

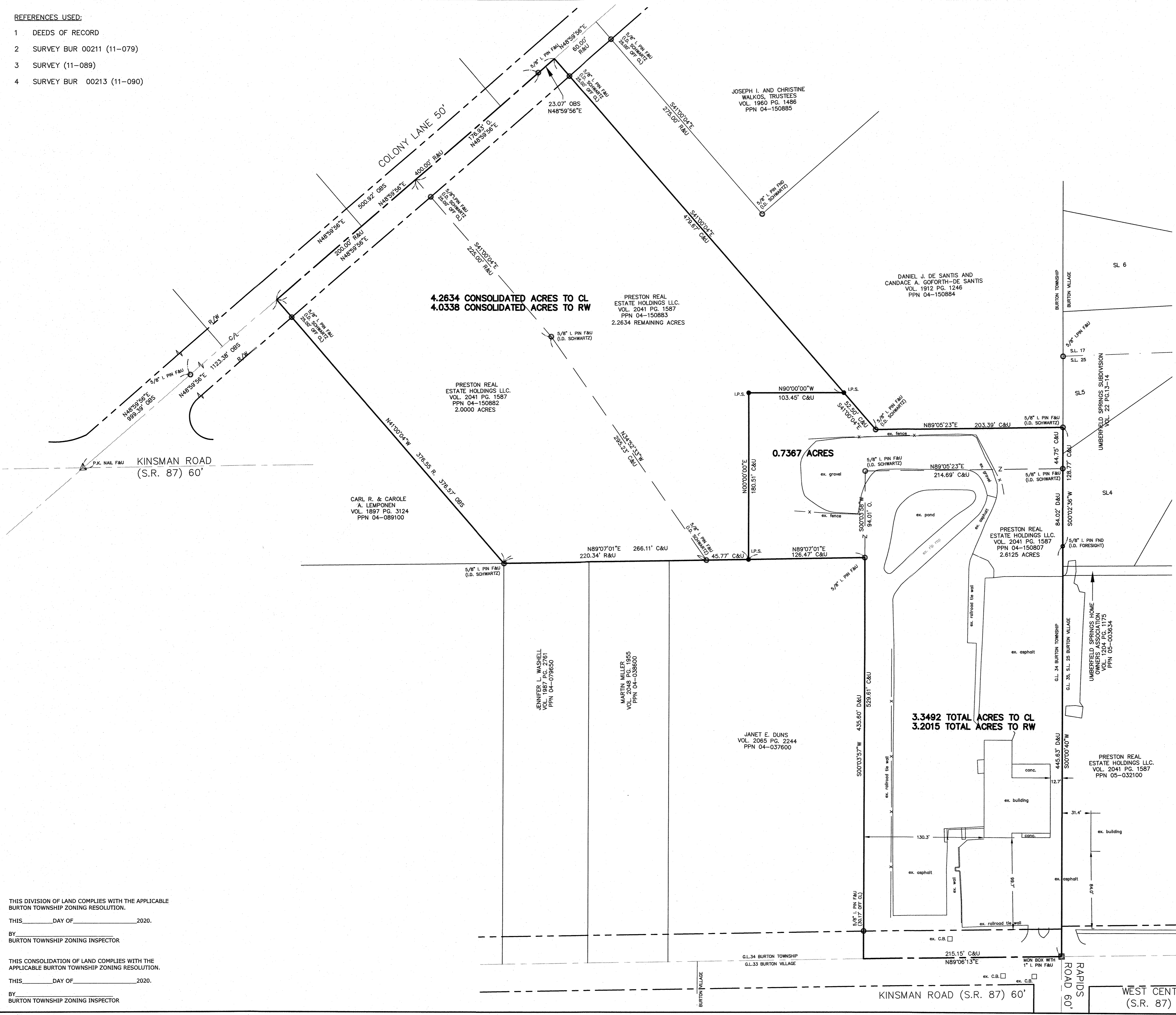
REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 SURVEY BUR 00211 (11-079)
- 3 SURVEY (11-089)
- 4 SURVEY BUR 00213 (11-090)

PLAT OF SURVEY, LOT SPLIT, AND CONSOLIDATION
For
PRESTON REAL ESTATE HOLDINGS LLC.

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 34.

PREPARED FOR:
PRESTON REAL ESTATE HOLDINGS LLC.
 13600 W. CENTER ST
 BURTON, OH 44021

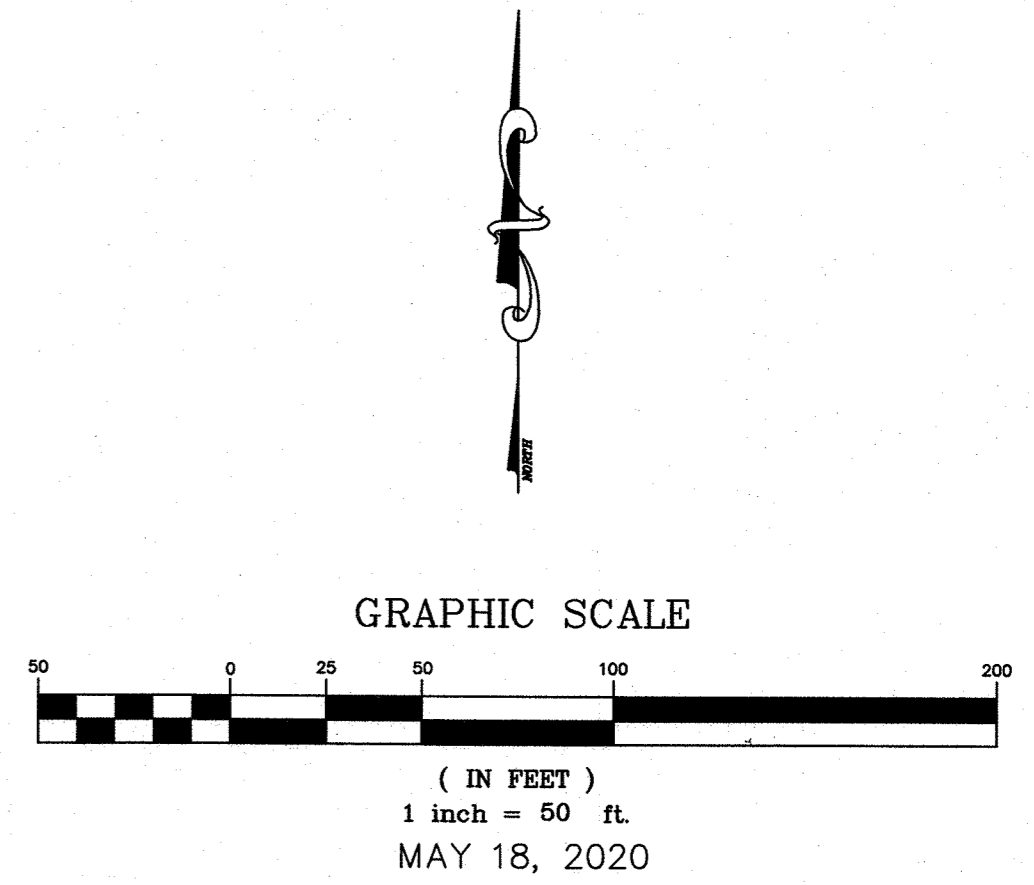


SYMBOL LEGEND

| | |
|---|--------------------|
| ☐ | TELEPHONE PEDISTAL |
| ☐ | TRANSFORMER |
| ☐ | CURB INLET |
| ○ | MANHOLE |
| ○ | WATER VALVE |
| ○ | FIRE HYDRANT |
| ☐ | YARD DRAIN |
| ☐ | POWER POLE |
| ☐ | LIGHT POLE |
| ☐ | LIGHT POWER POLE |
| ☐ | GAS MANSION |
| ☐ | CABLE TV BOX |
| ☐ | GUARD POST |
| ☐ | CATCH BASIN |
| ☐ | WATER VALVE |
| ☐ | SOIL WIRE |
| ☐ | MAIL BOX |
| ☐ | GAS VALVE |
| ☐ | CLEAN OUT |

LEGEND

| | | |
|---|----------|---|
| ● | Ips | 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ) |
| ○ | iPin | Iron Pin |
| ○ | iPipe | Iron Pipe |
| □ | Mon. | Monument |
| ☐ | Fe | Fence post |
| ✕ | Mag | Mag Nail Set |
| ☐ | Fnd. | Found |
| ☐ | D. | Deed |
| ☐ | R/Rec | Record |
| ☐ | M/Msd | Measured |
| ☐ | O/Obs | Observed |
| ☐ | C/Calc | Calculated |
| ☐ | U. | Used |
| ☐ | D.R. | Deed Record |
| ☐ | O.R. | Official Record |
| ☐ | C.L. C/L | Centerline |
| ☐ | e/p | Edge of Pavement |
| ☐ | P | Plat record information |



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 MERIDIAN 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 5.25.20
 RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Suzanne M. White 05/27/2020
 GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.

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 _____ 2020.
 BY _____
 BURTON TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2020.
 BY _____
 BURTON TOWNSHIP ZONING INSPECTOR

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 3.3492 ACRE PARCEL
 FOR
 PRESTON REAL ESTATE
 HOLDINGS LLC.

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being part of Great Lot No. 34, and further being known as all of a parcel of land conveyed to Preston Real Estate Holdings LLC. (PPN 04-150807) by deed recorded in Volume 2041, Page 1587 of Geauga County Deed Records, also being part of a parcel of land conveyed to Preston Real Estate Holdings LLC. (PPN 04-150883) by deed recorded in Volume 2041, Page 1587 of Geauga County Deed Records, and further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Kinsman Road (S.R. 87), 60 feet wide, at its intersection with the centerline of Rapids Road, 60 feet wide;

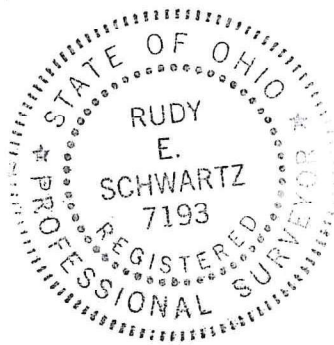
- COURSE I Thence **South 89° 06' 13" West**, along said centerline of Kinsman Road, a distance of **215.15 feet** to a point at the Southeasterly corner of land conveyed to Janet E. Duns (PPN 04-037600) by deed recorded in Volume 2065, Page 2244 of Geauga County Deed Records;
- COURSE II Thence **North 0° 03' 57" East**, along the Easterly line of land so conveyed to Janet E. Duns, and passing through a 5/8 inch iron pin found at 30.17 feet, a total distance of **435.60 feet** to a 5/8 inch iron pin found at the Northeasterly corner thereof;
- COURSE III Thence **South 89° 07' 01" West**, along the Northerly line of land so conveyed to Janet E. Duns, a distance of **126.47 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **North 0° 00' 00" East** (creating a new line) a distance of **180.51 feet** to a 5/8 inch iron pin set;
- COURSE V Thence **South 90° 00' 00" East** (creating a new line) a distance of **103.45 feet** to a 5/8 inch iron pin set on a Westerly line of land conveyed to Daniel J. De Santis and Candace A. Goforth-De Santis (PPN 04-150884) by deed recorded in Volume 1912, Page 1246 of Geauga County Deed Records;
- COURSE VI Thence **South 41° 00' 04" East**, along said Westerly line of land so conveyed to Daniel J. De Santis and Candace A. Goforth-De Santis, a distance of **52.50 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner thereof;
- COURSE VII Thence **North 89° 05' 23" East**, along the Southerly line of land so conveyed to Daniel J. De Santis and Candace A. Goforth-De Santis, a distance of **203.39 feet** to a 5/8 inch iron pin found (I.D. Schwartz) on the Westerly line of subplot 5 in the UMBERFIELD Springs Subdivision as shown by plat recorded in Volume 22, Pages 13- 14 of Geauga County Plat Records, also being the Westerly line of Burton Village, Great Lot No. 35, Sub Lot No. 25;

COURSE VIII

Thence **South 0° 02' 36" West**, along said Westerly line of subplot 5 and along the Westerly line of subplot 4, also being the Westerly line of Burton Village, Great Lot No. 35, Sub Lot No. 25, a distance of **128.77 feet** to a 5/8 inch iron pin found (I.D. Foresight).

COURSE IX

Thence **South 0° 00' 40" West**, continuing along said Westerly line of subplot 4 of said UMBERFIELD SPRINGS SUBDIVISION, also being the Westerly line of Burton Village, Great Lot No. 35, Sub Lot No. 25, and along the Westerly line of land conveyed to the UMBERFIELD SPRINGS HOME OWNERS ASSOCIATION (PPN 05-003634) by deed recorded in Volume 1204, Page 1175 of Geauga County Deed Records, and the Westerly line of land conveyed to Preston Real Estate Holdings LLC. (PPN 05-032100) by deed recorded in Volume 2041, Page 1587 of Geauga County Deed Records, a distance of **445.63 feet** to the Place of Beginning and containing **3.3492 acres** of land (3.2015 acres excepting the area within the right-of-way of Kinsman Road, 0.7367 acres out of PPN 04-150883, and 2.6125 acres out of PPN 04-150807) as surveyed and calculated August 23, 2011, and October 4, 2011, and described on May 18, 2020 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 x 30" iron pins set are I.D. Schwartz 7193.



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

Susan L. Marti 05/27/2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

5.25.20

DATE

RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 4.2634 ACRE PARCEL
 FOR
 PRESTON REAL ESTATE HOLDINGS LLC.

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being part of Great Lot No. 34, and further being known as all of parcel of land conveyed to Preston Real Estate Holdings LLC. (PPN 04-150882) by deed recorded in Volume 2041, Page 1587 of Geauga County Deed Records, also being part of parcel of land conveyed to Preston Real Estate Holdings LLC. (PPN 04-150883) by deed recorded in Volume 2041, Page 1587 of Geauga County Deed Records, and further bounded and described as follows;

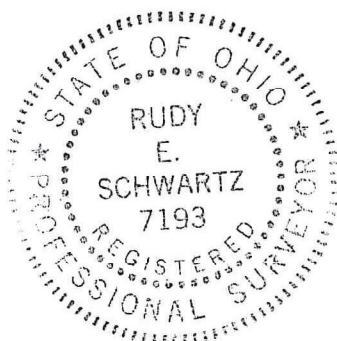
Beginning at a point in the centerline of Colony Lane, 50 feet wide, at the most Northerly corner of land conveyed to Carl R. and Carole A Lemponen (PPN 04-089100) by deed recorded in Volume 1897, Page 3124 of Geauga County Deed Records, said point lying **North 48° 59' 56" East**, along said centerline of Colony Lane, and passing through a 5/8 inch iron pin found at 999.39 feet, a total distance of **1123.38 feet** from a P.K. Nail found at its intersection with the centerline of Kinsman Road (S.R. 87), 60 feet wide;

- COURSE I Thence **North 48° 59' 56" East**, continuing along said centerline of Colony Lane, a distance of **400.00 feet** to a point at the Northwesterly corner of land conveyed to Daniel J. De Santis and Candace A. Goforth-De Santis (PPN 04-150884) by deed recorded in Volume 1912, Page 1246 of Geauga County Deed Records;
- COURSE II Thence **South 41° 00' 04" East**, along a Westerly line of land so conveyed to Daniel J. De Santis and Candace A. Goforth-De Santis, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 25.00 feet, a total distance of **479.67 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **North 90° 00' 00" West** (creating a new line) a distance of **103.45 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **South 0° 00' 00" West** (creating a new line) a distance of **180.51 feet** to a 5/8 inch iron pin set on the Northerly line of land conveyed to Janet E. Duns (PPN 04-037600) by deed recorded in Volume 2065, Page 2244 of Geauga County Deed Records;
- COURSE V Thence **South 89° 07' 01" West**, along said Northerly line of land so conveyed to Janet E. Duns, and along the Northerly line of land conveyed to

Martin Miller (PPN 04-038600) by deed recorded in Volume 2048, Page 1955 of Geauga County Deed Records, and along the Northerly line of land conveyed to Jennifer L. Washell (PPN 04-079650) by deed recorded in Volume 1987, Page 2761 of Geauga County Deed Records, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 45.77 feet, a total distance of **266.11 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at a Southeasterly corner of land so conveyed to Carl R. and Carole A. Lemponen;

COURSE VI

Thence **North 41° 00' 04" West**, along the Northeasterly line of land so conveyed to Carl R. and Carole A. Lemponen, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 351.57, a total distance of **376.57 feet** to the Place of Beginning and containing **4.2634 acres** of land (4.0338 acres excepting the area within the right-of-way of Kinsman Road, 2.0000 acres out of PPN 04-150882, and 2.2634 acres out of PPN 04-150883) as surveyed and calculated August 23, 2011, and October 4, 2011, and described on May 18, 2020 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 x 30 inch iron pins set are I.D. Schwartz 7193.



**SURVEY PLAT & LEGAL DESCRIPTION
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Susan L. Marti 05/27/2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

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DATE

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