

# LOT SPLIT CONSOLIDATION PLAT FOR JOHN BRUENING



SCALE: 1"=50'



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 00°30'00" W FOR THE CENTERLINE OF SOUTH CHESIRE ST. (DEED VOL. 922 PG. 455) OF THE GEauga COUNTY RECORDS. THE BEARINGS USED ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

### REFERENCE DATA

PLAT - WARREN-BURTON RD. PG. 3 OF 7  
- I C H 325 SEC. J-1  
TAX MAP - BURTON VILLAGE PG. 5  
DEEDS - SUBJECTS DEED  
- VARIOUS ADJOINERS

### OWNER'S ACCEPTANCE

I, (WE) THE UNDERSIGNED OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION.

JOHN BRUENING

WITNESS \_\_\_\_\_

MICHEAL A. DOBE

WITNESS \_\_\_\_\_

LISA R. DOBE

### NOTARY:

STATE OF OHIO } ss  
COUNTY OF GEAGA }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAME OWNER(S), WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS OF THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES

### APPROVAL

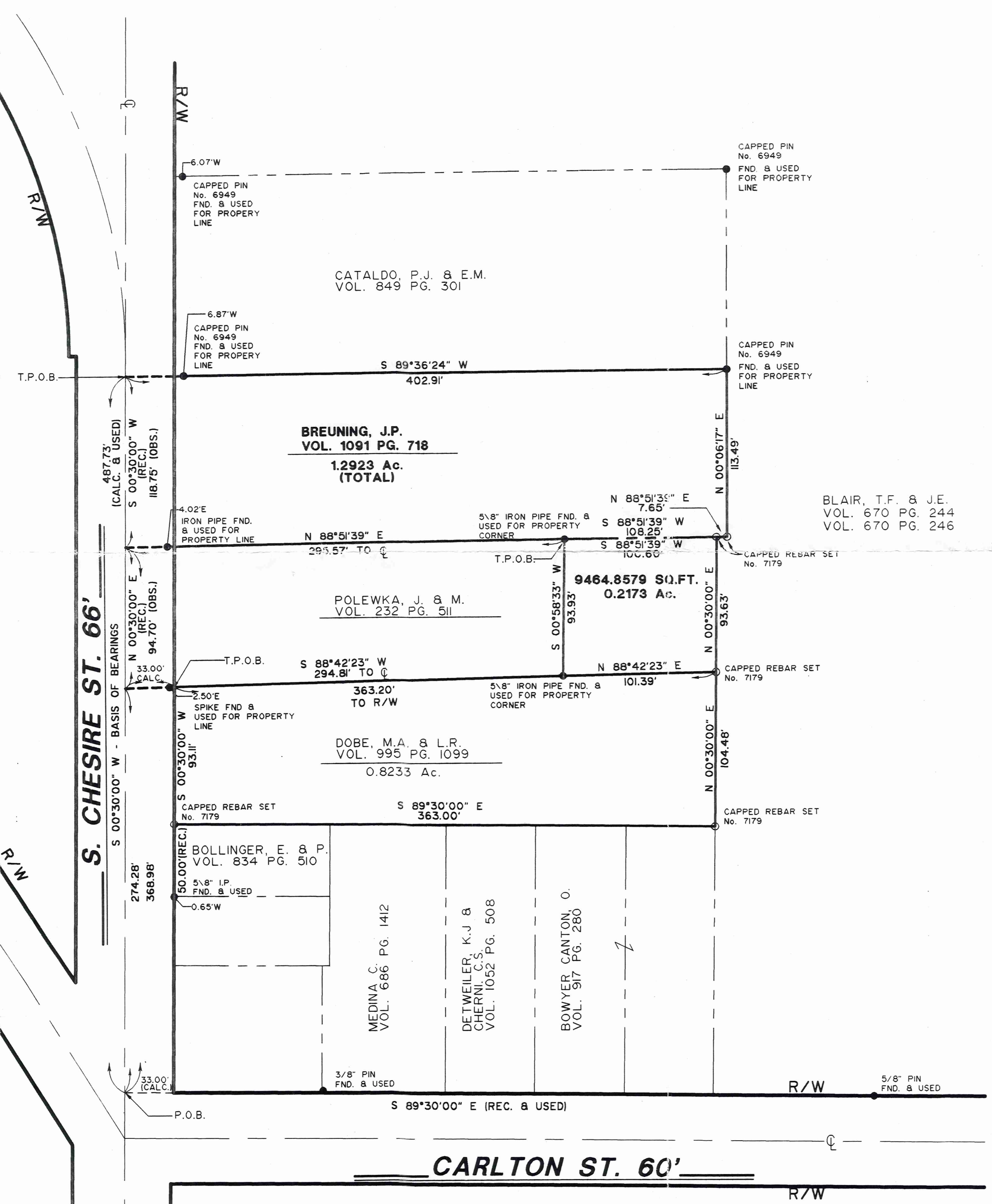
THIS LOT SPLIT AND CONSOLIDATION PLAT IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BURTON, GEAGA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

PLANNING COMMISSION

GEAGA COUNTY ENGINEER

### LEGEND

- P.O.B. - PLACE OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING
- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- - 5/8" IRON PIN FOUND UNLESS INDICATED OTHERWISE.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP No.7179 SET



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF SURVEY AS PREPARED BY CAMPBELL AND ASSOCIATES INC. AS A RESULT OF A FIELD SURVEY IN ACCORDANCE WITH "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (O.A.C. 4733-37)" AND THAT ALL SURVEY MONUMENTATION HAS BEEN USED/SET AS REQUIRED.

*Daniel J. Cook*  
DANIEL J. COOK  
P.L.S. No. 7179  
DATE 10/9/98



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
CRB 5/16/02  
OFFICE OF THE  
GEAGA COUNTY ENGINEER

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 10/20/98  
OFFICE OF THE  
GEAGA COUNTY ENGINEER

NUMBER	REVISION	DATE
1	VARIOUS AMENDMENTS	10-8-98

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## LOT SPLIT/CONSOLIDATION PLAT

DATE 10/21/97  
DRAWN BY DMC  
CHECKED BY DJC  
FIELD BOOK No. 2  
SCALE 1"=50'

SITUATED IN THE VILLAGE OF BURTON, COUNTY OF GEAGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF S\1 NO. 52 IN THE TOWN PLATS IN BURTON VILLAGE.



CAMPBELL &  
ASSOCIATES, INC.  
Surveying • Engineering

DRAWING NO. -  
PROJECT NO. 97335

5415 Schoaf Rd. Suite 206 Independence, Ohio 44131 (216) 642-8555

BRV00012

Bruening

Picked up 10-20-98  
05-003673



CAMPBELL & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors

1923 Bailey Road, Suite A  
Cuyahoga Falls, OH 44221  
(330) 945-4117  
FAX (330) 945-4140

**LEGAL DESCRIPTION FOR  
0.2173 ACRE PARCEL TO BE  
SPLIT OUT**

Situated in the Village of Burton, County of Geauga and State of Ohio, and being part of Sublot No. 52 in said Village, and bounded and described as follows;

Beginning at a point at the intersection of the centerline of South Cheshire Street ( 66 feet wide ) and the easterly prolongation of the Southerly Right-of-way line of Carlton Street ( 60 feet wide ), thence South 00 degrees 30 minutes 00 seconds West along the centerline of South Cheshire Street a distance of 368.98 feet to a point at the Southeast corner of lands now or formerly owned by J. & M. Polewka ( Vol. 232, Pg. 511), thence South 88 degrees 51 minutes 39 seconds West along the Southerly line of Polewka and passing over an iron pipe found at 28.98 feet a distance of 295.57 feet to a 5/8" iron pipe found at the Southwest corner of said Polewka which marks the true place of beginning for the following described parcel of land;

Thence continuing South 88 degrees 51 minutes 39 seconds West along the Northerly line of land now or formerly owned by J. P. Bruening ( Vol. 1091, Pg. 718 ) a distance of 100.60 feet to a capped rebar set in the Easterly line of lands now or formerly owned by T. & J. Blair ( Vol. 670, Pg. 244 );

Thence North 00 degrees 30 minutes 00 seconds East along the Easterly line of Blair a distance of 93.63 feet to a capped rebar set;

Thence North 88 degrees 42 minutes 23 seconds East a distance of 101.39 feet to a 5/8" iron pipe found at the Northwesterly corner of said Polewka;

Thence South 00 degrees 58 minutes 33 seconds West along the Westerly line of Polewka a distance of 93.93 feet to the true place of beginning, containing 0.2173 acres of land, more or less, but subject to all legal highways and easements of records, as surveyed by Daniel J. Cook, Registered Surveyor No. 7179, of Campbell & Associates Inc., in October, 1997

The above described parcel of land is part of lands conveyed to M. & L. Dobe, ( Vol. 995, Pg. 1099 ).

The Basis of Bearings used in the description above is South 00 degrees 30 minutes 00 seconds West for the West right-of-way line of South Cheshire Street in Deed Volume 922, Pg. 455 of Geauga County Records. The bearings used are to an assumed meridian and are used to denote angles only.

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

R.S. 10/20/98  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

BRV-00012

BRUENING  
PICK UP  
5-6-02  
05-040500.  
1486/865



CAMPBELL & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors

1923 Bailey Road, Suite A  
Cuyahoga Falls, OH 44221  
(330) 945-4117  
FAX (330) 945-4140

**Legal Description For  
0.8233 Acre Parcel Remaining**

Situated in the Village of Burton, County of Geauga and State of Ohio, and being part of Sublot No. 52 in said Village, and bounded and described as follows,

Beginning at a point at the intersection of the centerline of South Cheshire Street (66 feet wide) and the easterly prolongation of the Southerly Right-of-way line of Carlton Street (60 feet wide), thence South 00 degrees 30 minutes 00 seconds West along the centerline of South Cheshire Street a distance of 274.28 feet to a point at the Northeast corner of lands now or formerly owned by J. & M. Polewka (Vol. 232, Pg. 511), Thence South 88 degrees 42 minutes 23 seconds West along the Northerly line of said Polewka, and passing over a Spike found at 30.50 feet, a distance of 33.00 feet to a point at the Westerly right-of-way line of South Cheshire Street, which marks the true place of beginning for the following described parcel of land;

Thence continuing Thence South 88 degrees 42 minutes 23 seconds West along the Northerly line of said Polewka a distance of 363.20 feet to a capped rebar set in the Easterly line of lands now or formerly owned by T. & J. Blair (Vol.670, Pg.244);

Thence North 00 degrees 30 minutes 00 seconds East along the Easterly line of said Blair a distance of 104.48 feet to a capped rebar set at the Southwest corner of lands now or formerly owned by D. Bowyer Canton (Vol.917, Pg.280);

Thence South 89 degrees 30 minutes 00 seconds East along the Southerly line of said Bowyer Canton, K. & C. Detweiler, (Vol.,1052, Pg. 508), C. Medina (Vol. 686, Pg.1412), and E. & P. Bollinger ( Vol. 834, Pg. 510), a distance of 363.00 feet to a capped rebar set in the Westerly right-of-way line of said South Cheshire Street;

Thence South 00 degrees 30 minutes 00 seconds West along the Westerly right-of-way line of South Cheshire Street a distance of 93.11 feet to the true place of beginning, containing 0.8233 acres of land, more or less, but subject to all legal highways and easements of records, as surveyed by Daniel J Cook, Registered Surveyor No. 7179, of Campbell & Associates Inc. in October, 1997

The above described parcel of land is part of lands conveyed to M. & L. Dobe, (Vol. 995, Pg. 1099).

The Basis of Bearings used in the description above is South 00 degrees 30 minutes 00 seconds West for the West right-of-way line of South Cheshire Street in Deed Volume 922, Pg. 455 of Geauga County Records. The bearings used are to an assumed Meridian and are used to denote angles only.

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

CRB

5/6/02

OFFICE OF THE REVISED  
GEAUGA COUNTY ENGINEER