

BUR 0277

BUR00277
BUR 0277 (19-074)

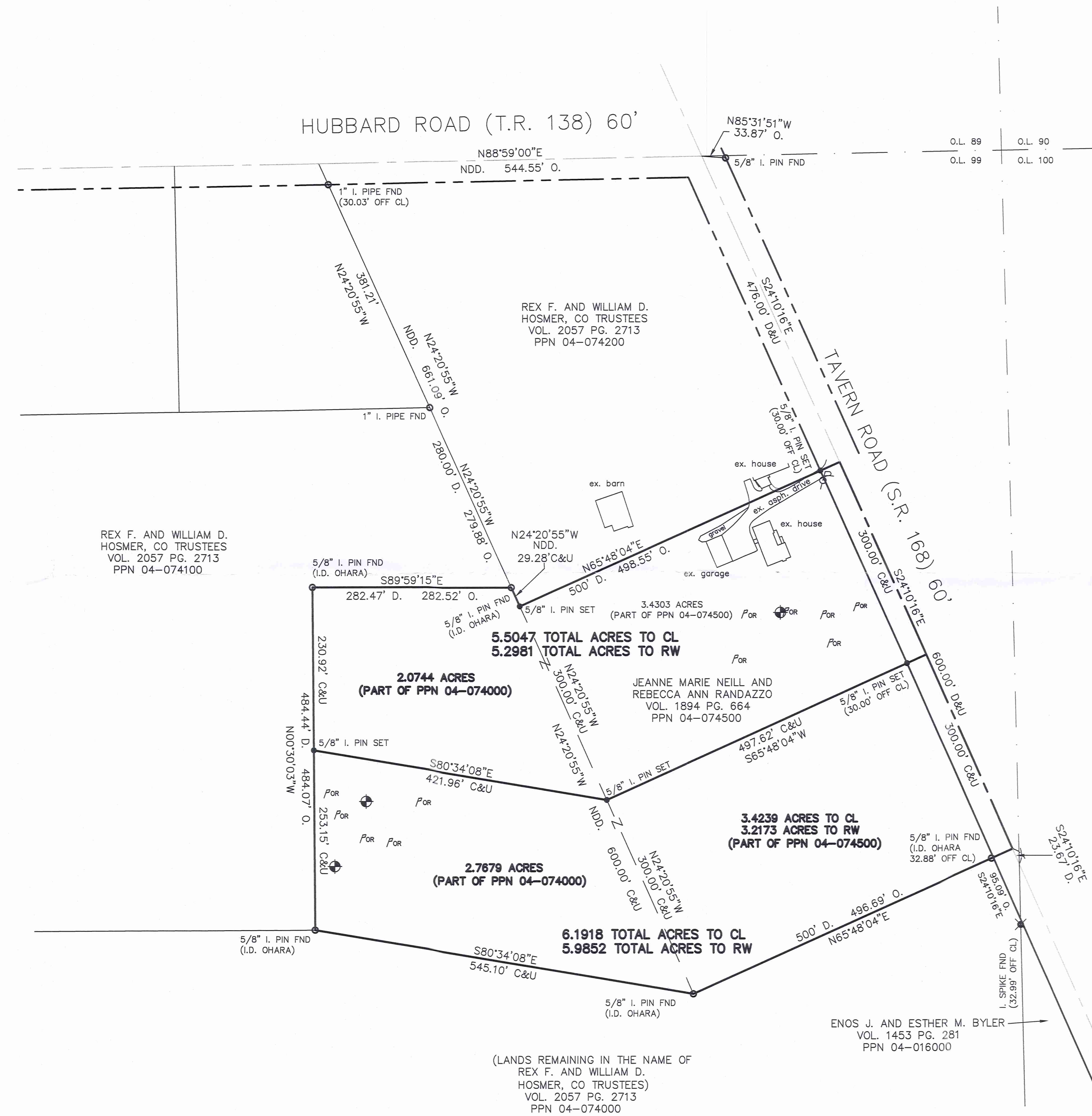
REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 RESURVEY FOR BILLIE J. HOSMER BY THOMAS O'HARA 4/11/16

PLAT OF SURVEY
For
JEANNE MARIE NEILL AND REBECCA ANN RANDAZZO

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 99, IN SAID TOWNSHIP.

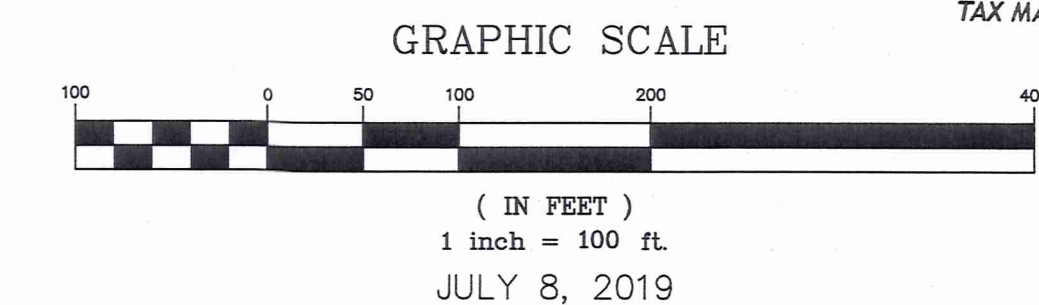
PREPARED FOR:
JEANNE MARIE NEILL AND REBECCA ANN RANDAZZO
16076 TAVERN RD
BURTON OH, 44021
AND
REX F. AND WILLIAM D. HOSMER, CO-TRUSTEES
16056 TAVERN RD
BURTON, OH 44021



SYMBOL LEGEND	
[Symbol]	TELEPHONE PEDISTAL
[Symbol]	TRANSFORMER
[Symbol]	CURB INLET
[Symbol]	MANHOLE
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	YARD DRAIN
[Symbol]	POWER POLE
[Symbol]	LIGHT POLE
[Symbol]	LIGHT POWER POLE
[Symbol]	GAS MARKER
[Symbol]	CABLE TV BOX
[Symbol]	GUARD POST
[Symbol]	CATCH BASIN
[Symbol]	WATER VALVE
[Symbol]	GUY WIRE
[Symbol]	GAS VALVE
[Symbol]	MAIL BOX
[Symbol]	GAS VALVE
[Symbol]	CLEAN OUT
[Symbol]	Soils Flag
[Symbol]	Test Bore

LEGEND		
[Symbol]	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)	
[Symbol]	Iron Pin	
[Symbol]	Iron Pipe	
[Symbol]	Mon.	Monument
[Symbol]	Fc	Fence post
[Symbol]	Mag	Mag Nail Set
[Symbol]	Fnd.	Found
[Symbol]	D.	Deed
[Symbol]	R/Rec	Record
[Symbol]	M/Msd	Measured
[Symbol]	O/Obs	Observed
[Symbol]	C/Calc	Calculated
[Symbol]	U.	Used
[Symbol]	D.R.	Deed Record
[Symbol]	O.R.	Official Record
[Symbol]	C.L. C/L	Centerline
[Symbol]	e/p	Edge of Pavement
[Symbol]	P	Plot record information

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
7/18/19
GEAUGA COUNTY ENGINEER
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 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.

Rudy E. Schwartz 7.18.19
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

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

THIS _____ DAY OF _____ 2019.

BY _____
BURTON TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2019.

BY _____
BURTON TOWNSHIP ZONING INSPECTOR

BUR 00277
BURO0277

Neill and Randazzo
(19-074)
picked up 7-25-19

LEGAL DESCRIPTION
OF A
2.0744 ACRE PARCEL
FOR
JEANNE MARIE NEILL AND
REBECCA ANN RANDAZZO

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 99, and further known as being part of a parcel of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074000) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Tavern Road (S.R. 168), 60 feet wide, at the Northeasterly corner of land conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo (PPN 04-074500) by deed recorded in Volume 1894, Page 664 of Geauga County Deed Records, said point lying South $24^{\circ} 10' 16''$ East, along said centerline of Tavern Road (S.R. 168), a distance of 476.00 feet from a point at the intersection of the centerlines of Tavern Road (S.R. 168), and Hubbard Road (T.R. 138), 60 feet wide, said point lying North $85^{\circ} 31' 51''$ West, a distance of 33.87 feet from a $5/8$ inch iron pin found on the Easterly right-of-way of Tavern Road, (S.R. 168);

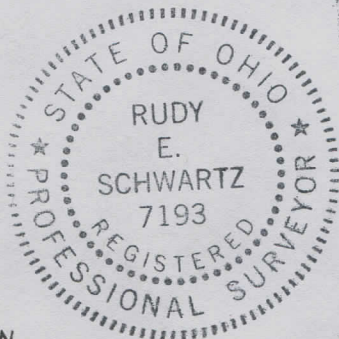
Thence South $65^{\circ} 48' 04''$ West, along the Northerly line of land so conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo, and passing through a $5/8$ inch iron pin set at 30.00 feet, a total distance of 498.55 feet to a point at the Northwesterly corner thereof, said point also being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South $24^{\circ} 20' 55''$ East, along the Westerly line of land so conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo, a distance of 300.00 feet to a $5/8$ inch iron pin set;
- COURSE II Thence North $80^{\circ} 34' 08''$ West (creating a new line), a distance of 421.96 feet to a $5/8$ inch iron pin set on an Easterly line of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records;
- COURSE III Thence North $0^{\circ} 30' 03''$ West, along said Easterly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100), a distance of 230.92 feet to a $5/8$ inch iron pin found (I.D. Ohara) at an interior corner thereof;
- COURSE IV Thence South $89^{\circ} 59' 15''$ East, along a Southerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100), a distance of 282.52 feet to a $5/8$ inch iron pin found (I.D. Ohara) at a Southeasterly corner thereof, said pin also being on the

Westerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records;

COURSE V

Thence South 24° 20' 55" East, along said Westerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200), a distance of 29.28 feet to the Principal Place of Beginning and containing 2.0744 acres of land as surveyed, calculated and described, on July 8, 2019 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. The intent of this survey is to create a 2.0744 acre parcel of land out of PPN 04-074000.



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

[Signature] 7/29/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

7-19-19
DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
2.7679 ACRE PARCEL
FOR
JEANNE MARIE NEILL AND
REBECCA ANN RANDAZZO

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 99, and further known as being part of a parcel of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074000) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Tavern Road (S.R. 168), 60 feet wide, at the Southeasterly corner of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records, said point lying South 24° 10' 16" East, along said centerline of Tavern Road (S.R. 168), a distance of 476.00 feet from a point at the intersection of the centerlines of Tavern Road (S.R. 168), and Hubbard Road (T.R. 138), 60 feet wide, said point lying North 85° 31' 51" West, a distance of 33.87 feet from a 5/8 inch iron pin found on the Easterly right-of-way of Tavern Road, (S.R. 168);

Thence South 24° 10' 16" East, continuing along said centerline of Tavern Road (S.R. 168), a distance of 600.00 feet to a point at a Southeasterly corner of land conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo (PPN 04-074500) by deed recorded in Volume 1894, Page 664 of Geauga County Deed Records;

Thence South 65° 48' 04" West, along the Southerly line of land so conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo, a distance of 496.69 feet to a 5/8 inch iron pin found (I.D. Ohara) at the Southwesterly corner thereof, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I

Thence North 80° 34' 08" West (creating a new line) a distance of 545.10 feet to a 5/8 inch iron pin found (I.D. Ohara) at a Southeasterly corner of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records;

COURSE II

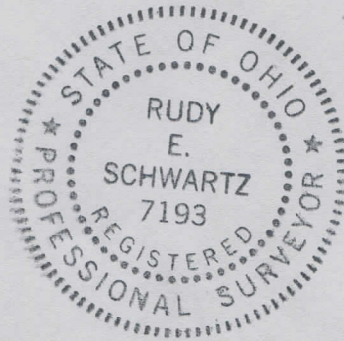
Thence North 0° 30' 03" West, along an Easterly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100), a distance of 253.15 feet to a 5/8 inch iron pin set;

COURSE III

Thence South 80° 34' 08" East (creating a new line) a distance of 421.96 feet to a 5/8 inch iron pin set on the Westerly line of land so conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo;

COURSE IV

Thence South 24° 20' 55" East, along said Westerly line of land so conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo, a distance of 300.00 feet to the Principal Place of Beginning and containing 2.7679 acres of land as surveyed, calculated and described, on July 8, 2019 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. The intent of this survey is to create a parcel of land from PPN 04-074000.



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

[Signature] 7/24/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

7.19.19

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
3.4239 ACRE PARCEL
FOR
JEANNE MARIE NEILL AND
REBECCA ANN RANDAZZO

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 99, and further known as being part of a parcel of land conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo (PPN 04-074500) by deed recorded in Volume 1894, Page 664 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Tavern Road, 60 feet wide, at the Southeasterly corner of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records, said point lying South 24° 10' 16" East, along said centerline of Tavern Road (S.R. 168), a distance of 476.00 feet from a point at the intersection of the centerlines of Tavern Road (S.R. 168) , and Hubbard Road (T.R. 138), 60 feet wide, said point lying North 85° 31' 51" West, a distance of 33.87 feet from a 5/8 inch iron pin found on the Easterly right-of-way of Tavern Road, (S.R. 168);

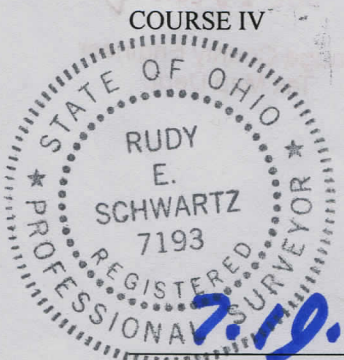
Thence South 24° 10' 16" East, continuing along said centerline of Tavern Road (S.R. 168), a distance of 300.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 24° 10' 16" East, continuing along said centerline of Tavern Road (S.R. 168), a distance of 300.00 feet to a point at a Northeasterly corner of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074000) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records;

COURSE II Thence South 65° 48' 04" West, along a Northerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees, passing through a 5/8 inch iron pin found (I.D. Ohara) at 32.88 feet, a total distance of 496.69 feet to a 5/8 inch iron pin found (I.D. Ohara) at an interior corner thereof;

COURSE III Thence North 24° 20' 55" West, along an Easterly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees, a distance of 300.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 65° 48' 04" East (creating a new line) and passing through a 5/8 inch iron pin set at 467.62 feet, a total distance of 497.62 feet to the Place of Beginning and containing 3.4239 acres of land (3.2173 acres excepting the area within the right-of-way of Tavern Road, (S.R. 168) as surveyed, calculated and described, on July 8, 2019 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. The intent of this survey is to create a 3.4239 acres part of PPN 04-074500.



DATE 7.19.19

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

CONSOLIDATION
LEGAL DESCRIPTION
OF A
5.5047 ACRE PARCEL
FOR
JEANNE MARIE NEILL AND
REBECCA ANN RANDAZZO

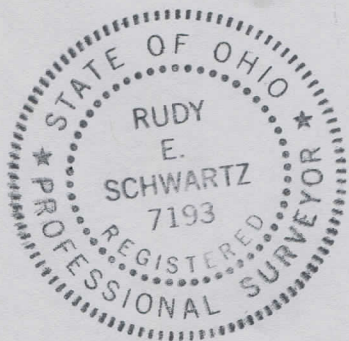
Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 99, and further known as being part of a parcel of land conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo (PPN 04-074500) by deed recorded in Volume 1894, Page 664 of Geauga County Deed Records, also being part of a parcel of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074000) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Tavern Road (S.R. 168), 60 feet wide, at the Southeasterly corner of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records, said point lying South 24° 10' 16" East, along said centerline of Tavern Road (S.R. 168), a distance of 476.00 feet from a point at the intersection of the centerlines of Tavern Road (S.R. 168), and Hubbard Road (T.R. 138), 60 feet wide, said point lying North 85° 31' 51" West, a distance of 33.87 feet from a 5/8 inch iron pin found on the Easterly right-of-way of Tavern Road, (S.R. 168);

- COURSE I Thence South 24° 10' 16" East, continuing along said centerline of Tavern Road (S.R. 168), a distance of 300.00 feet to a point;
- COURSE II Thence South 65° 48' 04" West (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 497.62 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 80° 34' 08" West (creating a new line), a distance of 421.96 feet to a 5/8 inch iron pin set on an Easterly line of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records;
- COURSE IV Thence North 0° 30' 03" West, along said Easterly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100), a distance of 230.92 feet to a 5/8 inch iron pin found (I.D. Ohara) at an interior corner thereof;
- COURSE V Thence South 89° 59' 15" East, along a Southerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100), a distance of 282.52 feet to a 5/8 inch iron pin found (I.D. Ohara) at a Southeasterly corner thereof; said pin also being on the Westerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200);
- COURSE VI Thence South 24° 20' 55" East, along said Westerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200), a distance of 29.28 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;

COURSE VII

Thence North 65° 48' 04" East, along the Southerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200), and passing through a 5/8 inch iron pin set at 468.55 feet, a total distance of 498.55 feet to the Place of Beginning and containing 5.5047 acres of land (5.2981 acres excepting the area within the right-of-way of Tavern Road (S.R. 168), 3.4303 acres part of PPN 04-074500, and 2.0744 acres part of PPN 04-074000) as surveyed, calculated and described, on July 8, 2019 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. The intent of this survey is to consolidate 3.4303 acres part of PPN 04-074500, and 2.0744 acres part of PPN 04-074000).



7.18.19

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 7/24/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

CONSOLIDATION
LEGAL DESCRIPTION
OF A
6.1918 ACRE PARCEL
FOR
JEANNE MARIE NEILL AND
REBECCA ANN RANDAZZO

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 99, and further known as being part of a parcel of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074000) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records, and also being a part of a parcel of land conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo (PPN 04-074500) by deed recorded in Volume 1894, Page 664 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Tavern Road (S.R. 168), 60 feet wide, at the Southeasterly corner of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074200) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records, said point lying South 24° 10' 16" East, along said centerline of Tavern Road (S.R. 168), a distance of 476.00 feet from a point at the intersection of the centerlines of Tavern Road (S.R. 168), and Hubbard Road (T.R. 138), 60 feet wide, said point lying North 85° 31' 51" West, a distance of 33.87 feet from a 5/8 inch iron pin found on the Easterly right-of-way of Tavern Road, (S.R. 168);

Thence South 24° 10' 16" East, continuing along said centerline of Tavern Road (S.R. 168), a distance of 300.00 feet to a point at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 24° 10' 16" East, continuing along said centerline of Tavern Road (S.R. 168), a distance of 300.00 feet to a point at a Northeasterly corner of land conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074000) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records;

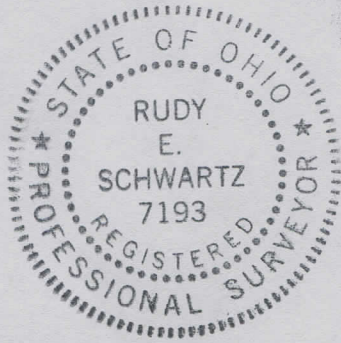
COURSE II Thence South 65° 48' 04" West, along a Northerly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074000), and passing through a 5/8 inch iron pin found (I.D. Ohara) at 32.88 feet, a total distance of 496.69 feet to a 5/8 inch iron pin found (I.D. Ohara);

COURSE III Thence North 80° 34' 08" West (creating a new line) a distance of 545.10 feet to a 5/8 inch iron pin found (I.D. Ohara) at a Southeasterly corner of land conveyed to Rex F. and William D. Hosmer, Co-Trustees

(PPN 04-074100) by deed recorded in Volume 2057, Page 2713 of Geauga County Deed Records;

- COURSE IV Thence North 0° 30' 03" West, along an Easterly line of land so conveyed to Rex F. and William D. Hosmer, Co-Trustees (PPN 04-074100), a distance of 253.15 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 80° 34' 08" East (creating a new line) a distance of 421.96 feet to a 5/8 inch iron pin set on the Westerly line of land so conveyed to Jeanne Marie Neill and Rebecca Ann Randazzo;
- COURSE VI Thence North 65° 48' 04" East (creating a new line) passing through a 5/8 inch iron pin set at 467.62 feet, a total distance of 497.62 feet to the Principal Place of Beginning and containing 6.1918 acres of land (5.9852 acres excepting the area within the right-of-way of Tavern Road (S.R. 168), 3.4239 acres part of PPN 04-074500, and 2.7679 acres part of PPN 04-074000) as surveyed, calculated and described, on July 8, 2019 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. The intent of this survey is to consolidate a 2.7679 acre parcel and a 3.4239 acre parcel of land.

RECEIVED
JUL 18 2019
Gaugua County Engineer
Tax Map Dept



7.19.19

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 7/24/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.