

BOUNDARY SURVEY & PROPOSED LOT SPLIT FOR UNITED CRAFTSMAN CONSTRUCTION, LTD.

THE PROPERTY OF:
BARBER, TIMOTHY L.
VOL. 1737, PG. 1939

PART OF GREAT LOT 36, TOWN LOT 32
IN BURTON VILLAGE, COUNTY OF GEauga
STATE OF OHIO
SEPTEMBER 9th, 2004

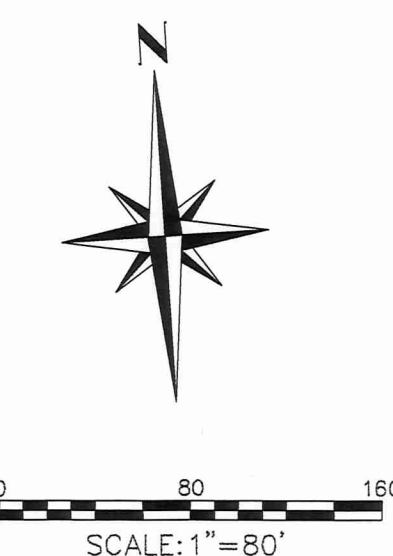
This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 2-15-90. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.

NOTES:

BASIS OF BEARINGS IS N86°12'00"W AS REFERRED TO ON EAST HILL COLONY SUBDIVISION PLAT AS RECORDED IN VOL. 4, PG. 35-36
RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA
ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED AS "AAA #7794"

Acreage Summary

Lot	Gross Ac.	R/W Ac.	Net Ac.
Parcel #1	1.311 Acres 57124.9 Sq.ft.	0.049 Acres 2117.7 Sq.ft.	1.262 Acres 55007.2 Sq.ft.
Parcel #2	1.216 Acres 52948.2 Sq.ft.	0.048 Acres 2110.8 Sq.ft.	1.168 Acres 50837.4 Sq.ft.
Balance	2.527 Acres 110073.1 Sq.ft.	.097 Acres 4228.5 Sq.ft.	2.430 Acres 105844.6 Sq.ft.



HUNTINGTON TRUST CO. N.A. TRUSTEE
VOL. 1012, PG. 782

LUDLOW, JAMES O.
TRASK, LISA A.
VOL. 781, PG. 443

STENROSS, FREDRICK M. & BARBARA
VOL. 932, PG. 266

CLARK, WILLIAM
VOL. 699, PG. 585

EAST HILL COLONY
VOL. 4, PG. 35-36

HICKOX STREET-60'

DEAN COURT-60'

DEAN SUBDIVISION
VOL. 5, PG. 3-4

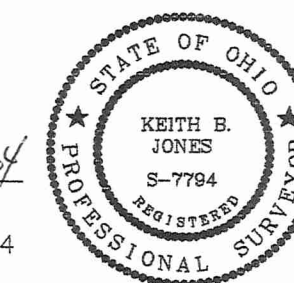
EAST CENTER STREET-66' (S.R. 87)

- (A) KAROLYN, ROUBIC
VOL. 1108, PG. 1145
- (B) SCHWENDEMAN, PAUL R. & CAROL M.
(TRUSTEES)
VOL. 928, PG. 1303
- (C) SCHWENDEMAN, PAUL R. & CAROL M.
(TRUSTEES)
VOL. 928, PG. 1303
- (D) OROS, FRANK W. & IOLA M.
VOL. 820, PG. 1246
- (E) KLEMENCIC, RICHARD S. & MEREDITH
VOL. 1719, PG. 1147

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°53'45"	31.62'	955.56'	N85°15'07"W	31.62'
C2	14°26'03"	240.73'	955.56'	N77°05'12"W	240.10'
C3	35°09'40"	586.41'	955.56'	N68°37'10"W	577.25'

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 9/13/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



Drawing No. 04-096

NOTE: EXISTING DRIVEWAY TO BE RELOCATED TO BE TOTALLY WITHIN THE NEW PROPOSED LOT SPLIT

BRV-00005

Barber
picked up 9-13-04

AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH. 44024

Phone (440) 286-2393
Fax (440) 286-2394
AAAlandsurveying@Hotmail.com

Proposed Lot Split Parcel #1

Situated in the Village of Burton, County of Geauga, and the State of Ohio, and known as being part of Great Lot 36, Town Lot 32 of said Village of Burton, and being further bounded and described as follows:

Beginning at a point in the centerline of East Center Street (S.R. 87) at the intersection of Original Town Lot 31 and Lot 32, also being the southeast corner of subplot 8 of East Hill Colony Subdivision, as recorded in Volume 4, Page 35-36 of Geauga County Plat Records, also being the southeast corner of K. Roubic, as recorded in Volume 1108, Page 1145 of Geauga County Deed Records; Thence S 86°12'00" E along the centerline of East Center Street (S.R. 87), a distance of 109.07 feet to a point; said point being the principal place of beginning of the description to be herein described;

Thence N 03°48'00" E, passing through a 5/8" iron pin set at 33.00 feet on the northerly right-of-way of East Center Street (S.R. 87), a total distance of 161.35 feet to a 5/8" iron pin set at the northeast corner of R.S. & M. Klemencic, as recorded in Volume 1719, Page 1147 of Geauga County Deed Records;

Thence N 75°40'56" W along Klemencic's northerly line, a distance of 103.93 feet to a 1" iron pipe found at the southeast corner of P.R. & C.M. Schwendeman, as recorded in Volume 928, Page 1303 of Geauga County Deed Records;

Thence N 05°59'14" E along Schwendeman's east line, a distance of 376.66 feet to a 2" iron pipe found at the southwest corner of J.O. Ludlow & L.A. Trask, as recorded in Volume 781, Page 443 of Geauga County Deed Records;

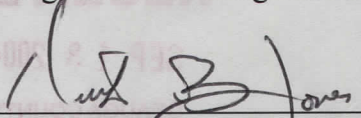
Thence S 86°42'46" E, along Ludlows and Trasks southerly line, a distance of 111.30 feet to a 5/8" iron pin set on the southerly line of Ludlow and Trask;

Thence S 05°14'40" W, a distance of 321.63 feet to a 5/8" iron pin set;

Thence S 46°19'09" E, a distance of 63.32 feet to a 5/8" iron pin set;

Thence S 03°48'00" W, passing through a 5/8" iron pin set at 162.57 feet on the northerly right of way of East Center Street (S.R. 87), a total distance of 195.57 feet to a point in the centerline of East Center Street (S.R. 87);

Thence N 86°12'00" W, along the centerline of East Center Street (S.R. 87), a distance of 63.96 feet back to the principle place of beginning, containing 1.311 Acres of land, but subject to all legal highways. Being a parcel of land split from the lands deeded to T.L. Barber, as recorded in Volume 1737, Page 1939 of Geauga County Deed Records. Pursuant to a survey done in September 2004 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is S 86°12'00" E, as referred to on East Hill Colony Subdivision Plat, recorded in Volume 4, Page 35-36 of Geauga County Plat Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".


Keith B. Jones, P.S. #7794 Date 9-10-04
AAA Land Surveying, Inc.



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

R.S. 9/13/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BRV00005

Barber
picked up 9/13/04

AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH. 44024

Phone (440) 286-2393
Fax (440) 286-2394
AAAlandsurveying@Hotmail.com

Proposed Lot Balance Parcel #2

Situated in the Village of Burton, County of Geauga, and the State of Ohio, and known as being part of Great Lot 36, Town Lot 32 of said Village of Burton, and being further bounded and described as follows:

Beginning at a point in the centerline of East Center Street (S.R. 87) at the intersection of Original Town Lot 31 and Lot 32, also being the southeast corner of subplot 8 of East Hill Colony Subdivision, as recorded in Volume 4, Page 35-36 of Geauga County Plat Records, also being the southeast corner of K. Roubic, as recorded in Volume 1108, Page 1145 of Geauga County Deed Records; Thence S 86°12'00" E along the centerline of East Center Street (S.R. 87), a distance of 173.03 feet to a point; said point being the principal place of beginning of the description to be herein described;

Thence N 03°48'00" E, passing through a 5/8" iron pin set at 33.00 feet on the northerly right-of-way of East Center Street (S.R. 87), a total distance of 195.57 feet to a 5/8" iron pin set;

Thence N 46°19'09" W, a distance of 63.32 feet to a 5/8" iron pin set;

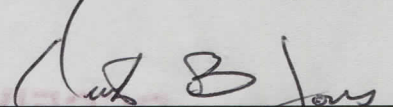
Thence N 05°14'40" E, a distance of 321.63 feet to a 5/8" iron pin set on the southerly line of J.O. Ludlow & L.A. Trask, as recorded in Volume 781, Page 443 of Geauga County Deed Records;

Thence S 86°42'46" E, along Ludlows and Trasks southerly line, a distance of 111.30 feet to a point in the center of a creek, said point being the northwest corner of F.M. and B. Stenross, as recorded in Volume 932, Page 266 of Geauga County Deed Records;

Thence S 04°30'07" W, along Stenross's westerly line, passing through a 5/8" iron pin set at 15.00 feet, and a 2" iron pipe found at 525.88 feet, a total distance of 559.26 feet to a point in the centerline of East Center Street (S.R. 87);

Thence along an arc of a curve deflecting to the left having a radius of 955.56 feet, an arc distance of 31.62 feet, a chord bearing N 85°15'07" W, and a chord distance of 31.62 feet to a point;

Thence N 86°12'00" W, continuing along the centerline of East Center Street (S.R. 87), a distance of 32.35 feet back to the principal place of beginning, containing 1.216 Acres of land, but subject to all legal highways. Being a parcel of land split from the lands deeded to T.L. Barber, as recorded in Volume 1737, Page 1939 of Geauga County Deed Records. Pursuant to a survey done in September 2004 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is S 86°12'00" E, as referred to on East Hill Colony Subdivision Plat, recorded in Volume 4, Page 35-36 of Geauga County Plat Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".


Keith B. Jones, P.S. #7794
AAA Land Surveying, Inc.

9-10-04
Date



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

R.S. 9/13/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER