

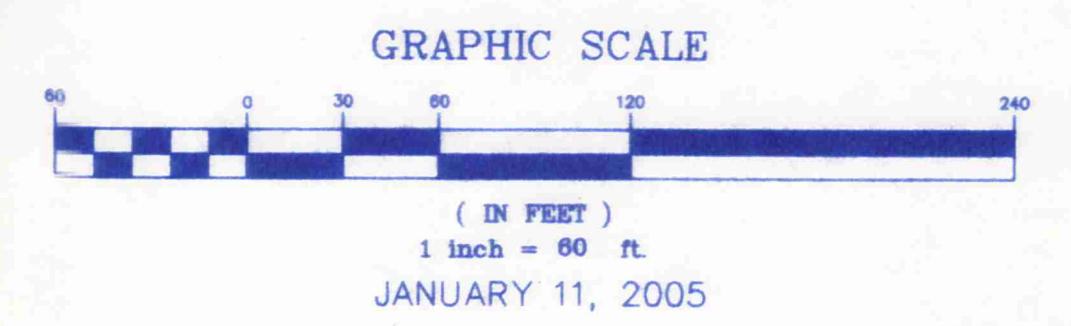
**PLAT OF SURVEY AND LOT SPLIT  
For  
BURTON DEVELOPERS L.L.C.**

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 DEVELOPERS L.L.C.  
P.O. BOX 237  
NOVELTY, OHIO 44072

**LEGEND**

- 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/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



**APPROVALS**

APPROVED BY THE SOLICITOR OF THE VILLAGE OF BURTON  
DATE \_\_\_\_\_ VILLAGE SOLICITOR \_\_\_\_\_

APPROVED BY THE ENGINEER OF THE VILLAGE OF BURTON  
DATE \_\_\_\_\_ VILLAGE ENGINEER \_\_\_\_\_

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BURTON  
DATE \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

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.

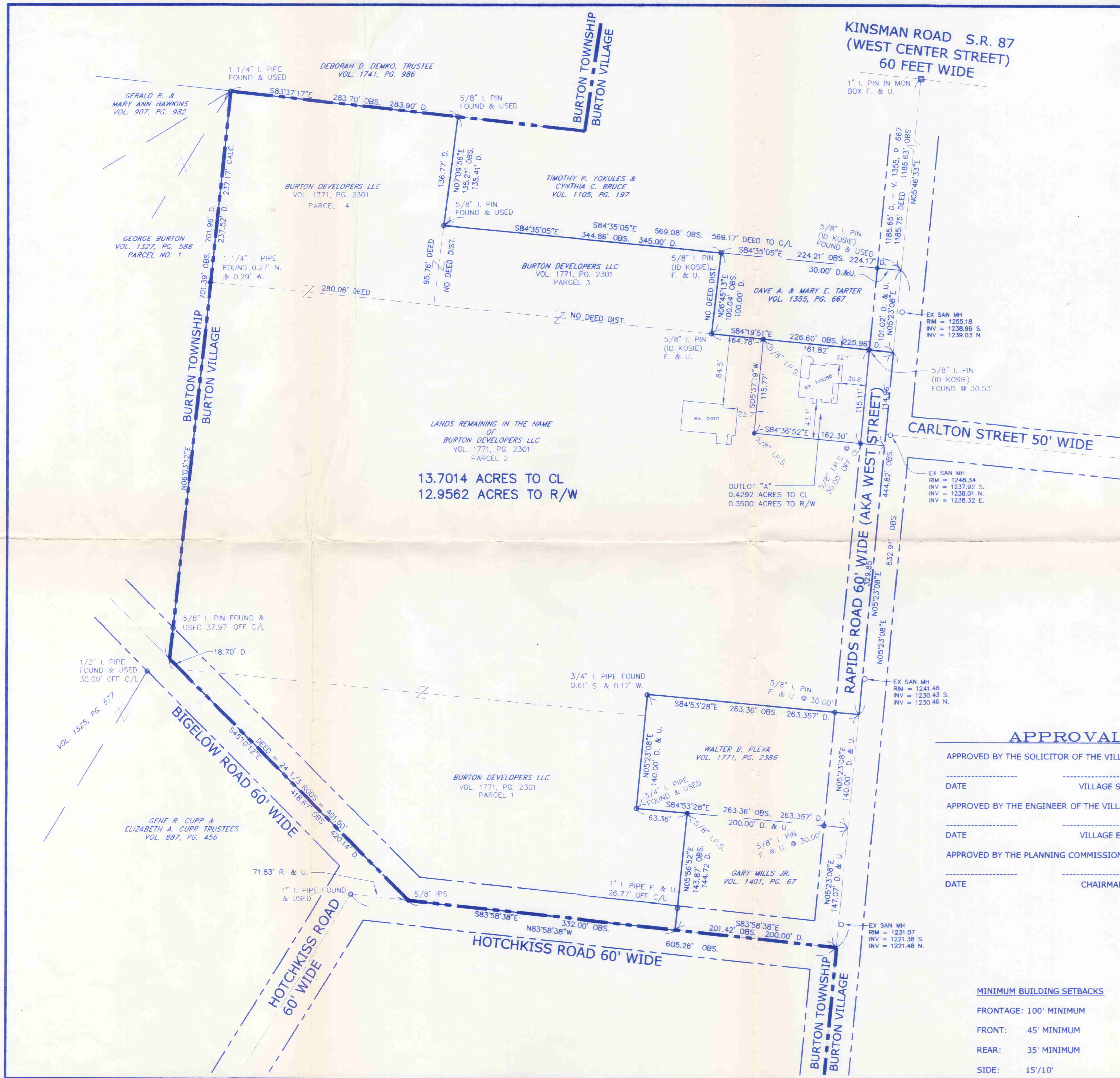
*Rudy Schwartz* 1-13-06  
RUDY SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 1-13-06  
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

**MINIMUM BUILDING SETBACKS**  
FRONTAGE: 100' MINIMUM  
FRONT: 45' MINIMUM  
REAR: 35' MINIMUM  
SIDE: 15/10'



13.7014 ACRES TO CL  
12.9562 ACRES TO R/W

BRV-00015

Burton Developers  
picked up 1-17-06  
05-006750  
Vol 1785 P63187

LEGAL DESCRIPTION OF A  
0.4292 ACRE PARCEL  
FOR  
BURTON DEVELOPERS 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 part of Parcel 2 of lands conveyed to Burton Developers LLC by deed recorded in Volume 1771, Page 2301 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 114.96 feet to a point;

COURSE II Thence North 84°36' 52" West passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 162.30 feet to a 5/8 inch iron pin set;

COURSE III Thence North 05° 37' 19" East a distance of 115.77 feet to a 5/8 inch iron pin set in the Southerly line of land so conveyed to Dave A. and Mary E. Tarter;

COURSE IV Thence South 84° 19' 51" East along said Southerly line of land so conveyed to Dave A. and Mary E. Tarter passing through a 5/8 inch iron pin found (I.D. Kosie) at 131.29 feet a total distance of 161.82 feet to the Principal Place of Beginning and containing 0.4292 acres of land (0.3500 acres of land excluding the area within the right-of-way of Rapids Road) as surveyed, calculated and described on January 10, 2006 by Rudy E. Schwartz, 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.



1-13-06  
DATE

[Signature]  
RUDY E. SCHWARTZ NO. 7193

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

R.S. 1/17/06

OFFICE OF THE  
GEAUGA COUNTY ENGINEER