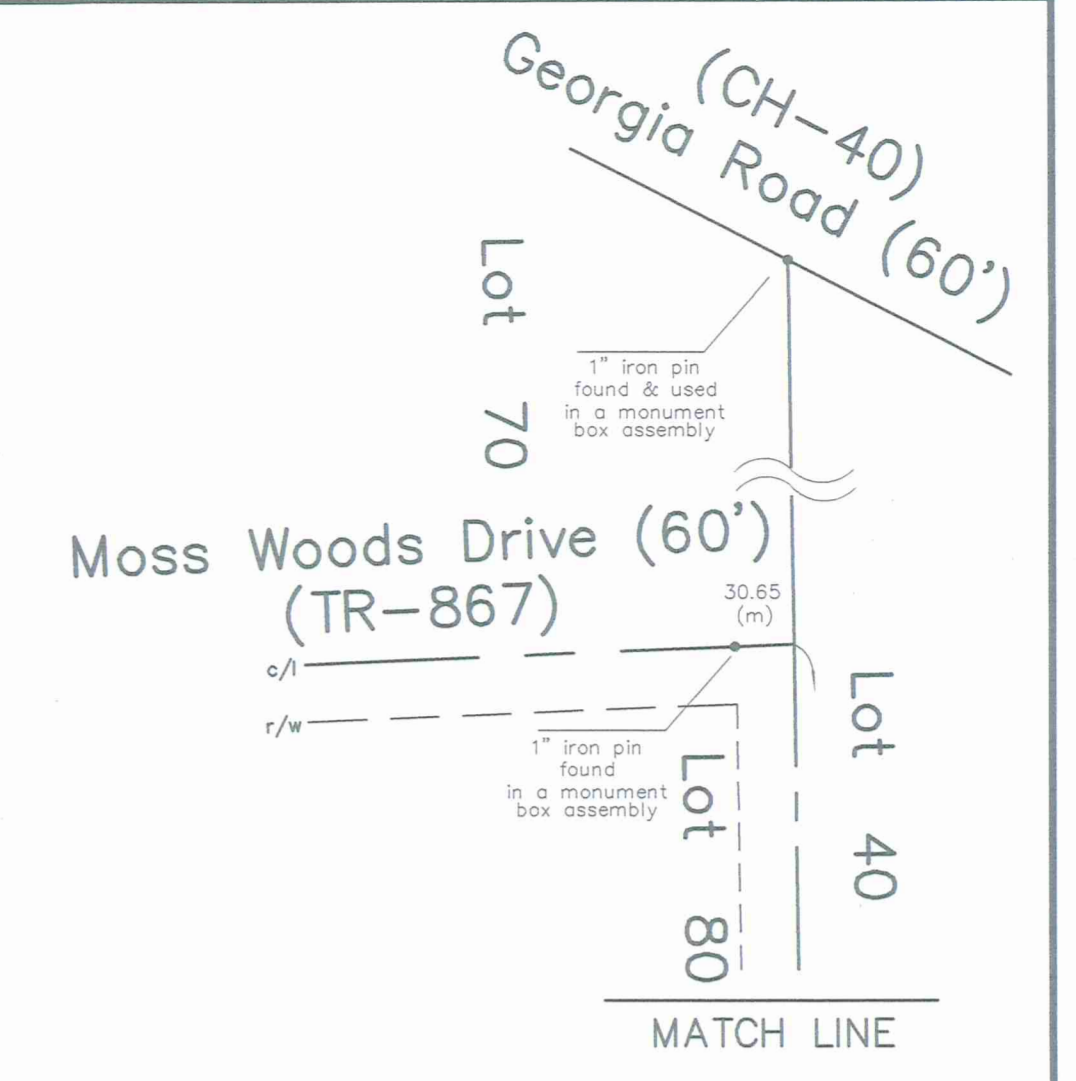


LINE	BEARING	DISTANCE
L1	N 02°15'43" W	30.00'
L2	N 87°40'04" E	221.00'
L3	N 02°15'43" W	29.98'
L5	S 00°45'56" E	60.02'
L6	S 00°45'56" E	60.00'
L10	N 87°40'04" E	64.86'
L12	N 87°40'15" E	199.55'



Chipmunk Lane (60')(TR-133)

State of Ohio
 Thomas J. O'Hara
 Registered Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 06/20/2019

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 3/19/20
 GEORGIA COUNTY ENGINEER
 TAX MAP DEPT.

LEGEND / ABBREVIATIONS

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- (c) no record distance
- (u) calculated distance
- (m) used distance
- (r) measured distance
- (n) record distance
- (t) tree line
- r/w right of way
- c/l centerline
- o/n own through
- O.R. official record
- D.V. deed volume
- P.O.B. place of beginning
- All iron pipes found are measured (I.D.)
- GCE Geauga County Engineer
- 5/8" iron pin "O'Hara" found & used

Lot Subdivision and Consolidation of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler All of PN: 04-150600 OR Book 2086 Page 3197 with Marvin C. Detweiler and Sara Jane Detweiler Samuel M Detweiler, Susan B. Detweiler Part of PN: 04-122600 OR Book 2086 Page 3192 Part of Lot Number 80 and Lot Number 90 Township of Burton County of Geauga, State of Ohio

NOTES
 The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network Distances are shown as U.S. Foot and decimal parts thereof. This plat was prepared without the benefit of a title exam, and is subject to the results that an independent title exam may reveal. This Plat of Survey depicts the results of a Boundary Survey as prepared in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

Zoning: R-5
 Minimum Lot Size: 5 acres
 Minimum Lot Width: 300 feet
 Front Yard Setback: 120 feet
 Side Yard Setback (each): 40 feet
 Rear Yard Setback: 40 feet
 Minimum Lot Size: 5 acres
 Minimum Lot Size: 5 acres

REFERENCES
 Deeds of Record
 Field observations made 3-22-2019

This Consolidation/Subdivision of land complies with the applicable Burton Township Zoning Resolution. This ___ day of _____ 2020.
 By _____ Burton Township Zoning Inspector.

O'Hara Land Surveying, L.L.C.
 P.O. Box 902, Chardon Ohio 44024
 oharasurveys@yahoo.com, 440-286-8417

Date of Survey: 06/20/2019
 Project No: 2499
 Rev: 03/09/2020

Detweiler, Marvin & Samuel

20-27

Pick up date 3/10/20

BUR 00282

BUR00282

**Residual of Land now or formerly owned by
Marvin C. Detweiler and Sara Jane Detweiler
Samuel M. Detweiler and Susan B. Detweiler
Part of PN: 04-122600, OR Book 2086 Page 3192
13.779 acres**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot No. 80, and Lot No. 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Numbers 70 and 80, a distance of 2814.24 feet to a point, said point being the southeast corner of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-150600, as recorded in OR Book 2086 Page 3197 in Geauga County Record of Deeds (GCRD). Said point being the place of beginning of the following parcel.

Thence **South 00°45'56" East** along the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Numbers 80, a distance of **60.00** feet to a point, said point being the northwest corner of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-151091, as recorded in OR Book 2086 Page 3195.

Thence **South 87°40'04" West**, along a North line of PN:04-151091, aforementioned, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet a total distance of **356.51** feet to a point, said point being an interior corner of PN: 04-151091, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 00°45'56" East**, along an East line of PN: 04-151091, aforementioned, a distance of **270.44** feet to a point, said point being an interior corner of PN: 04-151091, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 87°40'07" West**, along a northerly line of PN: 04-151091, aforementioned, a distance of **320.55** feet to a point, an interior corner of PN: 04-151091, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 00°45'56" West**, along a easterly line of PN: 04-151091, aforementioned, a distance of **270.46** feet to a point, said point being an interior corner of PN: 04-151091, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 87°40'04" West**, along a North line of PN:04-151091, aforementioned, a distance of **129.71** feet to a point, said point being a northwest corner PN:04-151091, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 45°37'04" West** along the northwest line of PN:04-151091, aforementioned, and the northwest line of land now or formerly owned by Jacob M. Detweiler and Ellen Detweiler, PN:04-151058, as recorded in OR Book 2086 Page 3184 in GCRD, passing through a 5/8" iron pin "O'Hara" found at 452.99 feet, a total distance of **572.80** feet to a point, said point being the northeast corner of land now or formerly owned by Margaret A. Sugerman, Trustee, PN: 04-133200, as recorded in OR Book 2031 Page 948 in GCRD, A North corner of land now or formerly owned by James R. Timmons PN:04-120501, as recorded in OR Book 1996 page 491 in GCRD, and a northwest corner of PN:04-151058, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 89°29'44" West**, along the North line of land now or formerly owned by Sugerman, aforementioned, a distance of **812.13** feet to a point, said point being a new property line established, said point witnessed by an iron pin set.

Thence **North 03°30'55" West**, along a new property line established, a distance of **417.82** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

BUR 00282

Thence **North 87°40'04" East**, along a new property line established, a distance of **275.88** feet to a point, said point being the southwest corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 87°40'04" East**, along a South line of PN:04-150600, aforementioned, a distance of **1036.29** feet to a point, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 87°40'04" East**, along a South line of PN:04-150600, aforementioned, a distance of **64.86** feet to a point of deflection, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 87°40'15" East**, along the South line of PN: 04-150600, aforementioned, a distance of **99.55** feet to a point, said point being an interior corner of PN: 04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 02°15'43" West**, along an East line of PN: 04-150600, aforementioned, a distance of **29.98** feet to a point, said point being an interior corner of PN: 04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 87°40'04" East**, along a South line of land now or formerly owned by PN: 04-150600, aforementioned, a distance of **221.00** feet to a point, said point being an interior corner of PN: 04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 02°15'43" East**, along an East line of PN: 04-150600, aforementioned, a distance of **30.00** feet to a point, said point being an interior corner of PN: 04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 87°40'04" East**, along a South line of PN: 04-150600, aforementioned, a distance of **356.51** feet to a point, in the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Number 80, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet therefrom, said point being the **Place of Beginning** and containing **13.779 Acres** of land, 0.041 acres within the right of way of Chipmunk Lane, be the same more or less, but subject to all legal highways, pursuant to a Survey (2499) dated February 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

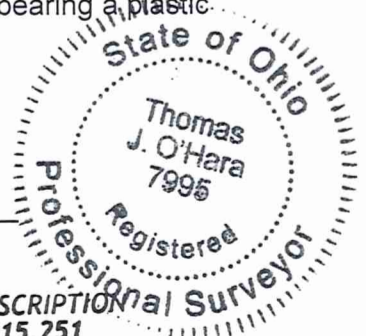
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe the residual portion of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, Samuel M. Detweiler and Susan B. Detweiler, PN: 04-122600, OR Book 2086 Page 3192, in Geauga County Record of Deeds, after a 10.311 acre lot split.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

Thomas J. O'Hara
Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated: 3/10/2020



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Stan Roman 3/10/20
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

**Land now or formerly owned by
Marvin C. Detweiler and Sara Jane Detweiler
Samuel M. Detweiler and Susan B. Detweiler
Part of PN: 04-122600, OR Book 2086 Page 3192
15.991 acres**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot No. 80 and Lot No. 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Numbers 70 and 80, a distance of 2754.22 feet to a point, said point being the southeast corner of land now or formerly owned by Avi Schiowitz and Kelli J. Linn, PN: 04-123100, as recorded in OR Book 2040 Page 3033 in Geauga County Record of Deeds (GCRD). Thence South 00°45'56" East along the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Numbers 80, a distance of 60.02 feet to a point, said point being a southeast corner of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-150600, OR Book 2086 Page 3197, in GCRD. Thence South 87°40'04" West, along a South line of PN:04-150600, aforementioned, passing through a 5/8" iron pin "O'Hara" found at 30.00, feet a total distance of distance of 356.51 feet to a point, said point being an interior corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found. Thence North 02°15'43" West, along an East line of PN:04-150600, aforementioned a distance of 30.00 feet to a point, said point being an interior corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found. Thence South 87°40'04" West along a South line of PN:04-150600, aforementioned, a distance of 221.00 feet to a point, said point being an interior corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found. Thence South 02°15'43" East along an East line of PN:04-150600, aforementioned, a distance of 29.98 feet to a point, said point being an interior corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found. Thence South 87°40'15" West along a South line of PN:04-150600, aforementioned, a distance of 99.55 feet to a point of deflection, said point witnessed by a 5/8" iron pin "Temple" found. Thence South 87°40'04" West along a South line of PN:04-150600, aforementioned, a distance of 64.86 feet to a point, said point witnessed by a 5/8" iron pin "Temple" found. Thence South 87°40'04" West, along a South line of PN:04-150600, aforementioned, a distance of 1036.29 feet to a point, said point being a southwest corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found. Said point being the place of beginning of the following parcel.

Thence **South 87°40'04" West**, along a new property line established, a distance of **275.88** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 03°30'55" East**, along a new property line established, a distance of **417.82** feet to a point, said point being on the North line of land now or formerly owned by Margaret A. Sugerman, Trustee, PN: 04-133200, as recorded in OR Book 2031 Page 948 in GCRD, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 89°29'44" West**, along the North line of land now or formerly owned by Sugerman, aforementioned, a distance of **544.70** feet to a point, said point being on the southeast corner of land now or formerly owned by Owen R. Miller and Esther W. Miller, PN: 04-122810, as recorded in OR Book 952 Page 1135 in GCRD, said point being on the East line of Lot No. 79, said point witnessed by a 5/8" iron pin found.

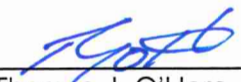
Thence **North 00°45'56" West**, along the East line of land now or formerly owned by Miller, aforementioned, along the East line of Lot Number 79, a distance of **988.50** feet to a point, said point being a southeast corner of land now or formerly owned by Marvin E. Gingerich and Regina Gingerich, PN: 04-122200, as recorded in OR Book 2023 Page 2122 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 87°40'04" East**, along the South line of land now or formerly owned by Gingerich, aforementioned, South line of Burton Woods Subdivision, as recorded in Plat Volume 24 Page 56-57 in GCRD, a distance of **825.31** feet to a point, said point being the northwest corner of PN: 04-150600, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 01°37'30" West**, along the West line of PN:04-150600, aforementioned, a distance of **589.18** feet to a point, said point being the **Place of Beginning** and containing **15.991 Acres** of land, 0.000 acres within the right of way of Chipmunk Lane, be the same more or less, but subject to all legal highways, pursuant to a Survey (2499) dated February 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

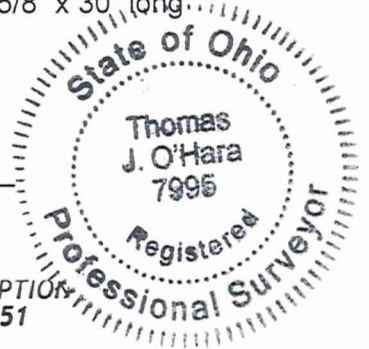
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

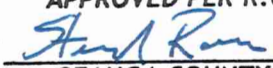
The intent of this description is to describe a portion of land, now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, Samuel M. Detweiler and Susan B. Detweiler, part of PN: 04-122600, as recorded in OR Book 2086 Page 3192, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated: 3/16/2020



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
 3/10/20
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

**Consolidation of Land now or formerly owned by
Marvin C. Detweiler and Sara Jane Detweiler
Samuel M. Detweiler and Susan B. Detweiler
Part of PN: 04-122600, OR Book 2086 Page 3192
with
All of land now or formerly owned by
Marvin C. Detweiler and Sara Jane Detweiler
PN: 04-150600, OR Book 2086 page 3197
26.302 acres**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Original Burton Township Lot No. 80 and Lot No. 90, Township of Burton, County of Geauga, State of Ohio: Beginning at the point of intersection of the centerline of Georgia Road (60') with the centerline of Chipmunk Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00°45'56" East along the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Numbers 70 and 80, a distance of 2754.22 feet to a point, said point being the southeast corner of land now or formerly owned by Avi Schiowitz and Kelli J. Linn, PN: 04-123100, as recorded in OR Book 2040 Page 3033 in Geauga County Record of Deeds (GCRD). Said point being the place of beginning of the following new parcel created.

Thence **South 00°45'56" East** along the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Numbers 80, a distance of **60.02** feet to a point, said point being a southeast corner of land now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, PN: 04-150600, OR Book 2086 Page 3197, in GCRD.

Thence **South 87°40'04" West**, along a South line of PN:04-150600, aforementioned, passing through a 5/8" iron pin "O'Hara" found at 30.00, feet a total distance of distance of **356.51** feet to a point, said point being an interior corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 02°15'43" West**, along an East line of PN:04-150600, aforementioned a distance of **30.00** feet to a point, said point being an interior corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 87°40'04" West** along a South line of PN:04-150600, aforementioned, a distance of **221.00** feet to a point, said point being an interior corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 02°15'43" East** along an East line of PN:04-150600, aforementioned, a distance of **29.98** feet to a point, said point being an interior corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 87°40'15" West** along a South line of PN:04-150600, aforementioned, a distance of **99.55** feet to a point of deflection, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 87°40'04" West** along a South line of PN:04-150600, aforementioned, a distance of **64.86** feet to a point, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 87°40'04" West**, along a South line of PN:04-150600, aforementioned, a distance of **1036.29** feet to a point, said point being a southwest corner of PN:04-150600, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 87°40'04" West**, along a new property line established, a distance of **275.88** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 03°30'55" East**, along a new property line established, a distance of **417.82** feet to a point, said point being on the North line of land now or formerly owned by Margaret A. Sugerman, Trustee, PN: 04-133200, as recorded in OR Book

2031 Page 948 in GCRD, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 89°29'44" West**, along the North line of land now or formerly owned by Sugerman, aforementioned, a distance of **544.70** feet to a point, said point being the southeast corner of land now or formerly owned by Owen R. Miller and Esther W. Miller, PN: 04-122810, as recorded in OR Book 952 Page 1135 in GCRD, said point being on the East line of Lot Number 79, said point witnessed by a 5/8" iron pin found.

Thence **North 00°45'56" West**, along the East line of land now or formerly owned by Miller, aforementioned, and along the East line of Lot Number 79, a distance of **988.50** feet to a point, said point being a southeast corner of land now or formerly owned by Marvin E. Gingerich and Regina Gingerich, PN: 04-122200, as recorded in OR Book 2023 Page 2122 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 87°40'04" East**, along the South line of land now or formerly owned by Gingerich, aforementioned, South line of Burton Woods Subdivision, as recorded in Plat Volume 24 Page 56-57 in GCRD, a distance of **825.31** feet to a point, said point being the northwest corner of PN: 04-150600, aforementioned, said point witnessed by a 5/8" iron pin found.

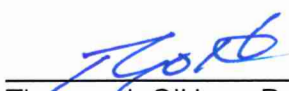
Thence **North 87°40'04" East**, along the South line of Burton Woods Subdivision, a distance of **650.54** feet to a point, said point being the northwest corner of land now or formerly owned by Schiowitz and Linn, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 00°45'56" East**, along the West line of land now or formerly owned by Schiowitz and Linn, aforementioned, a distance of **528.00** feet to a point, said point being the southwest corner of land now or formerly owned by Schiowitz and Linn, aforementioned, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 87°40'04" East**, along a South line of land now or formerly owned by Schiowitz and Linn, aforementioned, passing through a 5/8" iron pin found at 426.03 feet, a total distance of **1103.09** feet to a point, in the centerline of Chipmunk Lane, the dividing line of Middlefield Township and Burton Township and the East line of Lot Number 80, passing through a 3/4" iron pipe found at 30.00 feet therefrom, said point being a new property corner created, said point being the **Place of Beginning** and containing **26.302 Acres** of land, 0.041 acres within the right of way of Chipmunk Lane, be the same more or less, but subject to all legal highways, pursuant to a Survey (2499) dated February 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

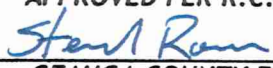
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of the land, now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, Part of PN: 04-150600, OR Book 2086 Page 3197, (10.311 acres) in Geauga County Record of Deeds, and consolidate it with a portion of the land (15.991 acres), now or formerly owned by Marvin C. Detweiler and Sara Jane Detweiler, Samuel M. Detweiler and Susan B. Detweiler, PN: 04-122600, OR Book 2086 Page 3192, totaling 26.302 acres, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated: 3/10/2020



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
 3/10/20
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.