

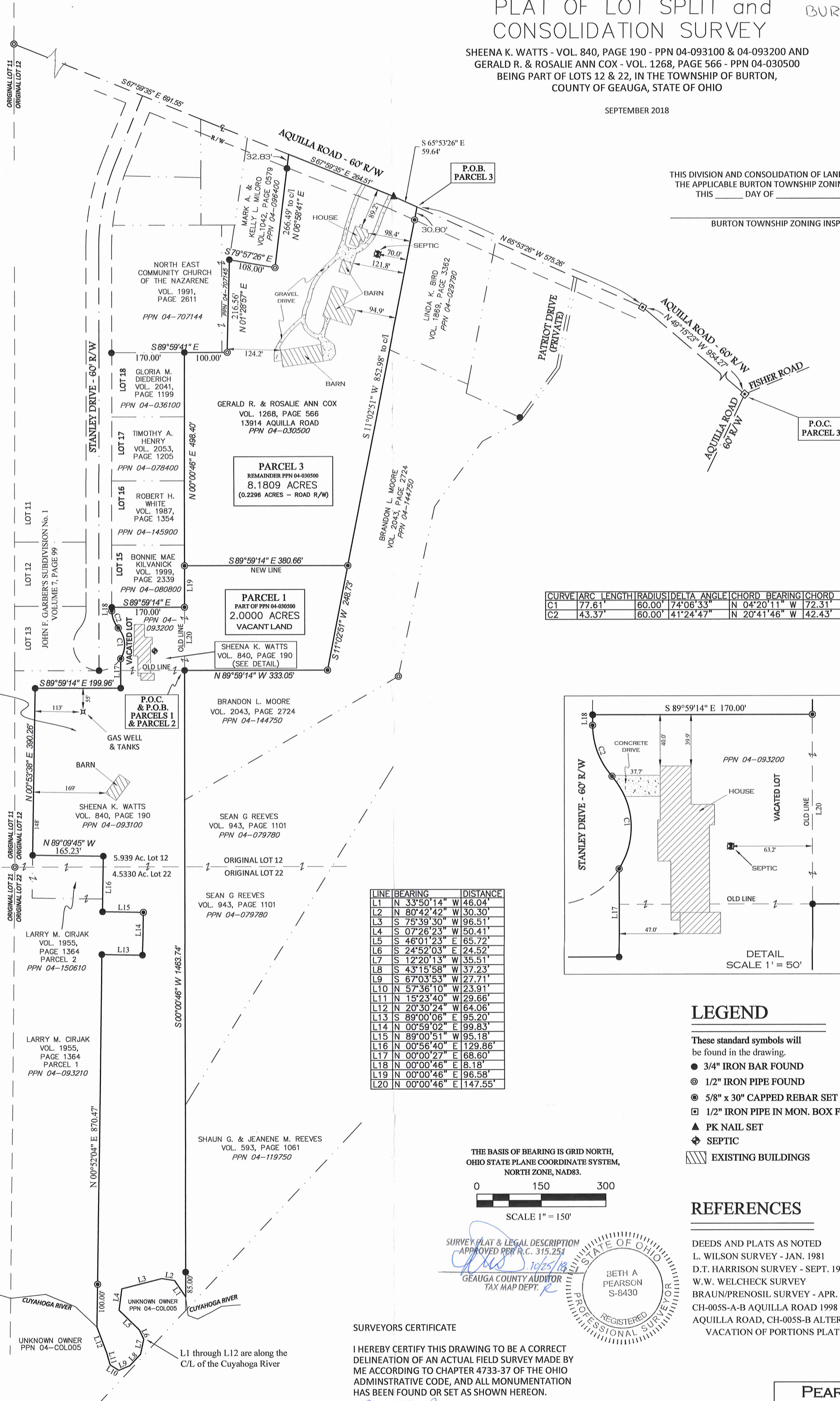
PLAT OF LOT SPLIT and CONSOLIDATION SURVEY

SHEENA K. WATTS - VOL. 840, PAGE 190 - PPN 04-093100 & 04-093200 AND
GERALD R. & ROSALIE ANN COX - VOL. 1268, PAGE 566 - PPN 04-030500
BEING PART OF LOTS 12 & 22, IN THE TOWNSHIP OF BURTON,
COUNTY OF GEAUGA, STATE OF OHIO

SEPTEMBER 2018

THIS DIVISION AND CONSOLIDATION OF LAND COMPLIES WITH
THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2018.

BURTON TOWNSHIP ZONING INSPECTOR

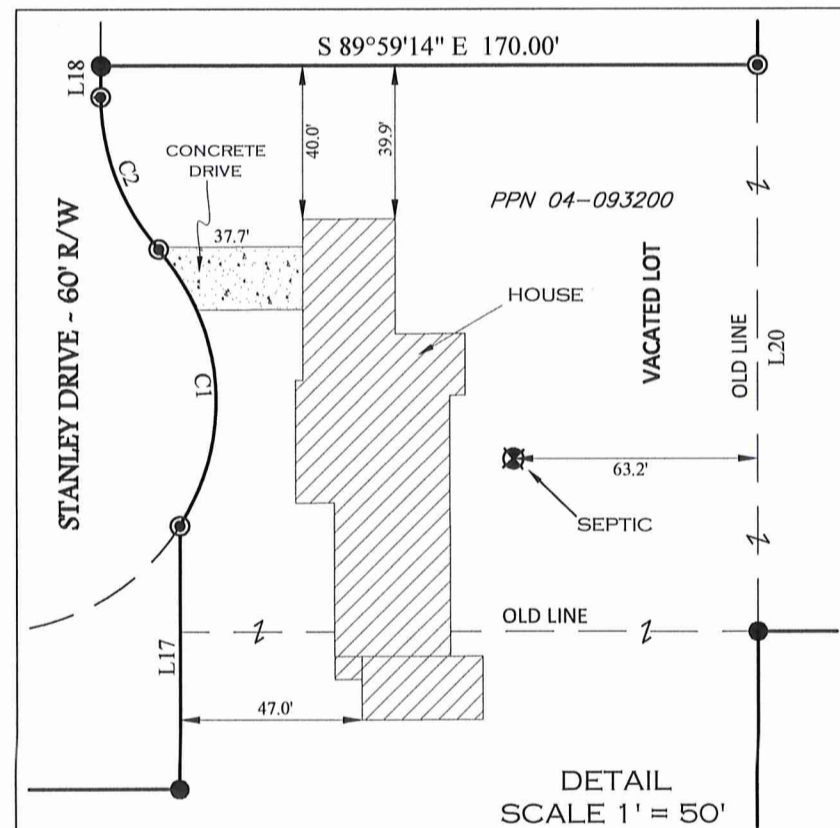


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.61'	60.00'	74°06'33"	N 04°20'11" W	72.31'
C2	43.37'	60.00'	41°24'47"	N 20°41'46" W	42.43'

PARCEL 2
CONSOLIDATED PARCEL
ALL OF PPN 04-093100
+ ALL OF PPN 04-093200
+ PARCEL 1
10.4720 ACRES

PARCEL 3
REMAINDER PPN 04-030500
8.1809 ACRES
(0.2296 ACRES - ROAD R/W)

PARCEL 1
PART OF PPN 04-030500
2.0000 ACRES
VACANT LAND



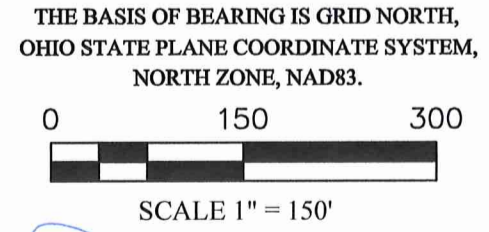
LINE	BEARING	DISTANCE
L1	N 33°50'14" W	46.04'
L2	N 80°42'42" W	30.30'
L3	S 75°39'30" W	96.51'
L4	S 07°26'23" W	50.41'
L5	S 46°01'23" E	65.72'
L6	S 24°52'03" E	24.52'
L7	S 12°20'13" W	35.51'
L8	S 43°15'58" W	37.23'
L9	S 67°03'53" W	27.71'
L10	N 57°36'10" W	23.91'
L11	N 15°23'40" W	29.66'
L12	N 20°30'24" W	64.06'
L13	S 89°00'06" E	95.20'
L14	N 00°59'02" E	99.83'
L15	S 89°00'51" W	95.18'
L16	N 00°56'40" E	129.86'
L17	N 00°00'27" E	68.60'
L18	N 00°00'46" E	8.18'
L19	N 00°00'46" E	96.58'
L20	N 00°00'46" E	147.55'

LEGEND

- These standard symbols will be found in the drawing.
- 3/4" IRON BAR FOUND
 - ⊙ 1/2" IRON PIPE FOUND
 - ⊙ 5/8" x 30" CAPPED REBAR SET (PEARSON - 8430)
 - ⊙ 1/2" IRON PIPE IN MON. BOX FND
 - ▲ PK NAIL SET
 - ⊕ SEPTIC
 - ▨ EXISTING BUILDINGS

REFERENCES

- DEEDS AND PLATS AS NOTED
- L. WILSON SURVEY - JAN. 1981
 - D.T. HARRISON SURVEY - SEPT. 1989
 - W.W. WELCHECK SURVEY
 - BRAUN/PRENOSIL SURVEY - APR. 1971
 - CH-005S-A-B AQUILLA ROAD 1998 PLANS
 - AQUILLA ROAD, CH-005S-B ALTERATION AND VACATION OF PORTIONS PLAT VOL. 36, PGS. 21-26



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.254
10/25/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. K

BETH A. PEARSON
S-8430
REGISTERED PROFESSIONAL SURVEYOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THIS DRAWING TO BE A CORRECT DELINEATION OF AN ACTUAL FIELD SURVEY MADE BY ME ACCORDING TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, AND ALL MONUMENTATION HAS BEEN FOUND OR SET AS SHOWN HEREON.

Beth A. Pearson 9-6-2018
BETH A. PEARSON P.S. #8430 DATE

PEARSON SURVEYING, LLC
3366 HOBMON ROAD, RAVENNA, OHIO 44266
OFFICE (330) 296-9200
OFFICE@PEARSONSURVEYING.COM

BUAT 00268

BU00268

Cox-Watts

(18-120)

Picked Up 10/25/18

V. 2062 pg 2238

pn# 04-151086

PEARSON SURVEYING, LLC

(330) 296-9200 OFFICE (330) 298-9184 FAX

PARCEL 1
PROPERTY DESCRIPTION
2.0000 ACRE TRACT

Situated in the Township of Burton, County of Geauga, and the State of Ohio, and being part of Original Lot 12, in said township and being part of the tract of land transferred to Gerald R. & Rosalie Ann Cox, (Vol. 1268, Page 566 - PPN 04-030500), and further described as follows to wit:

Beginning at a 3/4" iron bar found at the southeast corner of the John F. Garber's Subdivision No. 1 (Vol. 7, Page 99), which is the True Place of Beginning for the property herein described;

1. Thence **North 00°00'46" East**, along the east line of the aforesaid John F. Garber's Subdivision No. 1 (along the east line of vacated lot 14 - PPN 04-093200 and lot 15 - PPN 04-080800), a distance of **244.13** feet to a capped rebar set;
2. Thence **South 89°59'14" East**, through the land of the aforesaid Gerald R. and Rosalie Ann Cox (the grantor), a distance of **380.66** feet to a capped rebar set;
3. Thence **South 11°02'51" West**, along the west line of a tract of land now or formerly owned by Brandon L. Moore (Vol. 2043, Page 2724 - PPN 04-144750), a distance of **248.73** feet to a capped rebar set;
4. Thence **North 89°59'14" West**, along a north line of the aforesaid Brandon L. Moore tract, a distance of **333.05** feet to the True Place of Beginning of the herein described parcel.

Containing **2.0000** of land, based on a field survey by Beth A. Pearson, P.S. #8430 in September 2018.

The intent of this description is to split 2.0000 acres from PPN 04-030500.

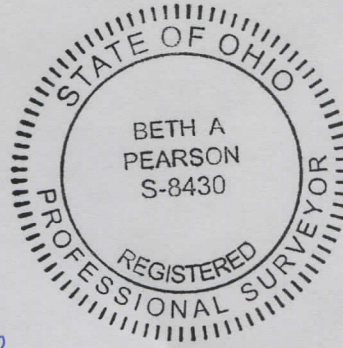
The basis of bearing is Grid North, Ohio State Plane Coordinate System, North Zone, NAD83.

Subject to all legal highways and any easements or restrictions of record.

Capped rebars set are 5/8" x 30" with "Pearson PS-8430".

BOAT 00268

2.0000 acre parcel – page 2



Beth A. Pearson 9-6-2018

Beth A. Pearson, PS
Registered Surveyor #8430

C:\2018\PI80810 - Parcel 1

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

[Signature] 10/12/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

RECEIVED
OCT 22 2018
Geauga County Auditor
Tax Map Dept.

PEARSON SURVEYING, LLC

(330) 296-9200 OFFICE (330) 298-9184 FAX

PARCEL 3
 PROPERTY DESCRIPTION
 8.1809 ACRE TRACT

Situated in the Township of Burton, County of Geauga, and the State of Ohio, and being part of Original Lot 12 in said township and being part of the tract of land transferred to Gerald R. & Rosalie Ann Cox, (Vol. 1268, Page 566 - PPN 04-030500) and further described as follows to wit:

Beginning at a 1/2" iron pipe found in a monument box at the intersection of the centerlines of Fisher Road and Aquilla Road – 60' r/w, thence **North 49°15'23" West**, along the centerline of Aquilla Road, a distance of **954.27** feet to a 1/2" iron pipe found in a monument box; thence **North 65°53'26" West**, along the centerline of Aquilla Road, a distance of **575.26** feet to a point, which is the True Place of Beginning for the property herein described;

1. Thence **South 11°02'51" West**, along the west line of tracts of land now or formerly owned by Linda K. Bird (Vol. 1869, Page 3362 – PPN 04-029790) and Brandon L. Moore (Vol. 2043, Page 2724 - PPN 04-144750), (and passing over a capped rebar set at a distance of **30.80** feet), a total distance of **852.98** feet to a capped rebar set;
2. Thence **North 89°59'14" West**, through the land of said Gerald R. and Rosalie Ann Cox, a distance of **380.66** feet to a capped rebar set;
3. Thence **North 00°00'46" East**, along the east line of Lot 15 (PPN 04-080800), Lot 16 (PPN 04-145900), Lot 17 (PPN 04-078400) and Lot 18 (PPN 04-036100) in the John F. Garber's Subdivision No. 1 (Vol. 7, Page 99), a distance of **498.40** feet to a 3/4" iron bar found at the northeast corner of said Lot 18;
4. Thence **South 89°59'41" East**, along the south line of 2 tracts of land now or formerly owned by the North East Community Church of the Nazarene (Vol. 1991, Pg. 2611 – PPN 04-707144 & 04-707145, a distance of **100.00** feet to a 1/2" iron pipe found;
5. Thence **North 01°28'57" East**, along the east line of said (PPN 04-707145) in the aforesaid John F. Garber's Subdivision No. 1, a distance of **216.56** feet to a 3/4" iron bar found;
6. Thence **South 79°57'26" East**, along the south line of a tract of land now or formerly owned by Mark A. & Kelly L. Miloro (Vol. 1042, Page 0579 - PPN 04-096400), a distance of **108.00** feet to a 1/2" iron pipe bar found;

BUNT 00268

8.1809 acre parcel – page 2

- 7. Thence **North 06°58'41" East**, along the east line of the aforesaid Mark A. & Kelly L. Miloro tract, (and passing over a 3/4" iron bar found at a distance of **233.66** feet), a total distance of **266.49** feet to a point in the centerline of Aquilla Road;
- 8. Thence **South 67°59'35" East**, along the centerline of Aquilla Road, a distance of **264.51** feet to a pk nail set at an angle point in the road;
- 9. Thence **South 65°53'26" East**, along the centerline of Aquilla Road, a distance of **59.64** feet to the True Place of Beginning of the herein described parcel.

Containing **8.1809** of land (0.2296 acres – road r/w), based on a field survey by Beth A. Pearson, P.S. #8430 in September 2018.

The intent of this description is to describe the remainder of PPN 04-030500 after removing a 2 acre split.

The basis of bearing is Grid North, Ohio State Plane Coordinate System, North Zone, NAD83.

Subject to all legal highways and any easements or restrictions of record.

Capped rebars set are 5/8" x 30" with "Pearson PS-8430".

Beth A. Pearson 9-6-18

Beth A. Pearson, PS
Registered Surveyor #8430

C:\2018\P180810 – Parcel 3



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

[Signature] 10/25/18
**GEAUGA COUNTY AUDITOR
 TAX MAP DEPT.**

PEARSON SURVEYING, LLC

(330) 296-9200 OFFICE (330) 298-9184 FAX

PARCEL 2
PROPERTY DESCRIPTION
10.4720 ACRE TRACT

Situated in the Township of Burton, County of Geauga, and the State of Ohio, and being part of Original Lot 12 & Lot Original 22, in said township and being part of the tract of land transferred to Gerald R. & Rosalie Ann Cox, (Vol. 1268, Page 566 - PPN 04-030500), and all of the tracts of land transferred to Sheena K. Watts, (Vol. 840, Page 190 - Parcel 1 - PPN 04-093200) (being vacated Lot 14 in the John F. Garber's Subdivision No. 1 (Vol. 7, Page 99) & Parcel 2 - PPN 04-093100) and further described as follows to wit:

Beginning at a 3/4" iron bar found at the southeast corner of the John F. Garber's Subdivision No. 1 (Vol. 7, Page 99), which is the True Place of Beginning for the property herein described;

1. Thence **South 00°00'46" West**, along a west line of tracts of land now or formerly owned by Brandon L. Moore (Vol. 2043, Page 2724 - PPN 04-144750), Sean G. Reeves (Vol. 943, Page 1101 - PPN 04-079780) and Shaun G. & Jeanene M. Reeves (Vol. 593, Page 1061 - PPN 04-119750), (and passing over a 3/4" iron bar found at a distance of **1378.74** feet), a total distance of **1463.74** feet to a point in the centerline of the Cuyahoga River;

The next 12 courses are along the north line of a tract of land of which the owner is unknown (PPN 04-COL005), and along the center of the Cuyahoga River (all references to the centerline of the river were as surveyed in September 2018):

2. Thence **North 33°50'14" West**, a distance of **46.04** feet to a point;
3. Thence **North 80°42'42" West**, a distance of **30.30** feet to a point;
4. Thence **South 75°39'30" West**, a distance of **96.51** feet to a point;
5. Thence **South 07°26'23" West**, a distance of **50.41** feet to a point;
6. Thence **South 46°01'23" East**, a distance of **65.72** feet to a point;
7. Thence **South 24°52'03" East**, a distance of **24.52** feet to a point;
8. Thence **South 12°20'13" West**, a distance of **35.51** feet to a point;
9. Thence **South 43°15'58" West**, a distance of **37.23** feet to a point;
10. Thence **South 67°03'53" West**, a distance of **27.71** feet to a point;
11. Thence **North 57°36'10" West**, a distance of **23.91** feet to a point;
12. Thence **North 15°23'40" West**, a distance of **29.66** feet to a point;
13. Thence **North 20°30'24" West**, a distance of **64.06** feet to a point;

10.4720 acre parcel – page 2

14. Thence **North 00°52'04" East**, along an east line of a tract of land now or formerly owned by Larry M. Cirjak (Vol. 1955, Page 1364 – Parcel 1 - PPN 04-093210), (and passing over a capped rebar set at a distance of **100.00** feet), a total distance of **870.47** feet to a $\frac{3}{4}$ " iron bar found;
15. Thence **South 89°00'06" East**, along a south line of the aforesaid Larry M. Cirjak tract, a distance of **95.20** feet to a $\frac{3}{4}$ " iron bar found;
16. Thence **North 00°59'02" East**, along an east line of the aforesaid Larry M. Cirjak tract, a distance of **99.83** feet to a capped rebar set;
17. Thence **North 89°00'51" West**, along a north line of the aforesaid Larry M. Cirjak tract, a distance of **95.18** feet to a $\frac{3}{4}$ " iron bar found;
18. Thence **North 00°56'40" East**, along an east line of the aforesaid Larry M. Cirjak tract and along the east line of a tract of land now or formerly owned by Larry M. Cirjak (Vol. 1955, Page 1364 – Parcel 2 - PPN 04-150610), a distance of **129.86** feet to a $\frac{3}{4}$ " iron bar found;
19. Thence **North 89°09'45" West**, along a north line of the aforesaid Larry M. Cirjak – Parcel 2 - PPN 04-150610 tract, a distance of **165.23** feet to a $\frac{3}{4}$ " iron bar found;
20. Thence **North 00°53'38" East**, along an east line of the aforesaid Larry M. Cirjak – Parcel 1 - PPN 04-093210 tract, a distance of **390.26** feet to a $\frac{3}{4}$ " iron bar found;
21. Thence **South 89°59'14" East**, along a south line of the aforesaid Larry M. Cirjak – Parcel 1 - PPN 04-093210 tract, a distance of **199.96** feet to a $\frac{3}{4}$ " iron bar found;
22. Thence **North 00°00'27" East**, along an east line of the aforesaid Larry M. Cirjak – Parcel 1 - PPN 04-093210 tract, a distance of **68.60** feet to the right of way line of the cul-de-sac at the south end of Stanley Drive (60' r/w) and to a capped rebar set;
23. Thence along the west line of the aforesaid Sheena K. Watts Parcel 1 – PPN 04-093200) tract, and around the east right of way line of Stanley Drive following a curve to the left having an arc length of **77.61** feet, a radius of **60.00** feet, a delta angle of **74°06'33"**, and a chord distance of **72.31** feet bearing **North 04°20'11 West** to a capped rebar set;
24. Thence along the west line of the aforesaid Sheena K. Watts Parcel 1 – PPN 04-093200) tract, and along the east right of way line of Stanley Drive following a curve to the right having an arc length of **43.37** feet, a radius of **60.00** feet, a delta angle of **41°24'47"**, and a chord distance of **42.43** feet bearing **North 20°41'46 West** to a capped rebar set;

10.4720 acre parcel – page 3

- 25. Thence **North 00°00'46" East**, along the west line of the aforesaid Sheena K. Watts Parcel 1 – PPN 04-093200) tract, and along the east right of way line of Stanley Drive, a distance of **8.18** feet to a ¾" iron bar found;
- 26. Thence **South 89°59'14" East**, along the south line of Lot 15 (PPN 04-080800) in the aforesaid John F. Garber's Subdivision No. 1, a distance of **170.00** feet to a capped rebar set;
- 27. Thence **North 00°00'46" East**, along the east line of Lot 15 (PPN 04-080800) in the aforesaid John F. Garber's Subdivision No. 1 tract, a distance of **96.58** feet to a capped rebar set;
- 28. Thence **South 89°59'14" East**, through the land of the grantor, a distance of **380.66** feet to a capped rebar set;
- 29. Thence **South 11°02'51" West**, along the west line of a tract of land now or formerly owned by Brandon L. Moore (Vol. 2043, Page 2274 - PPN 04-144750), a distance of **248.73** feet to a capped rebar set;
- 30. Thence **North 89°59'14" West**, along a north line of the aforesaid Brandon L. Moore tract, a distance of **333.05** feet to the True Place of Beginning of the herein described parcel.

Containing **10.4720** of land, based on a field survey by Beth A. Pearson, P.S. #8430 in September 2018.

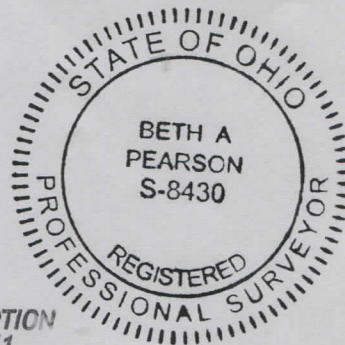
The intent of this description is to Consolidate 2.0000 acres Split from PPN 04-030500 with 8.4720 acres being all of PPN 04-093200 and PPN 04-093100.

The basis of bearing is Grid North, Ohio State Plane Coordinate System, North Zone, NAD83.

Subject to all legal highways and any easements or restrictions of record.

Capped rebars set are 5/8" x 30" with "Pearson PS-8430".

Beth A. Pearson 9-6-2018
 Beth A. Pearson, PS
 Registered Surveyor #8430



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

[Signature] 10 25 18
 GEAUGA COUNTY AUDITOR
 TAX MAP DEPT.