*[Signature]* 03/08/18  
GEOUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*