

PLAT OF SURVEY For BURTON DEVELOPMENT L.L.C.

SITUATED IN THE VILLAGE OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL BURTON TOWNSHIP LOT NUMBER 44.

PREPARED FOR:
BURTON DEVELOPMENT L.L.C.
P.O. BOX 237
NOVELTY, OHIO 44072

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✱ Mag. Mag Nail Set
- ✱ Fnd. Found
- D. Deed
- R/Rec Record
- M/Meas 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 Plot record information



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.
JANUARY 3, 2005

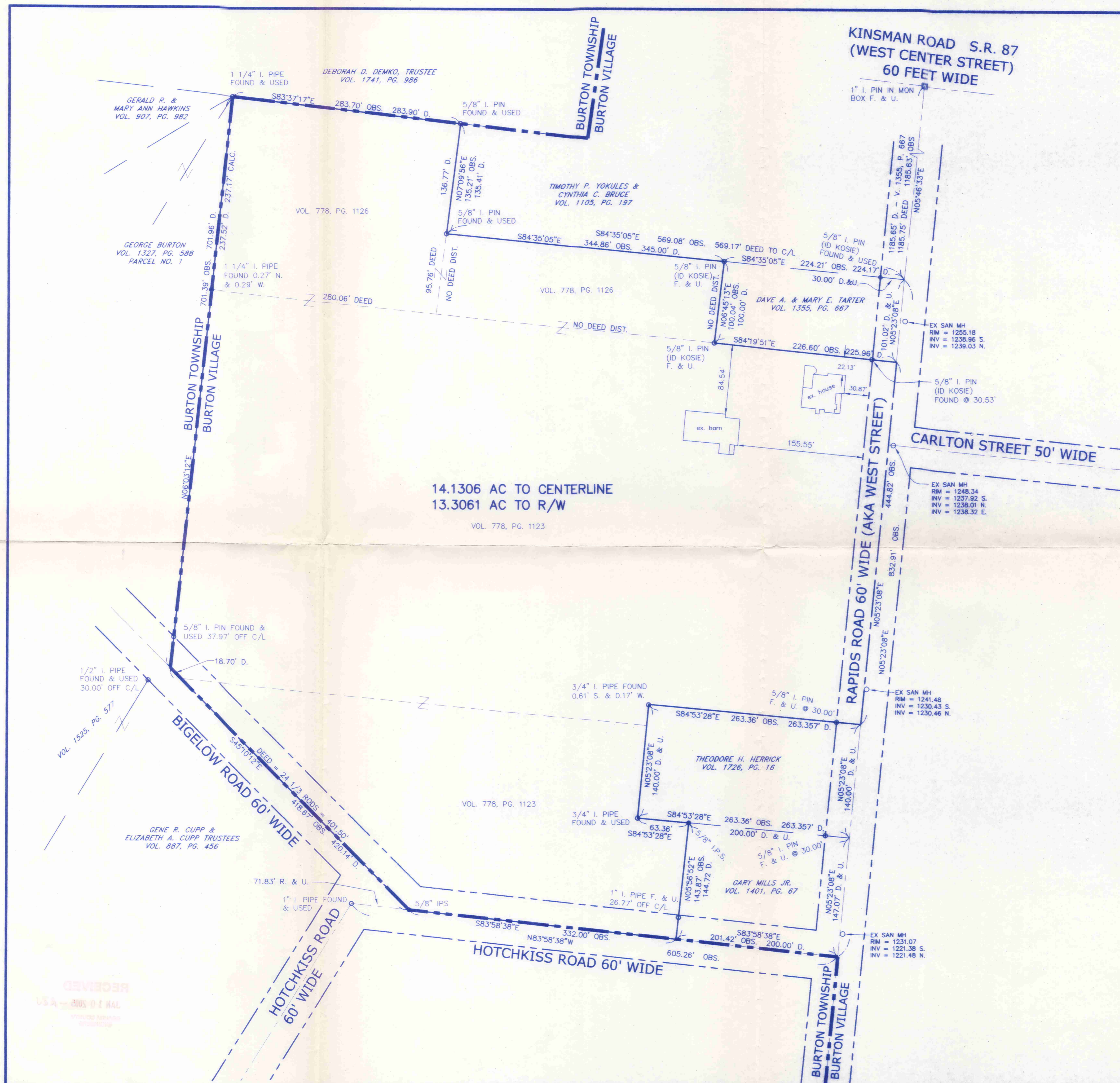
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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 Schwartz
RUDY SCHWARTZ, P.S. #7193 Date 1-7-05



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. Lillios
OFFICE OF THE
GEAUGA COUNTY ENGINEER

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285



RECEIVED
JAN 10 2005
OFFICE OF THE
COUNTY ENGINEER

BRV-00014

Burton Development
picked up 1-11-05

LEGAL DESCRIPTION OF A
14.1306 ACRE PARCEL
FOR
BURTON DEVELOPMENT LLC

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 44 and further being known as lands conveyed to Elaine Chittle by deeds recorded in Volume 778, Page 1123 and Volume 778, Page 1126 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Rapids Road (West Street), 60 feet wide at the Northeasterly corner of land conveyed to Dave A. and Mary E. Tarter by deed recorded in Volume 1355, Page 667 of Geauga County Deed Records, said point lying South 5°46'33" West along said centerline of Rapids Road, a distance of 1185.63 feet from a monument box with a one inch iron pin found at its intersection with the centerline of Kinsman Road, (West Center Street) (S.R. No. 87), 60 feet wide;

Thence South 5°23'08" West along said centerline of Rapids Road, a distance of 101.02 feet to the Southeasterly corner of land so conveyed to Dave A. and Mary E. Tarter and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 5°23'08" West continuing along said centerline of Rapids Road, a distance of 444.82 feet to the Northeasterly corner of land conveyed to Theodore H. Herrick by deed recorded in Volume 1726, Page 16 of Geauga County Deed Records;

COURSE II Thence North 84°53'28" West along the Northerly line of land so conveyed to Theodore H. Herrick, passing through a 5/8 inch iron pin found at 30.00 feet, a total distance of 263.36 feet to the Northwesterly corner thereof (witness a 3/4 inch iron pipe found 0.61 feet South and 0.17 feet West);

COURSE III Thence South 5°23'08" West along the Westerly line of land so conveyed to Theodore H. Herrick, a distance of 140.00 feet to a 3/4 inch iron pipe found at the Southwesterly corner thereof;

COURSE IV Thence South 84°53'28" East along the Southerly line of land so conveyed to Theodore H. Herrick a distance of 63.36 feet to a 5/8 inch iron pin set at Northwesterly corner of land conveyed to Gary Mills Jr. by deed recorded in Volume 1401, Page 67 of Geauga County Deed Records;

COURSE V Thence South 5°56'52" West along the Westerly line of land so conveyed to Gary Mills Jr., passing through a one inch iron pipe found at 117.10 feet, a total distance of 143.87 feet to a point in the centerline of Hotchkiss Road, 60 feet wide;

LEGAL DESCRIPTION

14.1306 acre Parcel

Burton Development LLC

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- COURSE VI Thence North 83°58'38" West along said centerline of Hotchkiss Road, a distance of 332.00 feet to a 5/8 inch iron pin set at its intersection with the centerline of Bigelow Road, 60 feet wide;
- COURSE VII Thence North 45°10'12" West along said centerline of Bigelow Road, a distance of 418.67 feet to the Southeasterly corner of Parcel No. 1 of lands conveyed to George Burton by deed recorded in Volume 1327, Page 588 of Geauga County Deed Records;
- COURSE VIII Thence North 6°03'12" East along the Easterly line of land so conveyed to George Burton, being the boundary line between Burton Township and Burton Village, passing through a 5/8 inch iron pin found at 37.97 feet, a total distance of 701.39 feet to a 1-1/4 inch iron pipe found at the most Northerly corner thereof in the Southerly line of land conveyed to Deborah D. Demko Trustee, by deed recorded in Volume 1741, Page 986 of Geauga County Deed Records;
- COURSE IX Thence South 83°37'17" East along said Southerly line of land so conveyed to Deborah D. Demko Trustee, also being the boundary line between Burton township and Burton Village, a distance of 283.70 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to Timothy P. Yokules and Cynthia C. Bruce by deed recorded in Volume 1105, Page 197 of Geauga County Deed Records;
- COURSE X Thence South 07°09'56" West along the Westerly line of land so conveyed to Timothy P. Yokules and Cynthia C. Bruce, a distance of 135.21 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;
- COURSE XI Thence South 84°35'05" East along the Southerly line of land so conveyed to Timothy P. Yokules and Cynthia C. Bruce, a distance of 344.86 feet to a 5/8 inch iron pin found (I.D. Kosie) at the Northwesterly corner of land so conveyed to Dave A. and Mary E. Tarter;
- COURSE XII Thence South 6°45'13" West along the Westerly line of land so conveyed to Dave A. and Mary E. Tarter, a distance of 100.04 feet to a 5/8 inch iron pin found (I.D. Kosie) at the Southwesterly corner thereof;
- COURSE XIII Thence South 84°19'51" East along the Southerly line of land so conveyed to Dave A. and Mary E. Tarter, passing through a 5/8 inch iron pin found

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14.1306 Acre Parcel
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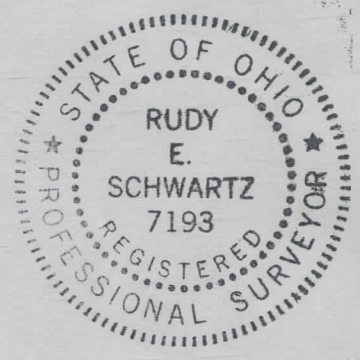
(I.D. Kosie) at 196.07 feet a total distance of 226.60 feet to the Principle Place of Beginning and containing 14.1306 acres of land (13.3061 acres excluding the area within the right-of-way of Hotchkiss Road, Rapids Road and Bigelow Road) as surveyed, calculated and described on January 4, 2005 by Rudy 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 iron pins set are I.D. Schwartz 7193.

1-7-05

DATE



RUDY E. SCHWARTZ, P.S. 7193



SURVEY PLAT & LEGAL DESCRIPTION
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R.S. 1/11/05

OFFICE OF THE
GAUGA COUNTY ENGINEER

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