

BUR00264 Bur 00264 (18-042)

LEGEND

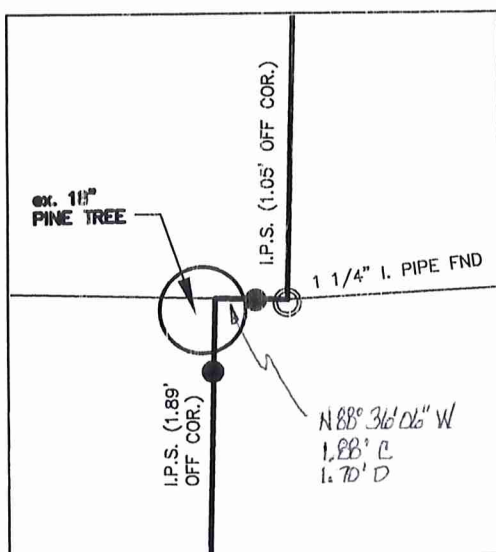
●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
□	Mon.	Monument
⊕	Fe	Fence post
⊗	Mag	Mag Nail Set
	Fnd.	Found
	D.	Deed
	R/Rec	Record
	M/Msd	Measured
	O/Obs	Observed
	C/Calc	Calculated
	U.	Used
	D.R.	Deed Record
	O.R.	Official Record
	C.L. C/L	Centerline
	e/p	Edge of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

REFERENCES USED:

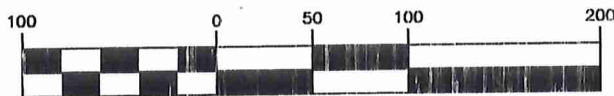
- 1 DEEDS OF RECORD
- 2 OLD TAX MAPS
- 3 CENTERLINE CONSTRUCTION ALIGNMENT PLANS JUG STREET RC-46FG-06

DETAIL

1" = 5'



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MARCH 26, 2016

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

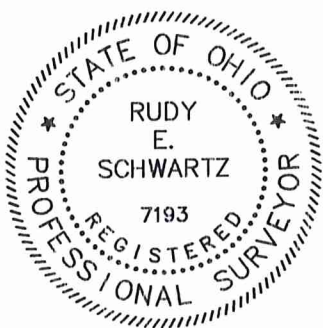
THIS _____ DAY OF _____ 2018.

BY _____
BURTON TOWNSHIP ZONING INSPECTOR

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 4.9.18
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 FOR:
WILLIAM AND JOANNE GEORGE
15811 JUG ST
BURTON, OH 44021

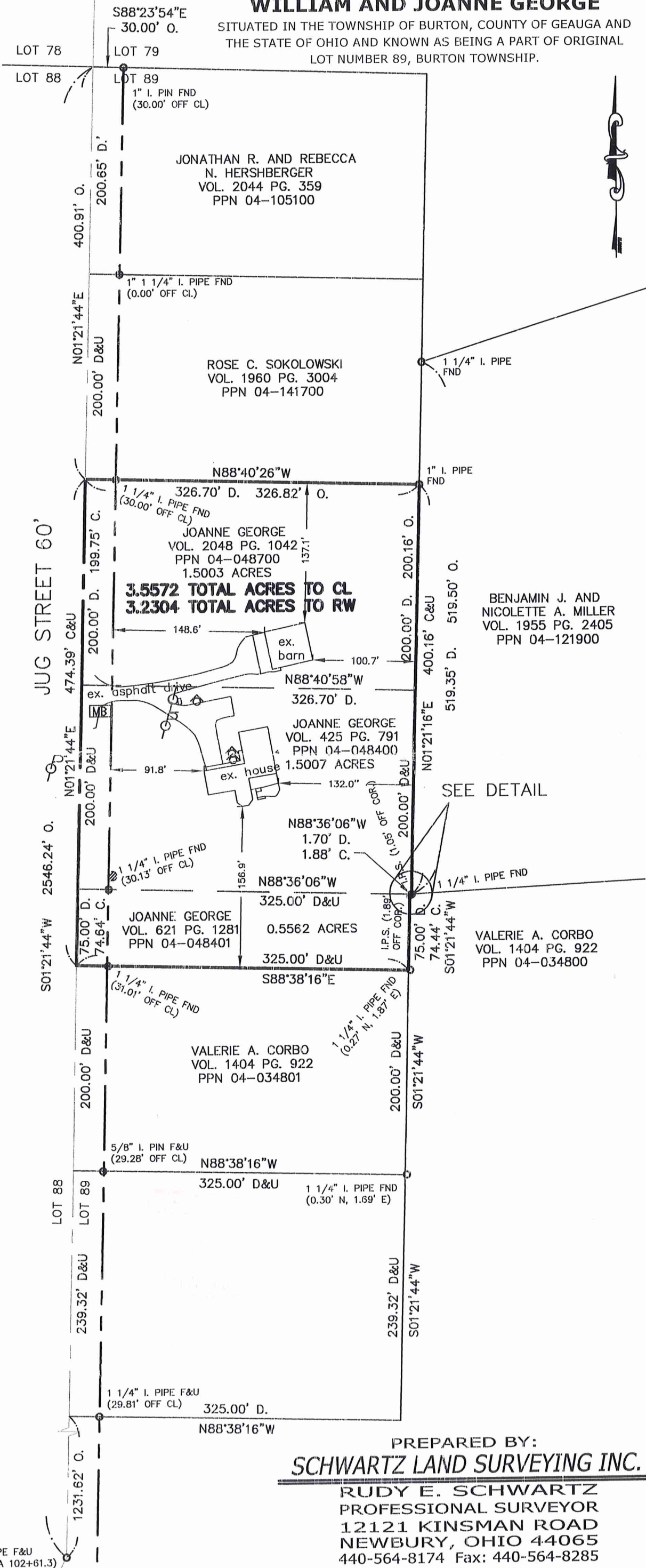
1" I. PIPE F&U
(P.I. STA 102+61.3)

CONSOLIDATION PLAT

For

WILLIAM AND JOANNE GEORGE

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 89, BURTON TOWNSHIP.



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

BUR00264
BUR00264

George, Joanne (18-042)
Picked-Up 04/09/18

VOL. 2051 pg 1840
pn# 04-048400

CONSOLIDATION
LEGAL DESCRIPTION
OF A
3.5572 ACRE PARCEL
FOR
JOANNE GEORGE

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part of Lot No. 89, and further known as being all of a parcel of land conveyed to Joanne George (PPN 04-048700) by deed recorded in Volume 2048, Page 1042 of Geauga County Deed Records, also being all of a parcel of land conveyed to Joanne George (PPN 04-048400) by deed recorded in Volume 425, Pages 791 of Geauga County Deed records, and also being all of a parcel of land conveyed to Joanne George (PPN 04-048401) by deed recorded in Volume 621, Pages 1281 of Geauga County Deed records, further bounded and described as follows;

Beginning at a point in the centerline of Jug Street, 60 feet wide, at the Northwesterly corner of land conveyed to Jonathan R. and Rebecca N. Hershberger (PPN 04-105100) by deed recorded in Volume 2044, Page 359 of Geauga County Deed Records, said point also being the shared corner between Lots 78, 79, 88, and 89, said point lying North $88^{\circ} 23' 54''$ West, a distance of 30.00 feet from a 1 inch iron pipe found on the Easterly right-of-way of said Jug Street, said point also lying North $1^{\circ} 21' 44''$ East, along said centerline of Jug Street, a distance of 2546.24 feet from a 1 inch iron pipe found (STA 102+61.3);

Thence South $1^{\circ} 21' 44''$ West, along said centerline of Jug Street, also being the shared line between Lot Nos. 88 and 89, a distance of 400.91 feet to a point at the Southwesterly corner of land conveyed to Rose C. Sokolowski (PPN 04-141700) by deed recorded in Volume 1960, Page 3004 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South $88^{\circ} 40' 26''$ East, along the Southerly line of land so conveyed to Rose C. Sokolowski, and passing through a 1 1/4 inch iron pipe at 30.00 feet, a total distance of 326.82 feet to a 1 inch iron pipe found on the Westerly line of land conveyed to Benjamin J. and Nicolette A. Miller (PPN 04-121900) by deed recorded in Volume 1955, Page 2405 of Geauga County Deed Records;

COURSE II Thence South $1^{\circ} 21' 16''$ West, along said Westerly line of land so conveyed to Benjamin J. and Nicolette A. Miller, a distance of 400.16 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof, said pipe also being on the Northerly line of land conveyed to Valerie A. Corbo (PPN 04-034800) by deed recorded in Volume 1404, Page 922 of Geauga County Deed Records;

Bur 00264

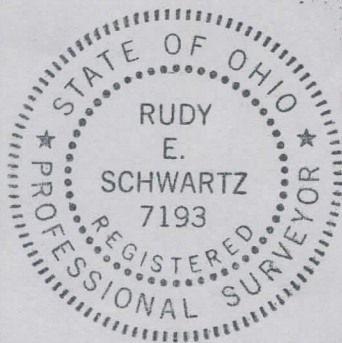
(18-042)

COURSE III Thence North 88° 36' 06" West, along said Northerly line of land so conveyed to Valerie A. Corbo, passing through a 5/8 inch reference pin set at 0.82 feet, a total distance of 1.88 feet to a point in a pine tree at the Northwesterly corner thereof;

COURSE IV Thence South 1° 21' 44" West, along the Westerly line of land so conveyed to Valerie A. Corbo, and passing through a 5/8 inch reference pin set at 1.89 feet, a total distance of 74.44 feet to a point at the Northeasterly corner of land conveyed to Valerie A. Corbo (PPN 04-034801) by deed recorded in Volume 1404, Page 922 of Geauga County Deed Records;

COURSE V Thence North 88° 38' 16" West, along the Northerly line of land so conveyed to Valerie A. Corbo (PPN 04-034801), and passing through a 1 1/4 inch iron pipe found at 293.99 feet, a total distance of 325.00 feet to a point in said centerline of Jug Street at the Northwesterly corner thereof;

COURSE VI Thence North 1° 21' 44" East, along said centerline of Jug Street, a distance of 474.39 feet to the Principal Place of Beginning and containing 3.5572 acres of land (3.2304 acres excluding the area within the right-of-way of Jug Street, 1.5003 acres all of PPN 04-048700, 1.5007 acres all of PPN 04-048400, and 0.5562 acres all of PPN 04-048401) as surveyed, calculated and described, on March 27, 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
APR 09 2018
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

4.9.18
DATE

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 04/09/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.