

ANNEXATION PLAT

FOR
DEBORAH D. DEMKO & PAUL D. DEMKO, JR.
SEPTEMBER, 2019

BOARD OF COUNTY COMMISSIONER'S RESOLUTION NUMBER _____
TRANSFERRED THIS _____ DAY OF _____ 20____

GEAUGA COUNTY AUDITOR
CHARLES E. WALDER

FILED FOR RECORD THIS _____ DAY OF _____ 20____
AT _____

RECORDED THIS _____ DAY OF _____ 20____ IN PLAT BOOK VOLUME _____
PAGE _____

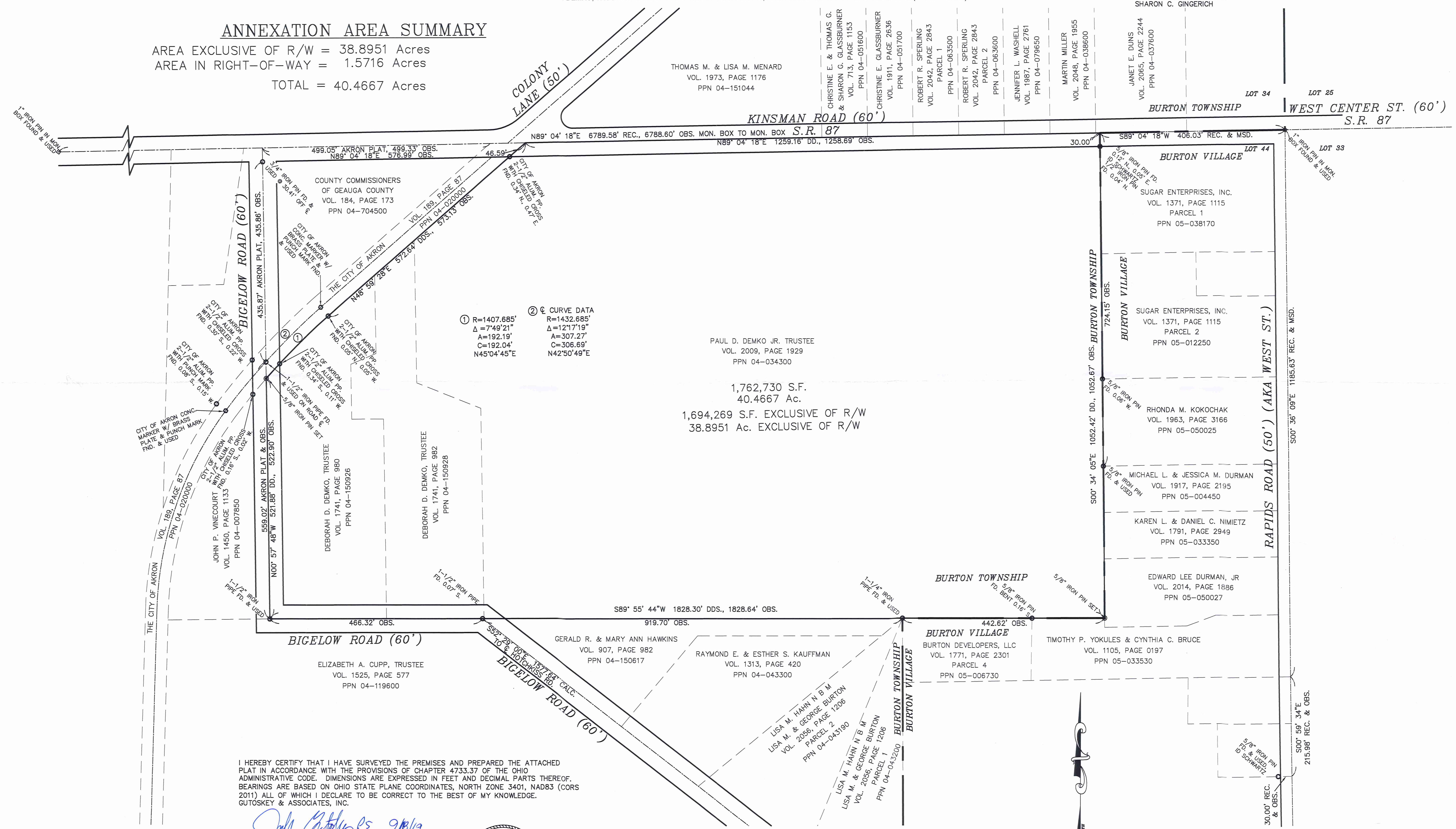
GEAUGA COUNTY RECORDER
SHARON C. GINGERICH

REFERENCES:
DEEDS AS SHOWN HEREON.
SURVEY MAP LANDS OF GEAUGA COUNTY DATED DECEMBER, 1948.
MAP OF SURVEY PART OF R-T-96 (FORMER C & E RAILROAD R/W)
FOR CITY OF AKRON BY EDG DATED SEPTEMBER, 1994.
SURVEY FOR BURTON DEVELOPERS, LLC BY SCHWARTZ LAND
SURVEYING DATED JANUARY 13, 2006 (BRV 00015).
LOCATION PLAN GEA-87-10.55 CLEVELAND-BURTON ROAD, 5-3-1955
RECORDED IN VOL. 6 PAGE 177-179.
SURVEY FOR PAUL & DEBORAH DEMKO BY J. ARTHUR TEMPLE DATED
JULY, 2002 (BUR 00033).
SURVEY FOR PAUL & DEBORAH DEMKO BY J. ARTHUR TEMPLE DATED
AUGUST, 2002 (BUR 00036).
SURVEY FOR DAN & DEBORAH DEMKO BY J. ARTHUR TEMPLE DATED
MARCH, 2004 (BUR 00034).

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BURTON TOWNSHIP LOT NO. 44 AND FURTHER KNOWN AS BEING ALL OF A PARCEL OF LAND CONVEYED TO PAUL D. DEMKO JR. TRUSTEE BY DEED RECORDED IN VOLUME 2009, PAGE 1929 OF GEAUGA COUNTY RECORDS (PPN 04-034300), ALL OF A PARCEL OF LAND CONVEYED TO DEBORAH D. DEMKO, TRUSTEE BY DEED RECORDED IN VOLUME 1741, PAGE 980 OF GEAUGA COUNTY RECORDS (PPN 04-150296) AND ALL OF A PARCEL OF LAND CONVEYED TO DEBORAH D. DEMKO, TRUSTEE BY DEED RECORDED IN VOLUME 1741, PAGE 982 OF GEAUGA COUNTY RECORDS (PPN 04-150298).

ANNEXATION AREA SUMMARY

AREA EXCLUSIVE OF R/W = 38.8951 Acres
AREA IN RIGHT-OF-WAY = 1.5716 Acres
TOTAL = 40.4667 Acres



① R=1407.685'
Δ=7°49'21"
A=192.19'
C=192.04'
N45°04'45"E

② CURVE DATA
R=1432.685'
Δ=12°17'19"
A=307.27'
C=306.69'
N42°50'49"E

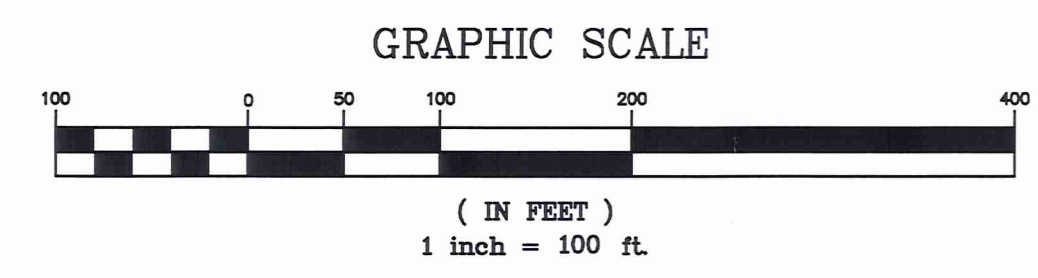
1,762,730 S.F.
40.4667 Ac.
1,694,269 S.F. EXCLUSIVE OF R/W
38.8951 Ac. EXCLUSIVE OF R/W

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401, NAD83 (CORS 2011) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. GUTOSKEY & ASSOCIATES, INC.

Joseph Gutoskey 9/18/19
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



- LEGEND
- IRON PIN/PIPE/MON. FOUND (AS NOTED)
 - ⊙ 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
 - 1" IRON PIN FOUND IN MONUMENT BOX
 - CITY OF AKRON CONCRETE MONUMENT



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

GUTOSKEY & ASSOCIATES, INC.
Civil Engineers, Surveyors and Land Planners
10135 GOTTSCHALK PKWY, SUITE 4 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023

BUR 00279
BUR00279

Demko
19-096
ALSO UP: 9/19/19

Legal Description

Of lands subject to Annexation Proceedings
40.4667 Acres

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 44 and further known as being all of a parcel of land conveyed to Paul D. Demko Jr, Trustee by deed recorded in Volume 2009, Page 1929 of Geauga County Records (PPN 04-034300), all of a parcel of land conveyed to Deborah D. Demko, Trustee by deed recorded in Volume 1741, Page 980 of Geauga County Records (PPN 04-150296) and all of a parcel of land conveyed to Deborah D. Demko, Trustee by deed recorded in Volume 1741, Page 982 of Geauga County Records (PPN 04-150298) and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box, in the centerline of Kinsman Road (AKA State Route 87) (60 feet wide) at its intersection with Rapids Road (AKA West Street) (50 feet wide) further being the northeast corner of said Lot No. 44;

Thence **South 89° 04' 18" West**, along said Kinsman Road centerline, **406.03 feet** to a point in the West line of Burton Village and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 00° 34' 05" East**, along the West line of Burton Village (passing over the south right-of-way line of said Kinsman Road at 30.00 feet said point further being the northwest corner of a parcel of land conveyed to Sugar Enterprises, Inc by deed recorded in Volume 1371, Page 1115 (Parcel 1) of Geauga County Records (PPN 05-038170) (witness a 5/8" iron pin found 0.12 feet North and 0.05 feet East (ID Schwartz) and a 1/2" iron pin found 0.04 feet North)) and continuing along the west line of said Sugar Enterprise (Parcel 1), the west line of an additional parcel of land conveyed to Sugar Enterprises, Inc by deed recorded in Volume 1371, Page 1115 (Parcel 2) of Geauga County Records (PPN 05-012250), the west line of a parcel of land conveyed to Rhonda M. Kokochak by deed recorded in Volume 1963, Page 3166 of Geauga County Records (PPN 05-050025) (passing over a 5/8" iron pin found at 724.15 feet at said Kokochak's southwest corner), the west line of a parcel of land conveyed to Michael L. & Jessica M. Durman by deed recorded in Volume 1917, Page 2195 of Geauga County Records (PPN 05-004450), the west line of a parcel of land conveyed to Karen L. & Daniel C. Nimietz by deed recorded in Volume 1791, Page 2949 of Geauga County Records (PPN 05-033350) and the west line of a parcel of land conveyed to Edward Lee Durman, Jr by deed recorded in Volume 2014, Page 1886 of Geauga County Records (PPN 05-050027), **1052.67 feet** to a 5/8" iron pin set at an angle point in the north line of a parcel of land conveyed to Timothy P. Yokules & Cynthia C. Bruce by deed recorded in Volume 1105, Page 0197 of Geauga County Records (PPN 05-033530) and an angle point in the west line of Burton Village;

Course II Thence **South 89° 55' 44" West**, along the broken west line of Burton Village, the north line of said Yokules' & Bruce, the north line of a parcel

of land conveyed to Burton Developers, LLC by deed recorded in Volume 1771, Page 2301 (Parcel 4) of Geauga County Records (PPN 05-006730), (passing over a 1-1/4" iron pipe found at 442.62 feet at said Burton Developers' northwest corner further being an angle point in the west line of Burton Village), the north line of a parcel of land conveyed to Gerald R. & Mary Ann Hawkins by deed recorded in Volume 907, Page 982 of Geauga County Records (PPN 04-150617), the centerline of Bigelow Road (60 feet wide) being the north line of a parcel of land conveyed to Elizabeth A. Cupp, Trustee by deed recorded in Volume 1525, Page 577 of Geauga County Records (PPN 04-119600) **1828.64 feet** to a 1-1/2" iron pipe found at an angle point in the centerline of said Bigelow Road and at the southeast corner of a parcel of land conveyed to John P. Vinecourt by deed recorded in Volume 1450, Page 1133 of Geauga County Records (PPN 04-007850)

Course III Thence **North 00° 57' 48" West**, along the centerline of said Bigelow Road and the east line of said Vinecourt, **522.90 feet** to a 5/8" iron pin set in the curved southeasterly line of a parcel of land conveyed to The City of Akron by deed recorded in Volume 189, Page 87 of Geauga County Records (P.P.N. 04-020000);

Course IV Thence along an arc of a curve deflecting to the right, along the southeasterly line of said City of Akron, an arc distance of 192.19 feet to a point of tangency, (witness a City of Akron 2-1/2" aluminum pipe with chiseled cross found 0.05 feet North and 0.05 feet West) said curve having a radius of 1407.685 feet, a delta of 07° 49' 21" and a chord which bears **North 45° 04' 45" East, 192.04 feet**;

Course V Thence **North 48° 59' 28" East**, along the southeasterly line of said City of Akron, (passing over the south right-of-way line of said Kinsman Road at 526.54 feet (witness a City of Akron 2-1/2" aluminum pipe with chiseled cross found 0.34 feet North and 0.47 feet East), **573.13 feet** to a point in the centerline of said Kinsman Road,

Course VI Thence **North 89° 04' 18" East**, along said centerline, **1258.69 feet** to a point at the Principal Place of Beginning and containing 40.4667 Acres (1,762,730 square feet) (38.8951 Acres (1,694,269 square feet) exclusive of right-of-way) of land as surveyed and described in September, 2019 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on Ohio State Plane Coordinates, North Zone 3401, NAD83 (CORS 2011).

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

The intent of this legal description is to describe the total area including parcels 04-150926, 04-150928 and 04-034300 subject to Annexation Proceedings from Burton Township to Burton Village.

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

[Signature] 9/19/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

[Signature] PS
9/18/19

