

BURZANKO ESTATE

BURTON VILLAGE
 GEAUGA COUNTY, OHIO
 VILLAGE LOT NO. 53
 IN GREAT LOT NO. 46

LOT ACREAGE
 0.48966
 0.44477
 TOTAL 0.93443

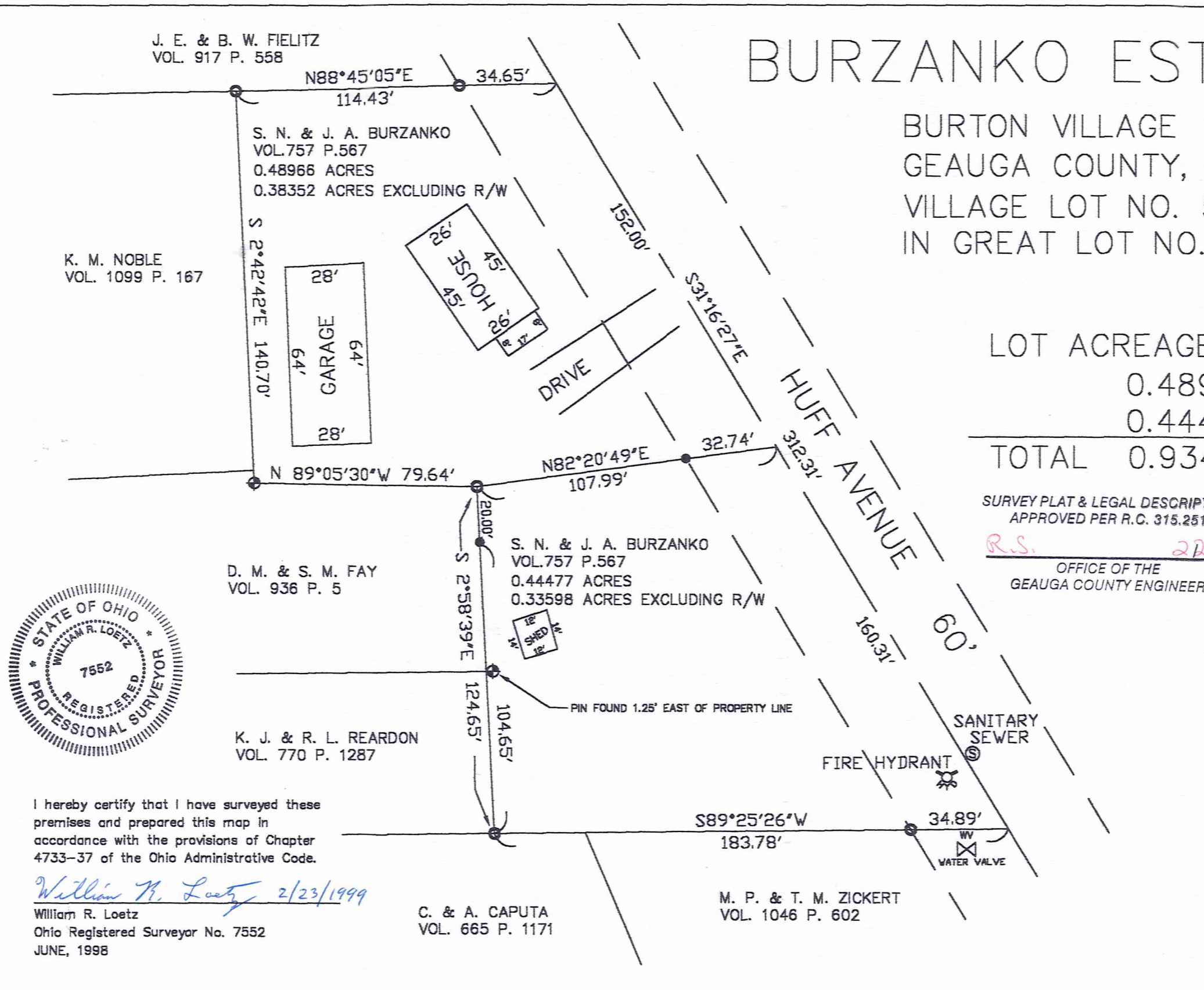
SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251

R.S. *22599*
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.



J. E. & B. W. FIELTZ
 VOL. 917 P. 558

S. N. & J. A. BURZANKO
 VOL. 757 P. 567
 0.48966 ACRES
 0.38352 ACRES EXCLUDING R/W

K. M. NOBLE
 VOL. 1099 P. 167

D. M. & S. M. FAY
 VOL. 936 P. 5

K. J. & R. L. REARDON
 VOL. 770 P. 1287

C. & A. CAPUTA
 VOL. 665 P. 1171

M. P. & T. M. ZICKERT
 VOL. 1046 P. 602



I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

William R. Loetz 2/23/1999

William R. Loetz
 Ohio Registered Surveyor No. 7552
 JUNE, 1998

LEGEND

- ONE inch IRON PIPE FOUND
- 3/4 inch IRON PIN SET
- ⊕ 1/2 inch IRON PIN FOUND
- CENTERLINE
- - - MARGIN

PROPERTY OWNERSHIP:
 SANDRA N. BURZANKO &
 JAMES A. BURZANKO

DEED:
 Vol. 757 Page 567

ADDRESS:
 14812 HUFF AVENUE
 BURTON, OH 44021

LEGAL DESCRIPTION

Situated in the Village of Burton, County of Geauga, and State of Ohio, and known as being part of Village Lot No. 53 in Great Lot No. 46, in said Village and further described as follows:

Beginning at a point in the centerline of Huff Avenue (60 feet wide) and the Southeasterly corner of land conveyed to J. E. and B. W. Fielitz in Volume 917 Page 558 of Geauga County Records; Thence, South 31° 16' 27" East, along said Huff Avenue centerline a distance of 152.00 feet and the **Principle Place of Beginning**;

Thence, South 31° 16' 27" East, along said Huff Avenue centerline a distance of 160.31 feet to a point on a Northeasterly corner of land conveyed to M. P. and T. M. Zickert in Volume 1046 Page 602 of Geauga County Records;

Thence, South 89° 25' 26" West, along said Zickert Northerly line passing through an one inch iron pipe found at 34.89 feet and continuing along a Northerly line of land conveyed to C. and A. Caputa in Volume 665 Page 1171 of Geauga County Records a total distance of 183.78 feet to a one inch iron pipe found on the Southeasterly corner of land conveyed to K. J. and R. L. Reardon in Volume 770 Page 1287 of Geauga County Records;

Thence, North 2° 58' 39" West, along said Reardon Easterly line and continuing along a Easterly line of land conveyed to D. M. and S. M. Fay in Volume 936 Page 5 of Geauga County Records passing through a 3/4 inch iron pin set a distance of 104.65 feet and a total distance of 124.65 to an iron pipe found at the Northeastly corner of said Fay land;

Thence, North 82° 20' 49" East, passing through a 3/4 inch iron pin set at 75.25 feet and a total distance of 107.99 feet to the **Place of Beginning**, containing 0.44477 acres of land, more or less, subject to all legal highways as surveyed June, 1998 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

EXCLUDING RIGHT OF WAY, 0.33598 ACRES OF LAND
PREVIOUS RECORDING VOL. 757, PAGE 567

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R.S. 22599

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION

Situated in the Village of Burton, County of Geauga, and State of Ohio, and known as being part of Village Lot No. 53 in Great Lot No. 46, in said Village and further described as follows:

Beginning at a point in the centerline of Huff Avenue (60 feet wide) and the Southeasterly corner of land conveyed to J. E. and B. W. Fielitz in Volume 917 Page 558 of Geauga County Records and the **Principle Place of Beginning**;

Thence, South 31° 16' 27" East, along said Huff Avenue centerline a distance of 152.00 feet to a point;

Thence, South 82° 20' 49" West, passing through a 3/4 inch iron pin set at 32.74 feet and a total distance of 107.99 feet to a one inch pipe found at the Northeasterly corner of Fay in Volume 936 Page 5 of Geauga County Records;

Thence, North 89° 05' 30" West, along a Northerly line of said Fay a distance of 79.64 feet to a 1/2 inch iron pin found at an internal corner of said Fay property;

Thence, North 2° 42' 42" West, along said Fay's Easterly line and continuing along the Easterly line of land conveyed to K. M. Noble in Volume 1099 Page 167 of Geauga County Records distance of 140.70 feet to an one inch iron pipe found on the Southerly line of said Fielitz;

Thence, North 88° 45' 05" East, along said Fielitz Southerly line passing through an one inch iron pipe found at 79.78 feet and a total distance of 114.43 feet to the **Place of Beginning**, containing 0.48966 acres of land, more or less, subject to all legal highways as surveyed June, 1998 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

EXCLUDING RIGHT OF WAY, 0.38352 ACRES OF LAND
PREVIOUS RECORDING VOL. 757, PAGE 567

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RS. 22599

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECORDED
LEO S. BRB