

CORNER STONE BIBLE CHURCH

1713-2236
04-707239

BUR 00281

19-105

BUROO281

NOAH A. & LEANNA N. MILLER
1933-1828
18-057400

LOT 60
LOT 70

5/8" DANIEL REBAR

N89°19'40"E

URIE U. & SUSAN J. BYLER

DANNY RAY & SARA JANE
2068-1438
04-050500

PARCEL 1
20.4720 AC. SPLIT
(0.2060 AC. IN ROAD R/W)

MARTIN RAY MAST
942-741
04-150674

N0°22'30"W
1134.95'

134.95'

278.98'
58°31'30"W

WILLIAM F. & DOROTHY E. GINGERICH
2068-1436
04-151087

N0°22'30"W
868.59'

PARCEL 2
28.1421 AC.
RESIDUAL

(22.9985 AC. BURTON TWP.)
(0.3413 AC. IN ROAD R/W)
(5.1436 AC. MIDDLEFIELD TWP.)
(0.8218 AC. IN ROAD R/W)

N0°22'30"W
1468.80'

1468.80'

N0°43'36"W
2113.44'

2113.44'

2154.12'

51°01'30"E

BEARING BASIS FOR WEST LINE FROM
DEED 942-741
DOCUMENTS USED: ALL DEEDS SHOWN
MAP DEPICTING MONUMENTS (M.D.M.)
FOR C.H. AD GEORGIA ROAD
SECTIONS "B-C"
ZETH MAYR SURVEY FOR ENOS MILLER
MAY 1941 (G.C.E. MIDW 200058)

DEED OF RECORD: 2068-1438 TO
URIE U. & SUSAN J. BYLER AND
DANNY RAY AND SARA JANE MAST
04-050500 & 18-027400

- = 5/8" x 30" CAPPED REBAR SET: "C.H. MCGUIRE, P.S. 7770"
- = 1" IRON PINS FOUND
- = 5/8" CAPPED "MCGUIRE" REBARS FOUND
- = 1" IRON PINS (BOXLESS MONUMENTS) FOUND @ 5" BELOW
- *** = FENCE LINES USED
- M.D.M. = MEASURED DISTANCE
- R. = RECORDED DISTANCE
- M.D.M. = MAP DEPICTING MONUMENTS

This division of land complies with the applicable Burton Zoning Resolution.
By: _____
Burton Township Zoning Inspector
This _____ day of _____, 2019

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

CLIFFORD H. MCGUIRE, P.S. #7770

Clifford H. McGuire June 10-10-2019



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

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Corey 10/17/19

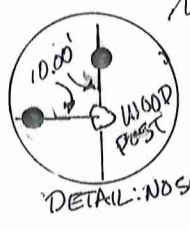
MAP OF SURVEY
FOR
URIE BYLER

LOT 70 BURTON TWP.
3140 MIDDLEFIELD

GEAUGA COUNTY, OHIO

SCALE 1" = 200' DATE OCT. 2019

SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029



BUR 00281
BURO0281

BYLER, Urie

19-105

RECORD: 10/21/19

Vol. 2086 pg 725

pn# 04-151089

CLIFFORD H. MCGUIRE
PROFESSIONAL SURVEYOR NO. 7770
9487 SHANK RD.
WINDHAM, OH. 44288
330-472-2029

Description of Land
for
Urie Byler



Parcel 1, 20.4720 Acre Split,

Situated in the Township of Burton and Middlefield, County of Geauga, and State of Ohio and being known as part of Lot 70 of Burton Township and further bounded and described as follows:

Beginning at a point on the centerline of Georgia Road (60' R/W) said point being North 68° 47' 50" West, a distance of 495.69 feet from a 1" iron pin found at the centerline intersection of Georgia Road (60' R/W) and Chipmunk Lane (60' R/W) and on the dividing line between Middlefield and Burton Townships;

thence North 68° 47' 50" West, along the centerline of said Georgia Road, a distance of 300.00 feet to a point and the southeast corner of lands conveyed to William F. and Dorothy E. Gingerich by deed 2068-1438 of Geauga County Record of Deeds (GCRD) (P.N. 04-151087);

thence North 0° 22' 30" West, along the east line of said William F. and Dorothy E. Gingerich and passing over a 5/8" capped "McGuire" rebar found at 32.26 feet on the road right of way, a total distance of 868.59 feet to a 5/8" capped "McGuire" rebar found at the northeast corner thereof;

thence South 89° 37' 30" West, along the north line of said William F. and Dorothy E. Gingerich , a distance of 278.98 feet to a 5/8" capped "McGuire" rebar found on the east line of lands conveyed to Martin Ray Mast by deed 942-741 of Geauga County Record of Deeds (GCRD) (P.N. 04-150674);

thence North 0° 22' 30" West, along the east line of said Martin Ray Mast, a distance of 1134.95 feet to a 5/8" capped "Daniel" rebar found at the northeast corner thereof and on the south line of lands conveyed to Cornerstone Bible Church by deed 1773-2236 (GCRD) (P.N. 04-707239) and on the dividing line between Lots 60 and 70;

thence North 89° 19' 40" East, along the south line of Cornerstone Bible Church and lot line, a distance of 557.96 feet to a 5/8" capped rebar set;

thence South 0° 22' 30" East, along a new line and passing over a 5/8" capped rebar set at 2084.5 feet on the road right of way, a total distance of 2116.76 feet to the point of beginning and containing 20.4720 acres of land (0.2066 acres in road right of way) to be surveyed in 2019 by Clifford H. McGuire, Professional Surveyor No. 7770.

Bearing basis for the west line was taken from deed: 942-741. All rebars set were 5/8"x 30" with I. D. cap, "C.H. McGuire, P.S. 7770". The intent is to describe a 20.4720 acre split from lands conveyed to Urie U. & Susan J. Byler and Danny Ray & Sara Jane Mast by deed 2068-1438 (GCRD) (P.N. 04-050500).

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 10/17/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

CLIFFORD H. MCGUIRE
PROFESSIONAL SURVEYOR NO. 7770
9487 SHANK RD.
WINDHAM, OH. 44288
330-472-2029

Description of Land
for
Urie Byler



Parcel 2, 28.1421 Acre Residual,

Situated in the Township of Burton and Middlefield, County of Geauga, and State of Ohio and being known as part of Lot 70 of Burton Township and part of Lots 31 and 40 of Middlefield Township and further bounded and described as follows:

Beginning at a 1" iron pin found at the centerline of Georgia Road (60' R/W) and Chipmunk Lane (60' R/W) and on the dividing line between Middlefield and Burton Townships;

thence North 68° 47' 50" West, along the centerline of said Georgia Road, a distance of 495.69 feet to a point;

thence North 0° 22' 30" West, along a new line and passing over a 5/8" capped rebar set at 32.26 feet on the road right of way and a 5/8" capped rebar set at 1468.80 feet, a total distance of 2116.76 feet to a 5/8" capped rebar set on the south line of lands conveyed to Cornerstone Bible Church by deed 1773-2236 (GCRD) (P.N. 04-707239) and on the dividing line between Lots 60 and 70;

thence North 89° 19' 40" East, along the south line of Cornerstone Bible Church and lot line and passing over a 5/8" capped "Schwartz" rebar found at 434.38 feet, a total distance of 444.38 feet to a wood post found on the west line of lands conveyed to Noah A. & Leanna N. Miller by deed 1933-1828 (GCRD) (P.N. 18-057400) and on the dividing line between Burton and Middlefield Townships;

thence South 1° 28' 30" East, along the west line of said Noah A. & Leanna N. Miller and township line, a distance of 188.00 feet to a 5/8" capped "McGuire" rebar found at the southwest corner thereof;

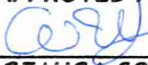
thence South 89° 06' 30" East, along the south line of said Noah A. & Leanna N. Miller, a distance of 99.50 feet to a 5/8" capped "McGuire" rebar found at the northwest corner of lands conveyed to Noah A. & Leanna N. Miller by deed 1933-1828 (GCRD) (P.N. 18-091250);

thence South 1° 01' 30" East, along the west line of said Noah A. & Leanna N. Miller (P.N. 18-091250) and passing over a 5/8" capped rebar set at 453.86 feet and a 5/8" capped "McGuire" rebar found at 2121.22 feet on the road right of way, a total distance of 2154.12 feet to a point on the centerline of said Georgia Road;

thence North 69° 17' 16" West, along said road centerline, a distance of 118.90 feet to the point of beginning and containing 28.1421 acres of land of which 22.9985 acres are in Burton Township (0.3413 acres in road right of way) and 5.1436 acres are in Middlefield Township (0.0818 acres in road right of way) as surveyed in October, 2019 by Clifford H. McGuire, Professional Surveyor No. 7770.

Bearing basis for the west line was taken from deed: 942-741. All rebars set were 5/8" x 30" with I. D. cap, "C.H. McGuire, P.S. 7770". The intent is to describe the residual after a 20.472acre split from lands conveyed to Urie U. & Susan J. Byler and Danny Ray & Sara Jane Mast by deed 2068-1438 (GCRD) (P.N. 04-050500 and P. N. 18-027400).

SURVEY PLAT & LEGAL DESCRIPTION
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10/17/19
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