

# PLAT FOR A PROPERTY SPLIT FOR A LAND CONTRACT TRANSFER

0.334 ACRES FROM WALTER AND LAURA STONE  
TO DAVID AND CYNTHIA NELSON

BEING A PART OF  
BURTON VILLAGE LOT NO. 45  
SUBLOT 35

TIMOTHY A. & JUDY A.  
FISHER  
VOL. 1288, PAGE 709

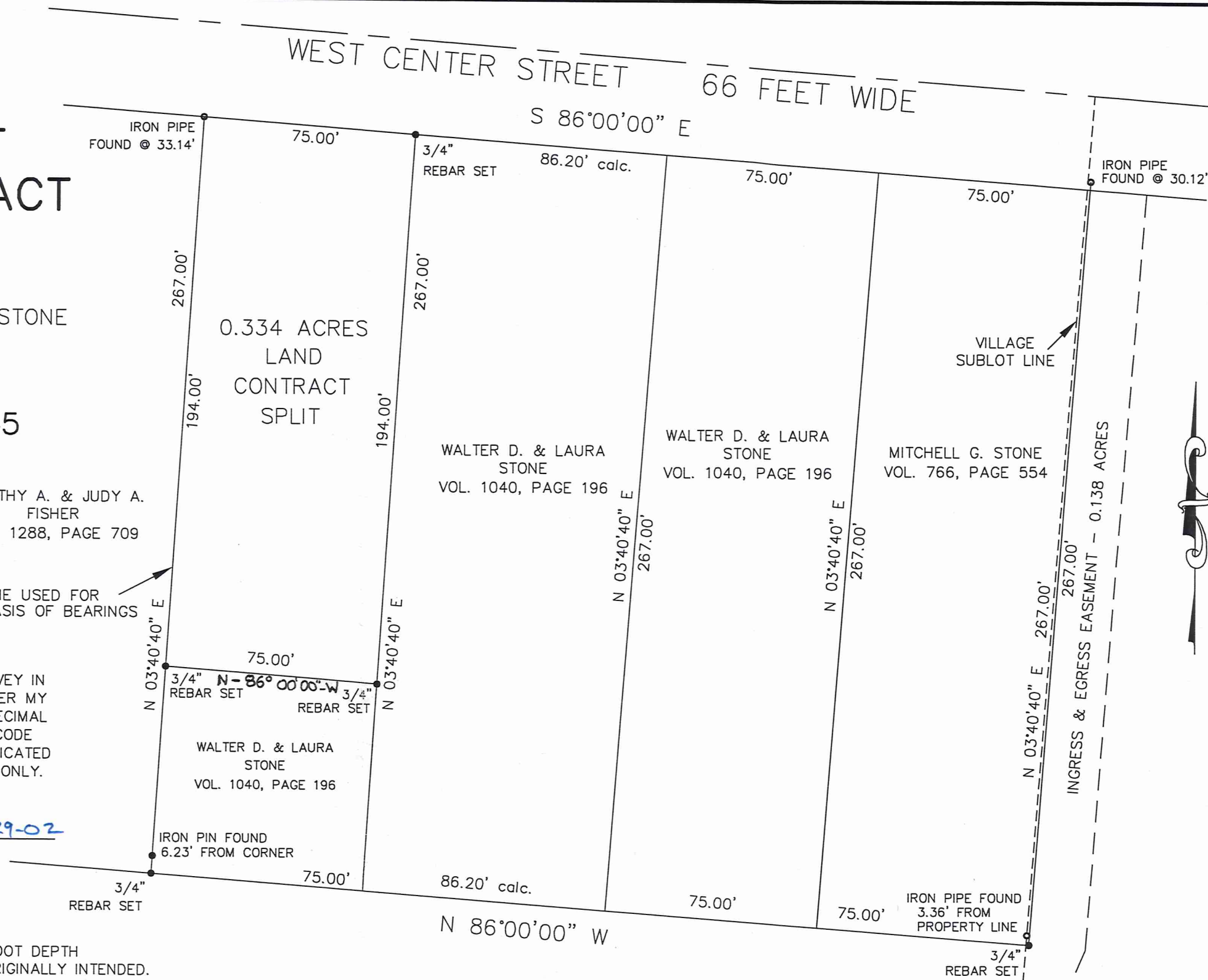
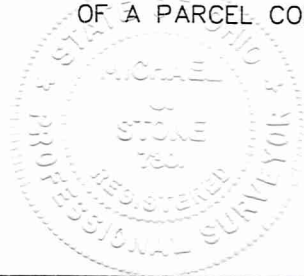
LINE USED FOR  
BASIS OF BEARINGS

I CERTIFY THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY IN PARTICULARS AND IS BASED UPON MEASUREMENTS MADE UNDER MY SUPERVISION, ALL DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37. IRON MONUMENTS WERE FOUND OR SET WHERE INDICATED BEARINGS ARE ARBITRARY AND INTENDED TO DENOTE ANGLES ONLY.

ATTEST Michael J. Stone  
MICHAEL J. STONE, P.S. 7301

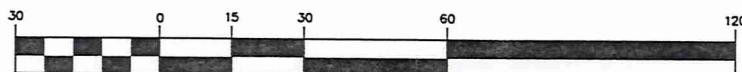
DATE 06-29-02

NOTES: THIS PLAT RE-ESTABLISHES THE LOTS TO A 300 FOOT DEPTH FROM THE WEST CENTER STREET CENTERLINE AS ORIGINALLY INTENDED. THE CENTERLINE WAS DETERMINED FROM IRON PIPES FOUND ALONG THE FRONTAGE OF A PARCEL CONVEYED TO MARK ALLEN NOLAN BY DEED VOL 1368, PAGE 766.



BERKSHIRE BOARD OF EDUCATION  
VOL. 346, PAGE 471

GRAPHIC SCALE



( IN FEET )

SUBLOT NO. 35

SUBLOT NO. 36

**PROPERTY SPLIT FOR A LAND CONTRACT TRANSFER**  
**0.334 Acres**  
**from Walter and Laura Stone to David and Cynthia Nelson**

Situated in the Village of Burton, County of Geauga and State of Ohio: And known as being a part of Original No. Lot 45, Sublot No. 35, in said Village and further described as follows:

Beginning at the northeasterly corner of a parcel of land conveyed to Timothy A. and Judy A. Fisher by deed recorded in Volume 1288, Page 709 of the Geauga County Record of Deeds, said corner being located in the southerly margin of West Center Street (66 feet in width) and being the **Principal Place of Beginning** of the parcel herein described;

Thence, S. 86° 00' 00" E. along said southerly margin, distance of 75.00 feet to a 3/4 inch iron rebar set at the northwesterly corner of a parcel of land conveyed to Walter D and Laura Stone by deed recorded in Volume 1040, Page 196 of the Geauga County Record of Deeds;

Thence, S. 03° 40' 40" W. along the westerly boundary of said Stone parcel, a distance of 194.00 feet to a 3/4 inch iron rebar set;

Thence, N. 86° 00' 00" W., a distance of 75.00 to a 3/4 inch iron rebar set in the easterly boundary of said Fisher parcel;

Thence, N. 03° 40' 40" E. along the easterly boundary of said Fisher parcel, through an iron pipe found at a distance of 193.86 feet, a total distance of 194.00 feet to the **Principal Place of Beginning** and containing 0.334 acres of land, more or less, subject to all legal highways, easements, reservations and restrictions of record, based upon a survey performed in June of 2002 by Michael J. Stone, P.S. 7301. The bearings listed herein are to an assumed meridian and are used to denote angles only.

NEW METES AND BOUNDS  
DESCRIPTION APPROVED  
GEAUGA COUNTY ENGINEER  
DATE: 9-27-02 BY: R.S.

*Michael J. Stone*  
*June 29, 2002*



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*Lot split approved by Village of Burton Planning  
Commission 9-17-02.*

*James L. Warren  
Clerk  
Planning Commission*