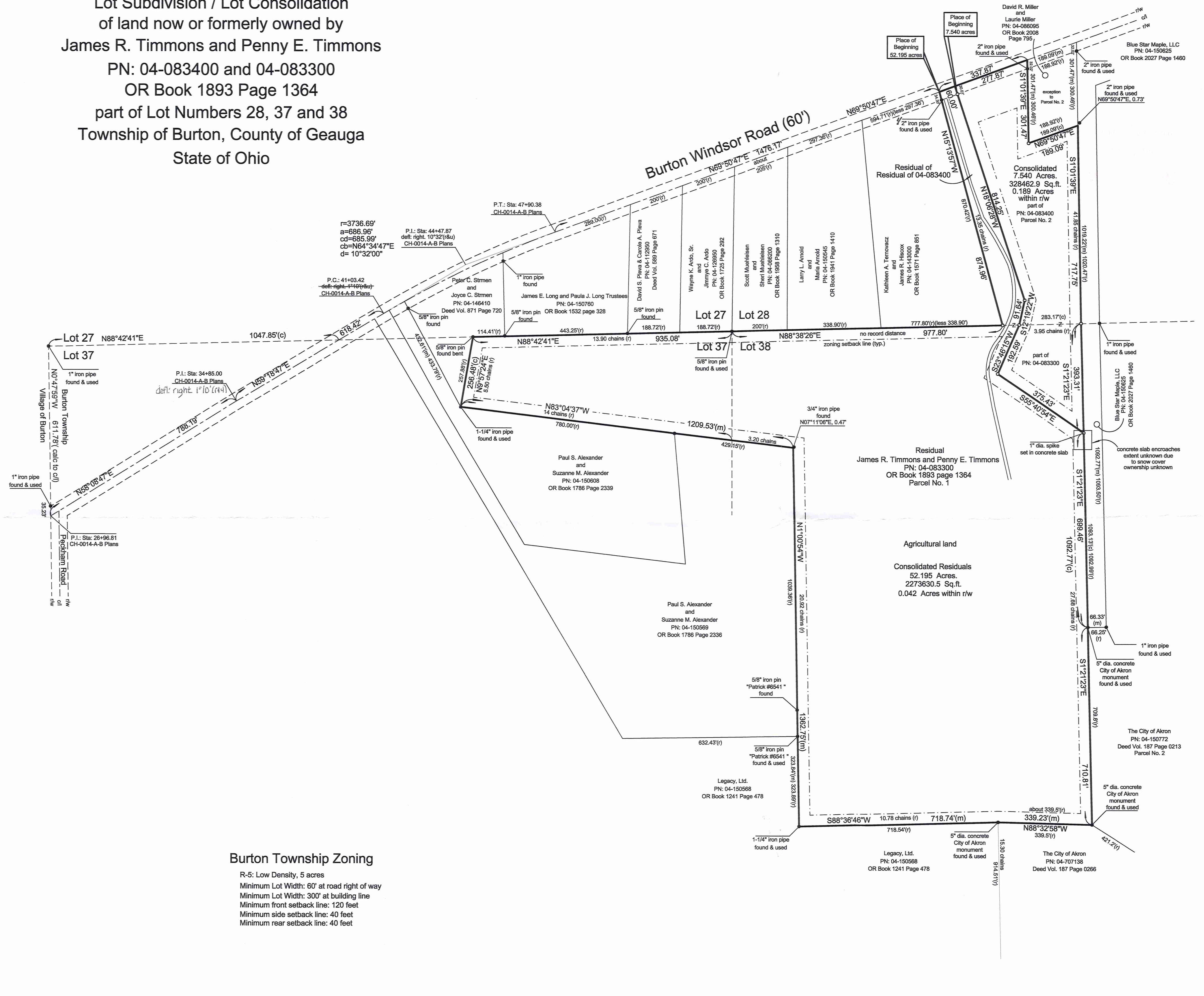
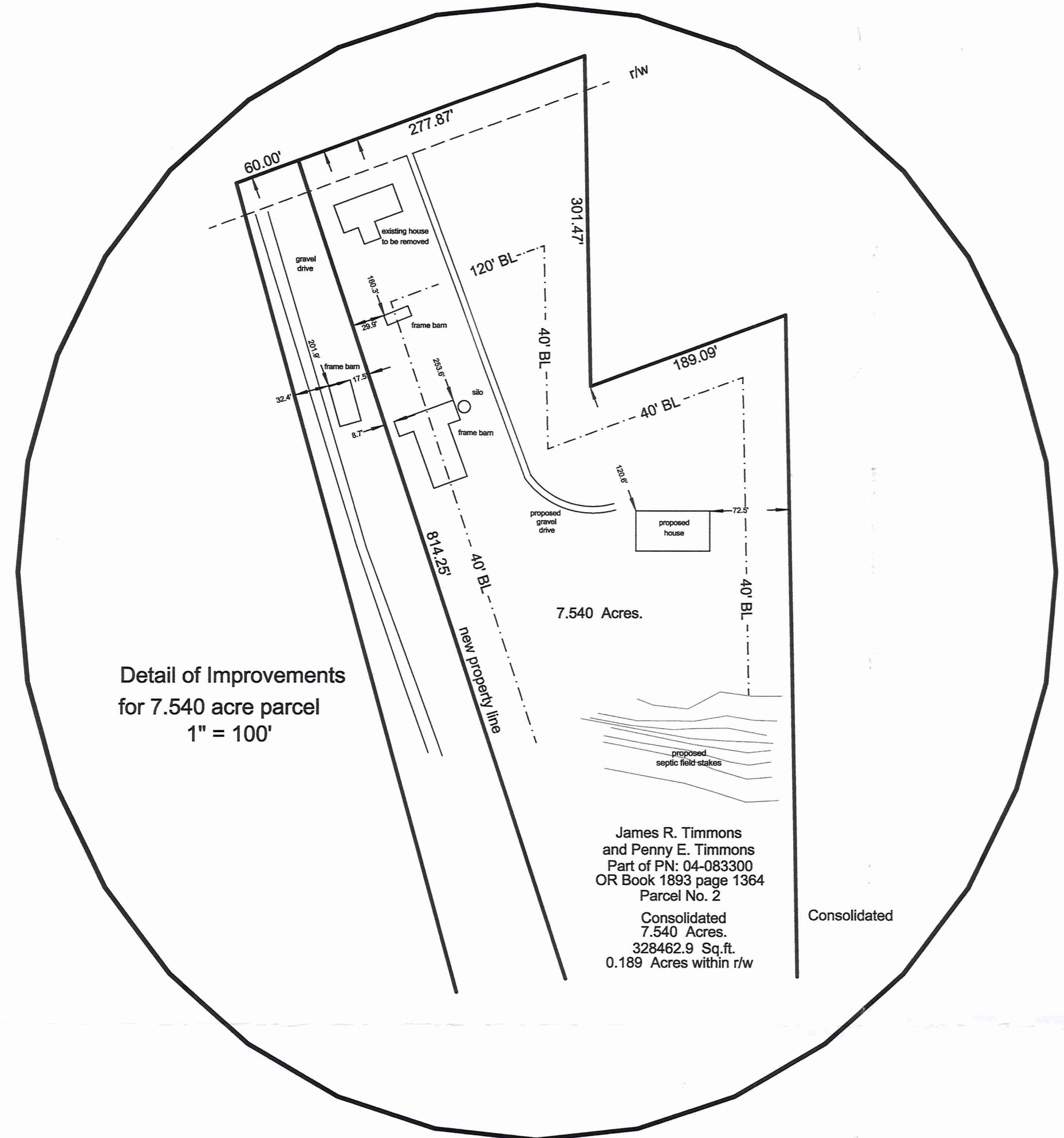


Lot Subdivision / Lot Consolidation
of land now or formerly owned by
James R. Timmons and Penny E. Timmons
PN: 04-083400 and 04-083300
OR Book 1893 Page 1364
part of Lot Numbers 28, 37 and 38
Township of Burton, County of Geauga
State of Ohio



State of Ohio
Professional Land Surveyor
Thomas J. O'Hara
7995
Registered Professional Surveyor

References:
Deeds of Record
Field Observations made March 2018
Foresight Engineering Survey
Lewis Land Professionals, Inc. Survey 03-199, dated 4-13-2004
GCE Road Records, CH-0014-A-B BWR 1939 Plans
GCE Road Records, TR-0143 Peckham Road Survey 1955

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

- LEGEND**
- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
 - survey monument found
 - nrd no record distance
 - (c) calculated distance
 - (s) Survey reference
 - (u) used distance
 - (m) measured distance
 - (r) record distance
 - tree line
 - fence line
 - street right of way
 - street centerline
 - own through
 - official record
 - dv deed volume
 - p.o.b. place of beginning

NOTES:

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network.

Distances are shown as U.S. Foot and decimal parts thereof.

The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Homeowners Soil Scientist O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.

This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC.

This Survey is not valid unless it bears an Original Signature and Seal.



Burton Township Zoning

R-5: Low Density, 5 acres
Minimum Lot Width: 60' at road right of way
Minimum Lot Width: 300' at building line
Minimum front setback line: 120 feet
Minimum side setback line: 40 feet
Minimum rear setback line: 40 feet

O'Hara Land Surveying, L.L.C P.O. Box 902, Chardon, Ohio 44024 oharasurveys@yahoo.com V: 440-286-8417	Date of Survey		Sheet
	03/13/2018		1
	Project No.: 2041		of
			1

This Consolidation/subdivision of land complies with the applicable Burton Township Zoning Resolution. This ___ day of _____, 2018.
By _____ Burton Township Zoning Inspector.

BUR 00263
BURO0263

Timmons, James & Penny (18-034)
Picked-Up 03/29/18
VOL. 2051 pg 1442
pn# 04-151083

James R. Timmons and Penny E. Timmons
Consolidation of PN: 04-083400 and 04-083300, as recorded in OR Book 1893 Page 1364
7.540 Acres

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Lot Number 28 and Lot Number 38, in said Original Burton Township. Beginning at a point of intersection of the centerline of Burton Windsor Road (60') with the corporation line between the Village of Burton and Burton Township, said point also being the intersection of the centerline of Burton Windsor Road and the northerly extension of the West right of way line of Peckham Road, said point also being Station 26+96.81 per Geauga County Engineer, CH-0014-A-B road plans, said point witnessed by a 1" iron pipe found North 00°47'59" West, along said Lot Line and Corporation line a distance of 35.23 feet, and a 1" iron pipe found North 00°47'59" West, along said Lot Line and Corporation line a distance of 611.78 feet at the northwest corner of Lot Number 37. Thence North 58°08'47" East along the centerline of Burton Windsor Road, a distance of 788.19 feet to a P.I. at Station 34+85.00. Thence North 59°18'47" East along the centerline of Burton Windsor Road, a distance of 618.42 feet to a P.C. at Station 41+03.42. Thence along the arc of a curve deflecting to the right, having a radius of 3736.69 feet, a chord bearing North 64°34'47" East, a chord distance of 685.99 feet, a deflection of 10° 32', for an arc distance of 686.96 feet to a point, P.T. Station 47+90.38. Thence North 69°50'47" East along the centerline of Burton Windsor Road, a distance of 1476.17 feet to a point said point being the northeast corner of land now or formerly owned by Kathleen A. Ternovacz and James R. Hiscox, PN: 04-143000 as recorded in OR Book 1571 Page 851 in Geauga County Record of Deeds (GCRD), Thence North 69°50'47" East along the centerline of Burton Windsor Road, a distance of 60.00 feet to a point, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 69°50'47" East** along the centerline of Burton Windsor Road, a distance of **277.87** feet to a point, point said point being the northwest corner of land now or formerly owned by David R. Miller and Laurie Miller, PN: 04-086095 as recorded in OR Book 2008 Page 795 in (GCRD).

Thence **South 01°01'39" East** along the West line of land now or formerly owned by Miller, aforementioned, passing through a 2" iron pipe found at 32.02 feet, a total distance of **301.47 feet** to a point, said point being the southwest corner of land now or formerly owned by Miller, aforementioned, said point witnessed by an iron pin set.

Thence **North 69°50'47" East** along the South line of land now or formerly owned by Miller, aforementioned, a distance of **189.09 feet** to a point, said point being on the West line of land now or formerly owned by Blue Star Maple, LLC, PN: 04-150625, as recorded in OR Book 2027 Page 1460 in (GCRD), said point witnessed by a 2" iron pipe found and used, North 69°50'47" East a distance of 0.73 feet therefrom.

Thence **South 01°01'39" East** along the West line of land now or formerly owned by Blue Star Maple, aforementioned, a distance of **717.75 feet** to an angle point, said point being on the South line of Lot Number 28, said point witnessed by an iron pin set.

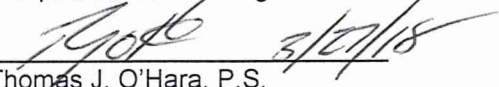
Thence **South 01°21'23" East** along the West line of land now or formerly owned by Blue Star Maple, aforementioned, a distance of **393.31 feet** to a point, said point being a new property corner created, said point witnessed by a 1" diameter spike set in a concrete slab.

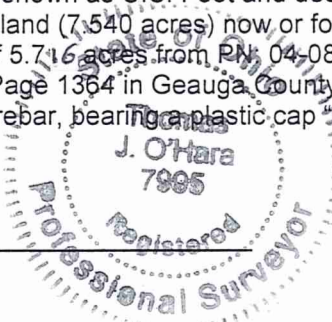
Thence **North 55°40'54" West** along a new property line established, a distance of **375.43 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

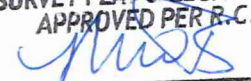
Thence **North 23°46'15" East** along a new property line established a distance of **192.59 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 12°19'22" East** along a new property line established a distance of **91.64 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 18°06'28" West** along a new property line established a distance of **814.25 feet** to a point in the centerline of Burton Windsor Road, passing through an iron pin set at 30.01 feet therefrom, said point being the **Place of Beginning**, and containing **7.540 acres** of land, 0.189 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2041) dated March 13, 2018, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995. The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof. The intent of this description is to consolidate a portion of land (7.540 acres) now or formerly owned by James R. Timmons and Penny E. Timmons, consolidation of 5.716 acres from PN: 04-083400 with 1.824 acres from PN: 04-083300, as recorded in OR Book 1893 Page 1364 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995 Dated: _____



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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT. 03/29/18

James R. Timmons and Penny E. Timmons
Consolidation of the Residual of PN: 04-083400 and 04-083300,
as recorded in OR Book 1893 Page 1364
52.195 Acres

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Lot Number 37, Lot Number 28 and Lot Number 38, in said Original Burton Township. Beginning at a point of intersection of the centerline of Burton Windsor Road (60') with the corporation line between the Village of Burton and Burton Township, said point also being the intersection of the centerline of Burton Windsor Road and the northerly extension of the West right of way line of Peckham Road, said point also being Station 26+96.81 per Geauga County Engineer, CH-0014-A-B road plans, said point witnessed by a 1" iron pipe found North 00°47'59" West, along said Lot Line and Corporation line a distance of 35.23 feet, and a 1" iron pipe found North 00°47'59" West, along said Lot Line and Corporation line a distance of 611.78 feet at the northwest corner of Lot Number 37. Thence North 58°08'47" East along the centerline of Burton Windsor Road, a distance of 788.19 feet to a P.I. at Station 34+85.00. Thence North 59°18'47" East along the centerline of Burton Windsor Road, a distance of 618.42 feet to a P.C. at Station 41+03.42. Thence along the arc of a curve deflecting to the right, having a radius of 3736.69 feet, a chord bearing North 64°34'47" East, a chord distance of 685.99 feet, a deflection of 10° 32', for an arc distance of 686.96 feet to a point, P.T. Station 47+90.38. Thence North 69°50'47" East along the centerline of Burton Windsor Road, a distance of 1476.17 feet to a point said point being the northeast corner of land now or formerly owned by Kathleen A. Ternovacz and James R. Hiscox, PN: 04-143000 as recorded in OR Book 1571 Page 851 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 69°50'47" East** along the centerline of Burton Windsor Road a distance of **60.00 feet** to a point, said point being a new property corner created.

Thence **South 18°06'28" East** along a new property line established, passing through an iron pin set at 30.01 feet, a total distance of **814.25 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 12°19'22" West** along a new property line established, a distance of **91.64 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 23°46'15" West** along a new property line established, a distance of **192.59 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 55°40'54" East** along a new property line established, a distance of **375.43 feet** to a point, said point being a new property corner created, said point being on the West line of land now or formerly owned by Blue Star Maple, LLC, PN: 04-150625, as recorded in OR Book 2027 Page 1460 in (GCRD), said point witnessed by a 1" diameter spike set in a concrete slab.

Thence **South 01°21'23" East** along the West line of land now or formerly owned by Blue Star Maple, aforementioned, a distance of **699.46 feet** to a point, said point being the northwest corner of land now or formerly owned by The City of Akron, PN: 04-150772, as recorded in Deed Volume 187 Page 0213, Parcel No. 2, in (GCRD), said point witnessed by a 5" diameter concrete "City of Akron" monument found.

Thence **South 01°21'23" East** along a West line of land now or formerly owned by The City of Akron, aforementioned, a distance of **710.81 feet** to a point, said point being a northeast corner of land now or formerly owned by The City of Akron, PN: 04-707138, as recorded in Deed Volume 187 Page 0266 in (GCRD), said point witnessed by a 5" diameter concrete "City of Akron" monument found.

Thence **North 88°32'58" West** along a North line of land now or formerly owned by City of Akron, PN: 04-707138, aforementioned, a distance of **339.23 feet** to a point, said point being a northeast corner of land now or formerly owned by Legacy, Ltd., PN: 04-150568, as recorded in OR Book 1241 Page 478 in (GCRD), said point witnessed by a 5" diameter concrete "City of Akron" monument found.

Thence **South 88°36'46" West** along a North line of land now or formerly owned by Legacy, aforementioned, a distance of **718.74 feet** to a point, said point being an interior corner of land now or formerly owned by Legacy, aforementioned, said point witnessed by a 1-1/4" iron pipe found.

Thence **North 01°00'54" West** along an East line of land now or formerly owned by Legacy, aforementioned, and an East line of land now or formerly owned by Paul S. Alexander and Suzanne M. Alexander, PN: 04-150569 as recorded in OR Book 1786 Page 2336 in (GCRD), a distance of **1362.75 feet** to a point, said point being a northeast corner of land now or formerly owned by Alexander, aforementioned, said point witnessed by a 3/4" iron pipe found North 07°11'06" East a distance of 0.47 feet therefrom.

Thence **North 83°04'37" West** along the North line of land now or formerly owned by Alexander, aforementioned, and along a North line of land now or formerly owned by Paul S. Alexander and Suzanne M. Alexander, PN: 04-150608 as recorded in OR Book 1786 Page 2339 in (GCRD), a distance of **1209.53 feet** to a point, said point being the South corner of land now or formerly owned by Peter C.

Strmen and Joyce C. Strmen, PN: 04-146410 as recorded in Deed Volume 871 Page 720, (GCRD), said point witnessed by a 1-1/4" iron pipe found.

Thence **North 09°57'24" East** along an East line of land now or formerly owned by Strmen, aforementioned, a distance of **256.48 feet** to a point, said point being an interior corner of land now or formerly owned by Strmen, aforementioned, said point being on the South line of Lot Number 27, said point witnessed by a 5/8" iron pin found bent.

Thence **North 88°42'41" East** along the South line of Lot Number 27, the South line of land now or formerly owned by Strmen, aforementioned, the South line of land now or formerly owned by James E. Long and Paula J. Long, Trustees, PN: 04-150760 as recorded in OR Book 1532 Page 328, (GCRD), the South line of land now or formerly owned by David S. Pleva and Carole A. Pleva, PN: 04-112950 as recorded in Deed Volume 589 Page 671, (GCRD), the South line of land now or formerly owned by Wayne K. Ardo, Sr., and Jimmye C. Ardo, PN: 04-126950, as recorded in OR Book 1725 Page 292, in (GCRD), a distance of **935.08 feet** to a point, said point being the southwest corner of land now or formerly owned by Scott Muehleisen and Sheri Muehleisen, PN: 04-066200, as recorded in OR Book 1958 Page 1310, in (GCRD), said point being the common corner of Lot Number 27, 28, 37 and 38, said point witnessed by a 5/8" iron pin found.

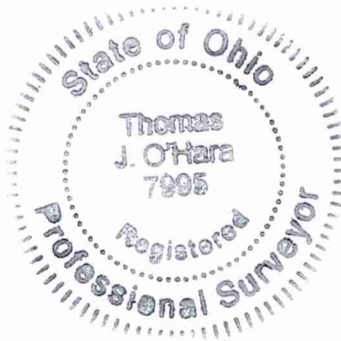
Thence **North 88°38'26" East** along the South line of Lot Number 28, and the South line of land now or formerly owned by Muehleisen, aforementioned, the South line of land now or formerly owned by Larry L. Arnold and Maria Arnold, PN: 04-150545 as recorded in OR Book 1941 Page 1410, (GCRD), the South line of land now or formerly owned by Ternovacz, aforementioned, a distance of **977.80 feet** to a point, said point being the southeast corner of land now or formerly owned by Ternovacz, aforementioned, said point witnessed by an iron pin set.


Thence **North 15°13'57" West** along the East line of land now or formerly owned by Ternovacz, aforementioned, a distance of **874.96 feet** to a point in the centerline of Burton Windsor Road, passing through a 1/2" iron pipe found at 34.30 feet therefrom, said point being the **Place of Beginning**, and containing **52.195 acres** of land, 0.042 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2041) dated March 13, 2018, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof. The intent of this description is to consolidate the residual portion of land (52.195 acres) now or formerly owned by James R. Timmons and Penny E. Timmons, part of (1.632 acres) PN: 04-083400 and part of (50.563 acres) PN:04-083300, as recorded in OR Book 1893 Page 1364 in Geauga County Record of Deeds after a 7.540 acre lot split. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated: 



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
 03/29/18
GAUGA COUNTY AUDITOR
TAX MAP DEPT. 