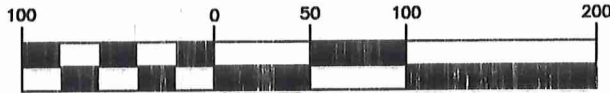


LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Box Monument Box
- 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

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

OCTOBER 1, 2018

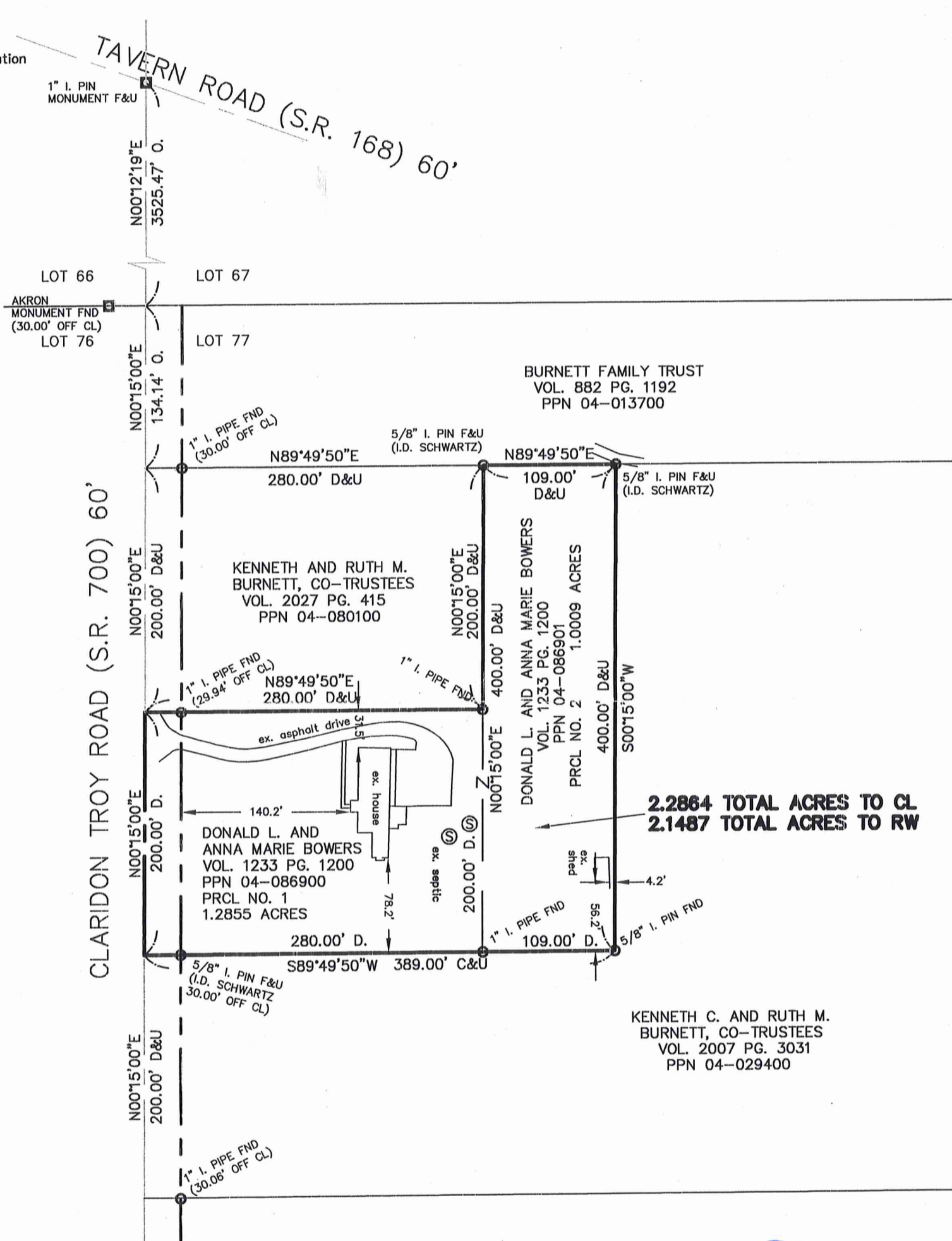
CONSOLIDATION PLAT

For DONALD L. AND ANNA MARIE BOWERS

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NUMBER 77, IN SAID TOWNSHIP.

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
GUY WIRE
GAS VALVE
MAIL BOX
GAS VALVE
CLEAN OUT



2.2864 TOTAL ACRES TO CL
2.1487 TOTAL ACRES TO RW

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR DONALD L. AND ANNA MARIE BOWERS BY SCHWARTZ LAND SURVEYING 2/07/2001
3. PROPERTY LOT SPLIT SURVEY FOR KENNETH C. AND RUTH BURNETT BY O'HARA LAND SURVEYING 5/04/2011

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

GEAUGA COUNTY AUDITOR TAX MAP DEPT.



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 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.

[Signature] 10.17.18
RUDY E. SCHWARTZ, P.S. #7193 Date

PREPARED FOR:
DONALD AND ANNA MARIE BOWERS
P.O. BOX 804
BURTON OH, 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

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BUROO265

Bowers, Donald & Anna (18-117)
Picked Up. 10/17/18
V. 2061 pg 3442
PN# 04-086900

CONSOLIDATION
LEGAL DESCRIPTION
OF A
2.2864 ACRE PARCEL
FOR
DONALD L. AND ANNA MARIE BOWERS

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being a part of Lot No. 77, and further known as being all of parcel No. 1 of lands conveyed to Donald L. and Anna Marie Bowers (PPN 04-086900) by deed recorded in Volume 1233, Page 1200 of Geauga County Deed Records, and also being all of parcel No. 2 of lands conveyed to Donald L. and Anna Marie Bowers (PPN 04-086901) by deed recorded in Volume 1233, Page 1200 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at the shared corner of Lot Nos. 66, 67, 76, and 77, said point lying South 0° 12' 19" West, along said centerline of Claridon Troy Road, a distance of 3525.47 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Tavern Road (S.R. 168), 60 feet wide;

Thence South 0° 15' 00" West, along said centerline of Claridon Troy Road, a distance of 334.14 feet to a point at the Southwesterly corner of land conveyed to Kenneth and Ruth M. Burnett, Co-Trustees, (PPN 04-080100) by deed recorded in Volume 2027, Page 415 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

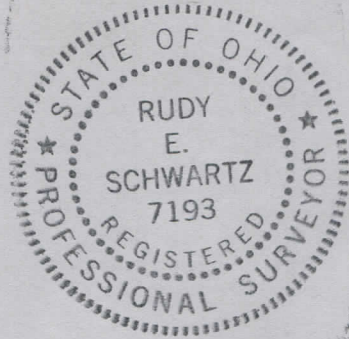
- COURSE I Thence North 89° 49' 50" East, along the Southerly line of land so conveyed to Kenneth and Ruth M. Burnett, Co-Trustees, and passing through a 1 inch iron pipe found at 30.00 feet, a total distance of 280.00 feet to a point at the Southeasterly corner thereof;
- COURSE II Thence North 0° 15' 00" East, along the Easterly line of land so conveyed to Kenneth and Ruth M. Burnett, Co-Trustees, a distance of 200.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to the Burnett Family Trust (PPN 04-013700) by deed recorded in Volume 882, Page 1192 of Geauga County Deed Records;
- COURSE III Thence North 89° 49' 50" East, along said Southerly line of land so conveyed to Burnett Family Trust, a distance of 109.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Northwesterly corner of land conveyed to Kenneth C. and Ruth M. Burnett, Co-Trustees (PPN 04-029400) by deed recorded in Volume 2007, Page 3031 of Geauga County Deed Records;
- COURSE IV Thence South 0° 15' 00" West, along said a Westerly line of land so conveyed to Kenneth C. and Ruth M. Burnett, Co-Trustees, a distance of 400.00 feet to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE V Thence South 89° 49' 50" West, along a Northerly line of land so conveyed to Kenneth C. and Ruth M. Burnett, Co-Trustees, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 359.00 feet, a distance of 389.00 feet to a

Bua 00265

point in said centerline of Claridon Troy Road at the Northwesterly corner thereof;

COURSE VI

Thence North 0° 15' 00" East, along said centerline of Claridon Troy Road, a distance of 200.00 feet to the Principal Place of Beginning and containing 2.2864 acres of land (2.1487 acres excepting the area within the right-of-ways of Claridon Troy Road, (the intent of this description is to consolidate 1.2855 acres all of PPN 04-086900, and 1.0009 acres all of PPN 04-086901) as surveyed, calculated and described, on October 1, 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.



10.17.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

10/17/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.