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DELAFRANCONI + McKEE

19-094
Pincoup: 9/17/19

LEGAL DESCRIPTION FOR A 7.0043 ACRE PARCEL (PARCEL 'A')
12855 BUTTERNUT ROAD, BURTON TWP., OHIO

PARCEL A:

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL BURTON TOWNSHIP LOT NUMBER 2, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT AN ANGLE POINT IN THE CENTERLINE OF BUTTERNUT ROAD (60') WHICH IS N 62°16'45" E 335.67' FROM A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE CENTERLINE/CENTERLINE INTERSECTION OF BUTTERNUT ROAD AND AQUILLA ROAD (60');

THENCE N 76°30'59" E ALONG THE CENTERLINE OF SAID BUTTERNUT ROAD 519.16' TO THE NORTHWEST CORNER OF LANDS CONVEYED TO GARY L AND GINA MARIE MCKEE TRUSTEES BY DEED VOL 1873, PG 1993 IN GEAUGA COUNTY DEED RECORDS (PN 04-150692), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS CONVEYED TO MICHAEL T KRUPA AND MARC FINNEY BY DEED VOL 1535, PG 0295 IN GEAUGA COUNTY DEED RECORDS (PN 04-150664), AND SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 76°30'59" E CONTINUING ALONG THE CENTERLINE OF BUTTERNUT ROAD 382.29' TO A POINT;

THENCE S 02°37'06" E ALONG A NEW DIVISION LINE (AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERLY LINE OF BUTTERNUT ROAD @ 30.55') 321.59' TO AN IRON PIN SET;

THENCE S 90°00'00" E ALONG A NEW DIVISION LINE 153.26' TO AN IRON PIN SET ON THE EASTERLY LINE OF SAID MCKEE LANDS AND THE WESTERLY LINE OF LANDS CONVEYED TO PIERRE DELAFRANCONI BY DEED VOL 2069, PG 2972 IN GEAUGA COUNTY DEED RECORDS (PN 04-079100);

THENCE S 04°01'17" E ALONG THE WESTERLY LINE OF SAID DELAFRANCONI LANDS AND THE EASTERLY LINE OF SAID MCKEE LANDS 407.45' TO A 5/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID DELAFRANCONI LANDS AND THE SOUTHEAST CORNER OF SAID MCKEE LANDS, SAID POINT BEING ON THE NORTHERLY LINE OF SAID KRUPA AND FINNEY LANDS (PN 04-052692);

THENCE S 88°10'27" W ALONG THE NORTHERLY LINE OF SAID KRUPA AND FINNEY LANDS AND THE SOUTHERLY LINE OF SAID MCKEE LANDS 449.15' TO A 5/8" IRON PIN FOUND (CAPPED 'TEMPLE') AT THE SOUTHWEST CORNER OF SAID MCKEE LANDS AND A CORNER OF SAID KRUPA AND FINNEY LANDS;

THENCE N 16°51'09" W ALONG THE WESTERLY LINE OF SAID MCKEE LANDS AND THE EASTERLY LINE OF SAID KRUPA AND FINNEY LANDS 233.64' TO A 5/8" IRON PIN FOUND (CAPPED 'TEMPLE') AT A CORNER THEREOF;

THENCE N 06°51'26" W ALONG THE WESTERLY LINE OF SAID MCKEE LANDS AND THE EASTERLY LINE OF SAID KRUPA AND FINNEY LANDS (AND PASSING THROUGH A AN IRON PIN SET ON THE SOUTHERLY LINE OF BUTTERNUT ROAD @ 30.20' THEREFROM) 432.36' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 7.0043 ACRES OF LAND (OF WHICH 0.2625 ACRES LIE IN THE IN THE RIGHT-OF-WAY OF BUTTERNUT ROAD) AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN AUGUST, 2019, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO PS7769".

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE REMAINDER OF SAID MCKEE LANDS (PN 04-150692) AS RECORDED IN DEED VOLUME VOL 1873, PG 1993 OF GEAUGA COUNTY DEED RECORDS, AFTER A DIVISION AND CONSOLIDATION OF PART OF SAID LANDS WITH ALL OF SAID DELAFRANCONI LANDS (PN 04-079100), AS RECORDED IN DEED VOLUME VOL 2069, PG 2972 OF GEAUGA COUNTY DEED RECORDS.

[Handwritten Signature]
9/13/2019



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

[Handwritten Signature] 9/17/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGAL DESCRIPTION FOR A 6.1566 ACRE PARCEL (PARCEL 'B')
12911 BUTTERNUT ROAD, BURTON TWP., OHIO

PARCEL B:

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL BURTON TOWNSHIP LOT NUMBER 2, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT AN ANGLE POINT IN THE CENTERLINE OF BUTTERNUT ROAD (60') WHICH IS N 62°16'45" E 335.67' FROM A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE CENTERLINE/CENTERLINE INTERSECTION OF BUTTERNUT ROAD AND AQUILLA ROAD (60');

THENCE N 76°30'59" E ALONG THE CENTERLINE OF SAID BUTTERNUT ROAD 519.16' TO THE NORTHWEST CORNER OF LANDS CONVEYED TO GARY L AND GINA MARIE McKEE TRUSTEES BY DEED VOL 1873, PG 1993 IN GEAUGA COUNTY DEED RECORDS (PN 04-150692), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS CONVEYED TO MICHAEL T KRUPA AND MARC FINNEY BY DEED VOL 1535, PG 0295 IN GEAUGA COUNTY DEED RECORDS (PN 04-150664);

THENCE N 76°30'59" E CONTINUING ALONG THE CENTERLINE OF BUTTERNUT ROAD 382.29' TO A POINT, AND SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 76°30'59" E CONTINUING ALONG THE CENTERLINE OF BUTTERNUT ROAD 161.41' TO A 1" IRON PIN FOUND IN A MONUMENT BOX AT AN ANGLE POINT;

THENCE N 85°59'34" E CONTINUING ALONG THE CENTERLINE OF BUTTERNUT ROAD 317.90' TO THE NORTHEAST CORNER OF LANDS CONVEYED TO PIERRE DELAFRANCONI BY DEED VOL 2069, PG 2972 IN GEAUGA COUNTY DEED RECORDS (PN 04-079100), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS CONVEYED TO ISRAEL J AND TRACY J HECK DEED VOL 1928, PG 2245 IN GEAUGA COUNTY DEED RECORDS (PN 04-079040);

THENCE S 04°04'04" E ALONG THE EASTERLY LINE OF SAID DELAFRANCONI LANDS AND THE WESTERLY LINE OF SAID HECK LANDS (AND PASSING THROUGH AN IRON PIN FOUND @ 29.60') 379.31' TO A 5/8" IRON PIN FOUND UNDER A TREE ROOT AT A CORNER THEREOF;

THENCE S 88°24'36" W ALONG THE SOUTHERLY LINE OF SAID DELAFRANCONI LANDS AND THE NORTHERLY LINE OF SAID HECK LANDS 88.15' TO A 5/8" IRON PIN FOUND AT A CORNER THEREOF;

THENCE S 01°17'43" E ALONG THE EASTERLY LINE OF SAID DELAFRANCONI LANDS AND THE WESTERLY LINE OF SAID HECK LANDS 399.66' TO A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID DELAFRANCONI LANDS AND THE SOUTHWEST CORNER OF SAID HECK LANDS, SAID POINT BEING ON THE NORTHERLY LINE OF SAID KRUPA AND FINNEY LANDS (PN 04-150664);

THENCE S 88°10'27" W ALONG THE NORTHERLY LINE OF SAID KRUPA AND FINNEY LANDS AND THE SOUTHERLY LINE OF SAID DELAFRANCONI LANDS 225.50' TO A 5/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID DELAFRANCONI LANDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID McKEE LANDS;

THENCE N 04°01'17" W ALONG THE WESTERLY LINE OF SAID DELAFRANCONI LANDS AND THE EASTERLY LINE OF SAID McKEE LANDS 407.45' TO A 5/8" IRON PIN SET;

THENCE S 90°00'00" W ALONG A NEW DIVISION LINE 153.26' TO AN IRON PIN SET;

THENCE N 02°37'06" W ALONG A NEW DIVISION LINE (AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERLY LINE OF BUTTERNUT ROAD @ 30.55' THEREFROM) 321.59' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 6.1566 ACRES OF LAND (OF WHICH 0.3304 ACRES LIE IN THE RIGHT-OF-WAY OF BUTTERNUT ROAD) AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN AUGUST, 2019, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO PS7769".

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE TOTAL OF SAID DELAFRANCONI LANDS (PN 04-079100) AS RECORDED IN DEED VOL 2069, PG 2972 OF GEAUGA COUNTY DEED RECORDS, AFTER A CONSOLIDATION WITH PART OF SAID McKEE LANDS (PN 04-150692), AS RECORDED IN DEED VOL 1873, PG 1993 OF GEAUGA COUNTY DEED RECORDS.

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9/13/2019



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 9/13/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGAL DESCRIPTION FOR A 1.1584 ACRE PARCEL (PARCEL 'C')
BUTTERNUT ROAD, BURTON TWP., OHIO

PARCEL C:

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL BURTON TOWNSHIP LOT NUMBER 2, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT AN ANGLE POINT IN THE CENTERLINE OF BUTTERNUT ROAD (60') WHICH IS N 62°16'45" E 335.67' FROM A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE CENTERLINE/CENTERLINE INTERSECTION OF BUTTERNUT ROAD AND AQUILLA ROAD (60');

THENCE N 76°30'59" E ALONG THE CENTERLINE OF SAID BUTTERNUT ROAD 519.16' TO THE NORTHWEST CORNER OF LANDS CONVEYED TO GARY L AND GINA MARIE McKEE TRUSTEES BY DEED VOL 1873, PG 1993 IN GEAUGA COUNTY DEED RECORDS (PN 04-150692), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS CONVEYED TO MICHAEL T KRUPA AND MARC FINNEY BY DEED VOL 1535, PG 0295 IN GEAUGA COUNTY DEED RECORDS (PN 04-150664);

THENCE N 76°30'59" E CONTINUING ALONG THE CENTERLINE OF BUTTERNUT ROAD 382.29' TO A POINT AND SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 76°30'59" E CONTINUING ALONG THE CENTERLINE OF BUTTERNUT ROAD 147.01' TO THE NORTHEAST CORNER OF SAID McKEE LANDS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS CONVEYED TO PIERRE DELAFRANCONI BY DEED VOL 2069, PG 2972 IN GEAUGA COUNTY DEED RECORDS (PN 04-079100);

THENCE S 04°01'17" E ALONG THE WESTERLY LINE OF SAID DELAFRANCONI LANDS AND THE EASTERLY LINE OF SAID McKEE LANDS (AND PASSING THROUGH AN IRON PIN FOUND @ 30.39') 356.41' TO AN IRON PIN SET;

THENCE S 90°00'00" W ALONG A NEW DIVISION LINE 153.26' TO AN IRON PIN SET;

THENCE N 02°36'07" W ALONG A NEW DIVISION LINE (AND PASSING THROUGH AN IRON PIN SET ON THE SOUTHERLY LINE OF BUTTERNUT ROAD @ 30.55' THEREFROM) 321.59' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 1.1584 ACRES OF LAND (OF WHICH 0.1015 ACRES LIE IN THE IN THE RIGHT-OF-WAY OF BUTTERNUT ROAD) AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN AUGUST, 2019, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO PS7769".

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A PORTION OF SAID McKEE LANDS (PN 04-150692) AS RECORDED IN DEED VOLUME VOL 1873, PG 1993 OF GEAUGA COUNTY DEED RECORDS, TO BE DIVIDED AND CONSOLIDATED WITH ALL OF SAID DELAFRANCONI LANDS (PN 04-079100), AS RECORDED IN DEED VOLUME VOL 2069, PG 2972 OF GEAUGA COUNTY DEED RECORDS.

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9/13/2019



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9/17/19

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APPROVED PER R.C. 315.251
[Signature] 9/17/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.