

Bearings based upon the Centerline of Colony Lane as shown on the survey for Herbert Luxenberg done by Rudy E Schwartz, dated November 29, 1999

Situated in The Township and Village of Burton, County of Geauga, State of Ohio and being known as part of Great Lot 34 in said Township, and being Part of Sublots 9 & 10 of Great Lot 35 in said Village, in Township XII of Range XII of the Connecticut Western Reserve

Approval By The Village of Burton

Certification of Planning Secretary:

This Plat has been approved by the Planning Commission of the Village of Burton, Ohio on _____, 20____.

Planning Commission Secretary

County Records:

Filed for record this _____ day of _____, 20____. Recorded in Plat Book Vol. _____ Page _____ this _____ day of _____, 20____.

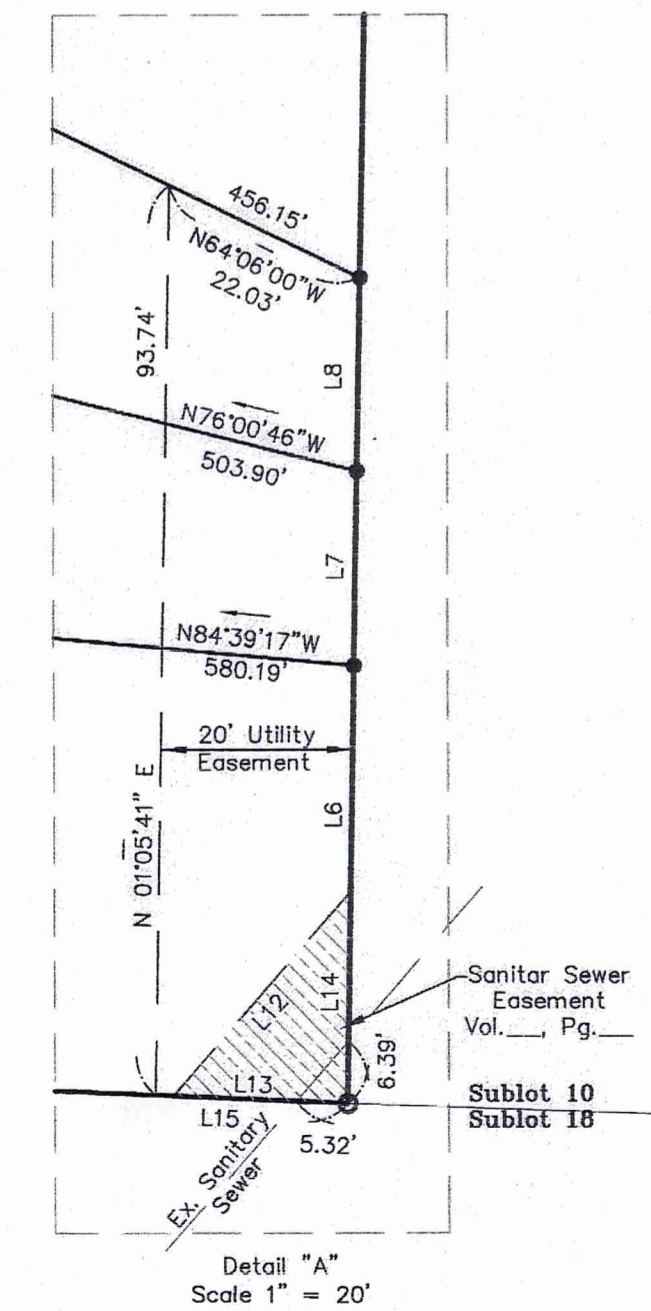
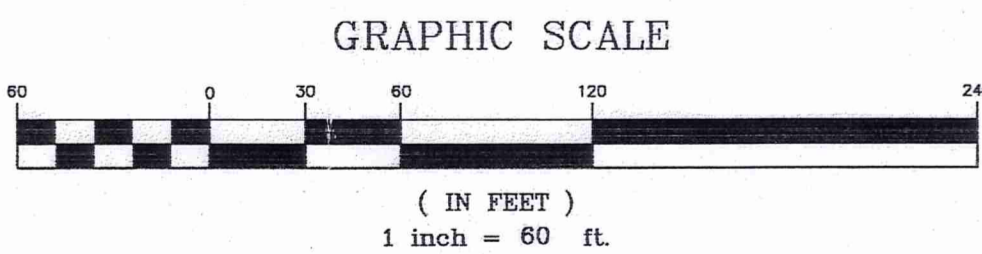
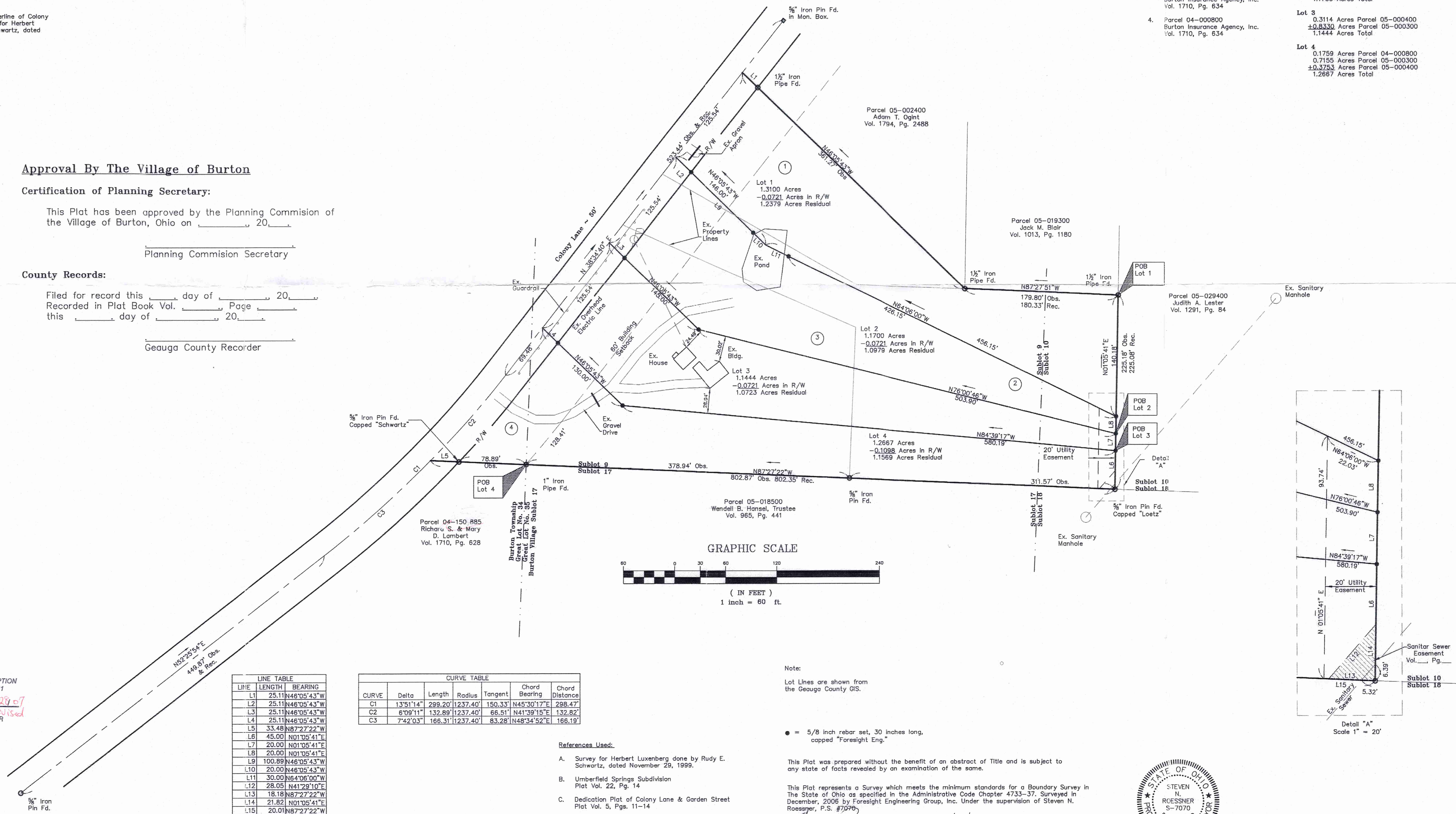
Geauga County Recorder

Parcel References:

- 1. Parcel 05-000500 Burton Insurance Agency, Inc. Vol. 1710, Pg. 634
2. Parcel 05-000400 Burton Insurance Agency, Inc. Vol. 1710, Pg. 634
3. Parcel 05-000300 Burton Insurance Agency, Inc. Vol. 1710, Pg. 634
4. Parcel 04-000800 Burton Insurance Agency, Inc. Vol. 1710, Pg. 634

Summary

- Lot 1 0.7658 Acres Parcel 05-000500 +/-0.5442 Acres Parcel 05-000400 1.3100 Acres Total
Lot 2 0.0277 Acres Parcel 05-000500 0.7411 Acres Parcel 05-000400 +/-0.4012 Acres Parcel 05-000300 1.1700 Acres Total
Lot 3 0.3114 Acres Parcel 05-000400 +/-0.8330 Acres Parcel 05-000300 1.1444 Acres Total
Lot 4 0.1759 Acres Parcel 04-000800 0.7155 Acres Parcel 05-000300 +/-0.3253 Acres Parcel 05-000400 1.2687 Acres Total



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

OFFICE OF THE GEAUGA COUNTY ENGINEER

Table with columns: LINE, LENGTH, BEARING. Lists line segments L1 through L15 with their respective lengths and bearings.

Table with columns: CURVE, Delta, Length, Radius, Tangent, Chord Bearing, Chord Distance. Lists curves C1, C2, and C3 with their geometric properties.

References Used:

- A. Survey for Herbert Luxenberg done by Rudy E. Schwartz, dated November 29, 1999.
B. Umberfield Springs Subdivision Plat Vol. 22, Pg. 14
C. Dedication Plat of Colony Lane & Garden Street Plat Vol. 5, Pgs. 11-14
D. Geauga County GIS.
E. Deeds as referenced by Volume and Page:

Note:

Lot Lines are shown from the Geauga County GIS.

5/8 inch rebar set, 30 inches long, capped 'Foresight Eng.'

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37. Surveyed in December, 2006 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Signature of Steven N. Roessner, P.S. #7070, dated 2/23/07.



Foresight Engineering Group Engineers & Surveyors

SCALE: Horiz. 1" = 60' Vert. None
FILE NAME: I:\B1010601\Plat
DATE: February 23, 2007

REVISIONS:

BURTON INSURANCE AGENCY, INC. COLONY LANE ~ LOT SPLITS Burton Village - Geauga County - Ohio Plat of Survey

Survey Description**Lot 1****1.3100 Acres**

February 23, 2007

Situated in the Village of Burton, County of Geauga, state of Ohio and being known as part of Part of Sublots 9 & 10 of Great Lot 35 in said Village, and in Township 7 of Range VII of the Connecticut Western Reserve, further bounded and described as follows:

Beginning at a 1 1/2 inch iron pipe found at a southeasterly corner of parcel 05-019300, owned by Jack M. Blair by deed recorded in volume 1013, page 1180 of the Geauga County Records, said southeasterly corner also being on a westerly line of parcel 05-029400, owned by Judith A. Lester by deed recorded in volume 1291, page 84 of the Geauga County Records, said beginning point being located North 01°05'41" East along a westerly line of said parcel 05-029400, a distance of 225.18 feet from a 5/8 inch iron pin found, capped "Loetz," at a southwesterly corner of said parcel 05-029400, said southwesterly corner being on a northerly line of parcel 05-018500, owned by Wendell B. Hansel, Trustee by deed recorded in volume 965, page 441 of the Geauga County Records, said northerly line also being the division line between sublots 10 and 18 and between sublots 9 and 17, said 5/8 inch iron pin found being located South 87°27'22" East along a northerly line of said parcel 05-018500 a distance of 690.51 feet from a 1 inch iron pipe found at a southwesterly corner of said subplot 9 and a northwesterly corner of said subplot 17 on an easterly line of Burton Township Great Lot No. 34, said northwesterly corner also being a northwesterly corner of said parcel 05-018500, said northwesterly corner also being a northeasterly corner of parcel 04-1501885 owned by Richard S. and Mary D. Lambert by deed recorded in volume 1710, page 628 of the Geauga County Records;

- Course I. Thence South 01°05'41" West along a westerly line of said parcel 05-029400 a distance of 140.18 feet to a 5/8 inch rebar set, capped "Foresight Eng.;"
- Course II. Thence North 64°06'00" West along a new division line, a distance of 456.15 feet to an angle therein, in a pond, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 426.15 feet;
- Course III. Thence North 46°05'43" West along a new division line, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 20.00 feet, and passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 120.89 feet on a southerly right of way of Colony Lane, 50 feet wide, a total distance of 146.00 feet to the centerline of said Colony Land;
- Course IV. Thence North 38°34'40" East along the centerline of said Colony Lane, a distance of 125.54 feet to a southwesterly corner of parcel 05-002400, owned by Adam T. Ogint by deed recorded in volume 1794, page 2488 of the Geauga County Records;
- Course V. Thence South 46°05'43" East along a southerly line of said parcel 05-002400, passing through a 1 1/2 inch iron pipe found at a distance of 25.11 feet, a distance of 361.27 feet to a 1 1/2 inch iron pipe found at a southeasterly corner of said parcel 05-002400, said southeasterly corner also being a southwesterly corner of said parcel 05-019300;

BRV00016

Course VI. Thence South 87°27'51" East along a southerly line of said parcel 05-019300, a distance of 179.80 feet to the place of beginning and containing 1.3100 Acres of land, of which 0.0721 acres are within the right of way of said Colony Lane, of which 0.7658 acres are from parcel 05-000500 and 0.5442 acres are from parcel 05-000400, as surveyed and described by Foresight Engineering Group, Inc. in January, 2007, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based upon the Centerline of Colony Lane as shown on the survey for Herbert Luxenberg done by Rudy Schwartz, dated November 29, 1999. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument references are; volume 1710, page 634 of the Geauga County Records.

Including a 20 foot wide utility easement with the right of ingress and egress to construct, repair, replace, relay, maintain, operate and inspect utilities and their necessary appurtenances thereto, being described as follows:

Being part of Parcel 05-000400 owned by Burton Insurance Agency, Inc. by deed recorded in Volume 1710, Page 634 of the Geauga County Records of Deeds and being further bounded and described below:

Beginning at the southwesterly corner of parcel 05-029400 owned by Judith A. Lester as recorded by deed recorded in Volume 1291, Page 84 of the Geauga County Records of Deeds;

- Course I. Thence North 01°05'41" East along a westerly line of said parcel 05-029400, a distance of 85.00 feet;
- Course II. Thence North 64°06'00" West a distance of 22.03 feet;
- Course III. Thence South 01°05'41" West a distance of 93.74 feet to a point on the northerly line of parcel 05-018500, owned by Wendell B. Hansel by deed recorded in volume 965, page 441 of the Geauga County Records of Deeds;
- Course IV. Thence South 87°27'22" East along a northerly line of said parcel 05-018500, a distance of 20.01 feet to the place of beginning and containing 0.0410 acres of land.

Steven N. Roessner 2/23/07
 STEVEN N. ROESSNER, P.S. #7070 DATE
 FORESIGHT ENGINEERING GROUP, INC.



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

R.S. 02/28/07 (excluding }
 OFFICE OF THE Revised Easement }
 GAUGA COUNTY ENGINEER

BRV00016

(07-031)
Burton insurance
agency
Picked up 2/28/07

Survey Description

Lot 2

1.1700 Acres

February 23, 2007

Situated in the Village of Burton, County of Geauga, state of Ohio and being known as part of Part of Sublots 9 & 10 of Great Lot 35 in said Village, and in Township 7 of Range VII of the Connecticut Western Reserve, further bounded and described as follows:

Beginning at a 5/8 inch rebar set, capped "Foresight Eng.," on a westerly line of 05-029400, owned by Judith A. Lester by deed recorded in volume 1291, page 84 of the Geauga County Records, said beginning point being located North 01°05'41" East along a westerly line of said parcel 05-029400, a distance of 65.00 feet from a 5/8 inch iron pin found, capped "Loetz," at a southwesterly corner of said parcel 05-029400, said southwesterly corner being on a northerly line of parcel 05-018500, owned by Wendell B. Hansel, Trustee by deed recorded in volume 965, page 441 of the Geauga County Records, said northerly line also being the division line between sublots 10 and 18 and between sublots 9 and 17, said 5/8 inch iron pin found being located South 87°27'22" East along a northerly line of said parcel 05-018500 a distance of 690.51 feet from a 1 inch iron pipe found at a southwesterly corner of said subplot 9 and a northwesterly corner of said subplot 17 on an easterly line of Burton Township Great Lot No. 34, , said northwesterly corner also being a northwesterly corner of said parcel 05-018500, said northwesterly corner also being a northeasterly corner of parcel 04-150885 owned by Richard S. and Mary D. Lambert by deed recorded in volume 1710, page 628 of the Geauga County Records;

- Course I. Thence North 76°00'46" West along a new division line, a distance of 503.90 feet to a 5/8 inch rebar set, capped "Foresight Eng." at an angle therein;
- Course II. Thence North 46°05'43" West along a new division line, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 119.89 feet on a southerly right of way of Colony Lane, 50 feet wide, a total distance of 145.00 feet to the centerline of said Colony Land;
- Course III. Thence North 38°34'40" East along the centerline of said Colony Lane, a distance of 125.54 feet;
- Course IV. Thence South 46°05'43" East along a new division line, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 25.11 feet on a southerly right of way of said Colony Lane, and passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 126.00 feet, a total distance of 146.00 feet to an angle therein, in a pond;
- Course V. Thence South 64°06'00" East along a new division line, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 30.00 feet, a total distance of 456.15 feet to a 5/8 inch rebar set, capped "Foresight Eng.," on a westerly line of said parcel 05-029400;

Course VI. Thence South 01°05'41 West along a westerly line of said parcel 05-029400, a distance of 20.00 feet to the place of beginning and containing 1.1700 acres of land, of which 0.0721 acres are within the right of way of said Colony Lane, of which 0.4012 acres are from parcel 05-000300 and 0.7411 acres are from parcel 05-000400 and 0.0277 acres are from parcel 05-000500, as surveyed and described by Foresight Engineering Group, Inc. in January, 2007, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based upon the Centerline of Colony Lane as shown on the survey for Herbert Luxenberg done by Rudy Schwartz, dated November 29, 1999. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument references are; volume 1710, page 634 of the Geauga County Records.

Including a 20 foot wide utility easement with the right of ingress and egress to construct, repair, replace, relay, maintain, operate and inspect utilities and their necessary appurtenances thereto, being described as follows:

Being part of Parcel 05-000400 owned by Burton Insurance Agency, Inc. by deed recorded in Volume 1710, Page 634 of the Geauga County Records of Deeds and being further bounded and described below:

Beginning at the southwesterly corner of parcel 05-029400 owned by Judith A. Lester as recorded by deed recorded in Volume 1291, Page 84 of the Geauga County Records of Deeds;

- Course I. Thence North 01°05'41" East along a westerly line of said parcel 05-029400, a distance of 85.00 feet;
- Course II. Thence North 64°06'00" West a distance of 22.03 feet;
- Course III. Thence South 01°05'41" West a distance of 93.74 feet to a point on the northerly line of parcel 05-018500, owned by Wendell B. Hansel by deed recorded in volume 965, page 441 of the Geauga County Records of Deeds;
- Course IV. Thence South 87°27'22" East along a northerly line of said parcel 05-018500, a distance of 20.01 feet to the place of beginning and containing 0.0410 acres of land.

Steven N. Roessner 2/23/07
 STEVEN N. ROESSNER, P.S. #7070 DATE
 FORESIGHT ENGINEERING GROUP, INC.



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

R.S. 02/28/07
 OFFICE OF THE *Revised*
 GAUGA COUNTY ENGINEER
(excluding Easement)

BRV00016

(07-031)

Burton insurance
agency
Picked up 2/28/07

Survey Description
Lot 3
1.1444 Acres
February 23, 2007

Situated in the Village of Burton, County of Geauga, state of Ohio and being known as part of Part of Sublots 9 & 10 of Great Lot 35 in said Village, and in Township 7 of Range VII of the Connecticut Western Reserve, further bounded and described as follows:

Beginning at a 5/8 inch rebar set, capped "Foresight Eng.," on a westerly line of 05-029400, owned by Judith A. Lester by deed recorded in volume 1291, page 84 of the Geauga County Records, said beginning point being located North 01°05'41" East along a westerly line of said parcel 05-029400, a distance of 45.00 feet from a 5/8 inch iron pin found, capped "Loetz," at a southwesterly corner of said parcel 05-029400, said southwesterly corner being on a northerly line of parcel 05-018500, owned by Wendell B. Hansel, Trustee by deed recorded in volume 965, page 441 of the Geauga County Records, said northerly line also being the division line between sublots 10 and 18 and between sublots 9 and 17, said 5/8 inch iron pin found being located South 87°27'22" East along a northerly line of said parcel 05-018500 a distance of 690.51 feet from a 1 inch iron pipe found at a southwesterly corner of said subplot 9 and a northwesterly corner of said subplot 17 on an easterly line of Burton Township Great Lot No. 34, said northwesterly corner also being a northwesterly corner of said parcel 05-018500, said northwesterly corner also being a northeasterly corner of parcel 04-150885 owned by Richard S. and Mary D. Lambert by deed recorded in volume 1710, page 628 of the Geauga County Records;

- Course I. Thence North 84°39'17" West along a new division line, a distance of 580.19 feet to a 5/8 inch rebar set, capped "Foresight Eng." at an angle therein;
- Course II. Thence North 46°05'43" West along a new division line, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 104.89 feet on a southerly right of way of Colony Lane, 50 feet wide, a total distance of 130.00 feet to the centerline of said Colony Lane;
- Course III. Thence North 38°34'40" East along the centerline of said Colony Lane, a distance of 125.54 feet;
- Course IV. Thence South 46°05'43" East along a new division line, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 25.11 feet on a southerly right of way of said Colony Lane, a distance of 145.00 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at an angle therein;
- Course V. Thence South 76°00'46" East along a new division line at distance of 503.90 feet to a 5/8 inch rebar set, capped "Foresight Eng.," on a westerly line of said parcel 05-029400;

Course VI. Thence South 01°05'41 West along a westerly line of said parcel 05-029400, a distance of 20.00 feet to the place of beginning and containing 1.1444 acres of land, of which 0.0721 acres are within the right of way of said Colony Lane, of which 0.8330 acres are from parcel 05-000300 and 0.3114 acres are from parcel 05-000400, as surveyed and described by Foresight Engineering Group, Inc. in January, 2007, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based upon the Centerline of Colony Lane as shown on the survey for Herbert Luxenberg done by Rudy Schwartz, dated November 29, 1999. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument references are; volume 1710, page 634 of the Geauga County Records.

Including a 20 foot wide utility easement with the right of ingress and egress to construct, repair, replace, relay, maintain, operate and inspect utilities and their necessary appurtenances thereto, being described as follows:

Being part of Parcel 05-000400 owned by Burton Insurance Agency, Inc. by deed recorded in Volume 1710, Page 634 of the Geauga County Records of Deeds and being further bounded and described below:

Beginning at the southwesterly corner of parcel 05-029400 owned by Judith A. Lester as recorded by deed recorded in Volume 1291, Page 84 of the Geauga County Records of Deeds;

- Course I. Thence North 01°05'41" East along a westerly line of said parcel 05-029400, a distance of 85.00 feet;
- Course II. Thence North 64°06'00" West a distance of 22.03 feet;
- Course III. Thence South 01°05'41" West a distance of 93.74 feet to a point on the northerly line of parcel 05-018500, owned by Wendell B. Hansel by deed recorded in volume 965, page 441 of the Geauga County Records of Deeds;
- Course IV. Thence South 87°27'22" East along a northerly line of said parcel 05-018500, a distance of 20.01 feet to the place of beginning and containing 0.0410 acres of land.

Steven N. Roessner 2/23/07
 STEVEN N. ROESSNER, P.S. #7070 DATE
 FORESIGHT ENGINEERING GROUP, INC.



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

R.S. 02289072 excluding
 OFFICE OF THE Revised Easement
 GEAGA COUNTY ENGINEER

BRV 00014

(07-031)
Burton Insurance
Agency
Picked Up 2/28/07

Survey Description
Lot 4
1.2667 Acres
February 23, 2007

Situated in the Village and Township of Burton, County of Geauga, state of Ohio and being known as part of Part of Sublots 9 & 10 of Great Lot 35 in said Village, and part of Burton Township Great Lot No. 34, and in Township 7 of Range VII of the Connecticut Western Reserve, further bounded and described as follows:

Beginning at a 1 inch iron pipe found at a southwesterly corner of subplot 9 and a northwesterly corner of subplot 17 on an easterly line of Burton Township Great Lot No. 34, said northwesterly corner also being a northwesterly corner of parcel 05-018500 owned by Wendell B. Hansel, Trustee by deed recorded in volume 965, page 441 of the Geauga County Records, said northwesterly corner also being a northeasterly corner of parcel 04-150885 owned by Richard S. and Mary D. Lambert by deed recorded in volume 1710, page 628 of the Geauga County Records;

- Course I. Thence North 87°27'22 West along a northerly line of said parcel 04-150885, passing over a 5/8 inch iron pin found, capped "Schwartz," at a distance of 78.89 feet on a southerly right of way of Colony Lane, 50 feet wide, a total distance of 112.37 feet to the centerline of said Colony Lane;
- Course II. Thence along the arc of a curve, along the centerline of said Colony Lane, deflecting to the left, having a delta of 6°09'11", a length of 132.89 feet, a radius of 1237.40 feet, a tangent of 66.51 feet, and a chord which bears North 41°39'15" East a distance of 132.82 feet to a point on the centerline of said Colony Lane;
- Course III. Thence North 38°34'40" East along the centerline of said Colony Lane, a distance of 69.48 feet to a point on the centerline of said Colony Lane;
- Course IV. Thence South 46°05'43" East along a new division line, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 25.11 feet on a southerly right of way of said Colony Lane, a distance of 130.00 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at an angle therein;
- Course V. Thence South 84°39'17" East along a new division line at distance of 580.19 feet to a 5/8 inch rebar set, capped "Foresight Eng.," on a westerly line of said parcel 05-029400;
- Course VI. Thence South 01°05'41 West along a westerly line of said parcel 05-029400, a distance of 45.00 feet to a 5/8 inch iron pin found, capped "Loetz," at a southwesterly corner of said parcel 05-029400, said southwesterly corner being on a northerly line of said parcel 05-018500;

Course VII. Thence North 87°27'22" West along a northerly line of said parcel 05-018500, a distance of 690.51 feet to the place of beginning and containing 1.2667 acres of land, of which 0.1098 acres are within the right of way of said Colony Lane, of which 0.1759 acres are from parcel 04-000800 and 0.7155 acres are from parcel 05-000300 and 0.3753 acres are from parcel 05-000400, as surveyed and described by Foresight Engineering Group, Inc. in January, 2007, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based upon the Centerline of Colony Lane as shown on the survey for Herbert Luxenberg done by Rudy Schwartz, dated November 29, 1999. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument references are; volume 1710, page 634 of the Geauga County Records.

Including a 20 foot wide utility easement with the right of ingress and egress to construct, repair, replace, relay, maintain, operate and inspect utilities and their necessary appurtenances thereto, being described as follows:

Being part of Parcel 05-000400 owned by Burton Insurance Agency, Inc. by deed recorded in Volume 1710, Page 634 of the Geauga County Records of Deeds and being further bounded and described below:

Beginning at the southwesterly corner of parcel 05-029400 owned by Judith A. Lester as recorded by deed recorded in Volume 1291, Page 84 of the Geauga County Records of Deeds;

Course I. Thence North 01°05'41" East along a westerly line of said parcel 05-029400, a distance of 85.00 feet;

Course II. Thence North 64°06'00" West a distance of 22.03 feet;

Course III. Thence South 01°05'41" West a distance of 93.74 feet to a point on the northerly line of parcel 05-018500, owned by Wendell B. Hansel by deed recorded in volume 965, page 441 of the Geauga County Records of Deeds;

Course IV. Thence South 87°27'22" East along a northerly line of said parcel 05-018500, a distance of 20.01 feet to the place of beginning and containing 0.0410 acres of land.

Subject parcel also subject to a Sanitary Sewer Easement granted to the Village of Burton and recorded in volume _____, Pg. _____, of the Geauga County Records:

Steven N. Roessner 2/23/07
 STEVEN N. ROESSNER, P.S. #7070 DATE
 FORESIGHT ENGINEERING GROUP, INC.



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

R.S. 02/28/07 } Excluding
 OFFICE OF THE *Revised* } Easement
 GEAGA COUNTY ENGINEER