

# BOUNDARY SURVEY & PROPOSED LOT SPLIT

FOR  
UNITED CRAFTSMAN CONSTRUCTION, LTD.

THE PROPERTY OF:  
KLEMENCIC, RICHARD S. & MEREDITH M.  
VOL. 1487, PG. 158

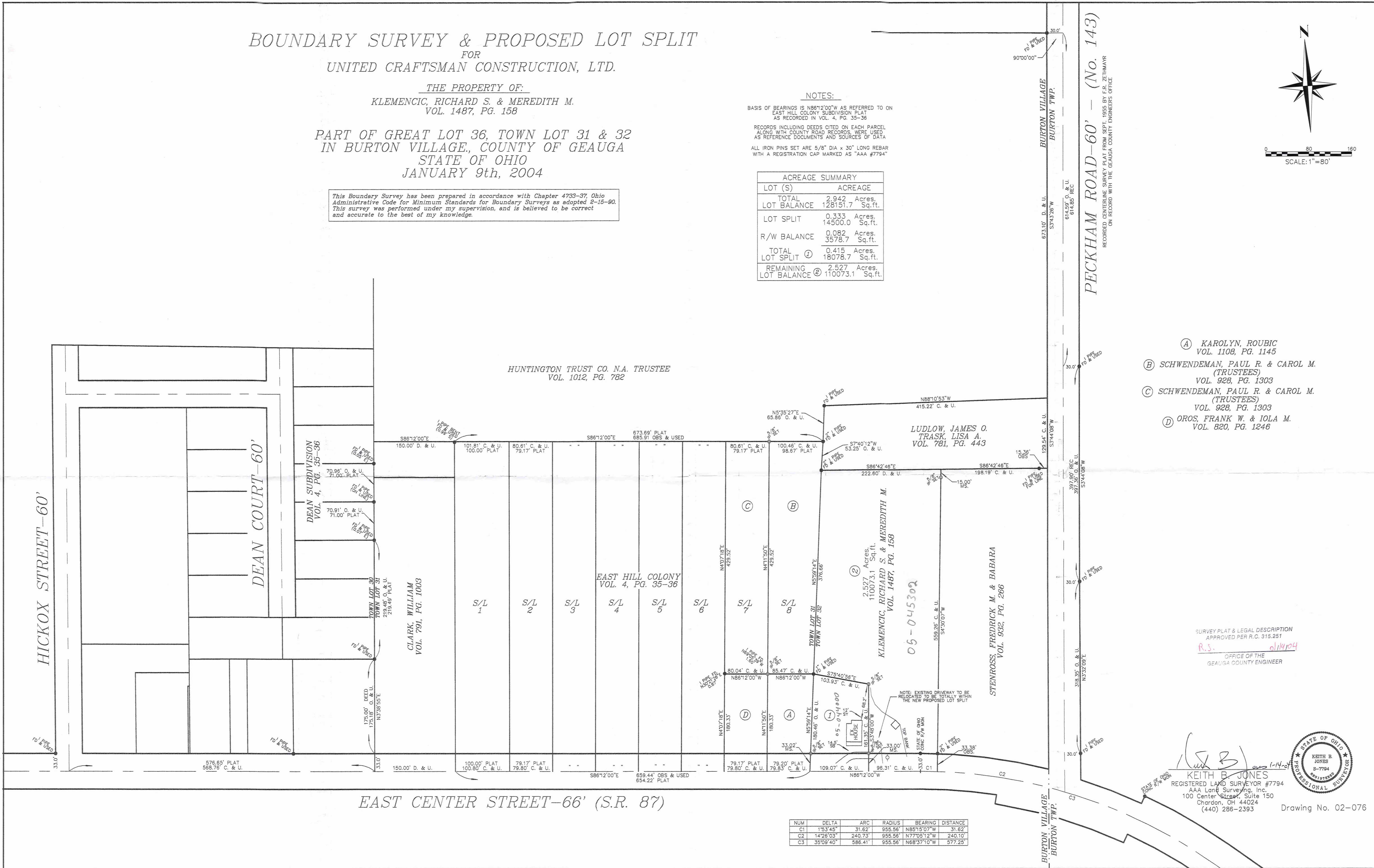
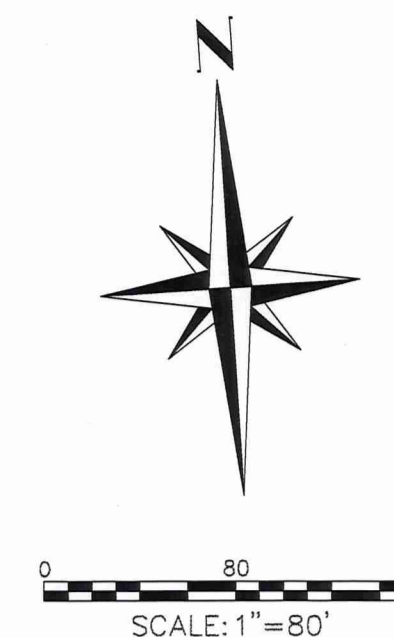
PART OF GREAT LOT 36, TOWN LOT 31 & 32  
IN BURTON VILLAGE, COUNTY OF GEAUGA  
STATE OF OHIO  
JANUARY 9th, 2004

This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 2-15-90. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.

NOTES:

BASIS OF BEARINGS IS N86°12'00"W AS REFERRED TO ON EAST HILL COLONY SUBDIVISION PLAT AS RECORDED IN VOL. 4, PG. 35-36  
RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA  
ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED AS "AAA #7794"

ACREAGE SUMMARY	
LOT (S)	ACREAGE
TOTAL	2.942 Acres.
LOT BALANCE	128151.7 Sq.ft.
LOT SPLIT	0.333 Acres. 14500.0 Sq.ft.
R/W BALANCE	0.082 Acres. 3578.7 Sq.ft.
TOTAL LOT SPLIT ①	0.415 Acres. 18078.7 Sq.ft.
REMAINING LOT BALANCE ②	2.527 Acres. 110073.1 Sq.ft.



HUNTINGTON TRUST CO. N.A. TRUSTEE  
VOL. 1012, PG. 782

LUDLOW, JAMES O.  
TRASK, LISA A.  
VOL. 781, PG. 443

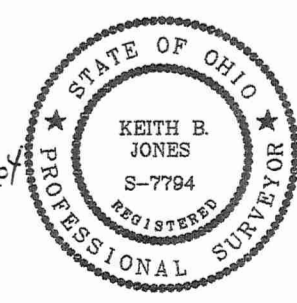
KLEMENCIC, RICHARD S. & MEREDITH M.  
VOL. 1487, PG. 158

STENROSS, FREDRICK M. & BARBARA  
VOL. 932, PG. 266

- Ⓐ KAROLYN, ROUBIC  
VOL. 1108, PG. 1145
- Ⓑ SCHWENDEMAN, PAUL R. & CAROL M.  
(TRUSTEES)  
VOL. 928, PG. 1303
- Ⓒ SCHWENDEMAN, PAUL R. & CAROL M.  
(TRUSTEES)  
VOL. 928, PG. 1303
- Ⓓ OROS, FRANK W. & IOLA M.  
VOL. 820, PG. 1246

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 01/14/04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

KEITH B. JONES  
REGISTERED LAND SURVEYOR #7794  
AAA Land Surveying, Inc.  
100 Center Street, Suite 150  
Chardon, OH 44024  
(440) 286-2393



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°53'45"	31.62'	955.56'	N85°15'07"W	31.62'
C2	14°26'03"	240.73'	955.56'	N77°05'12"W	240.10'
C3	35°09'40"	586.41'	955.56'	N68°37'10"W	577.25'

BRV-00026

Klemencic  
Picked up 1/15/04  
05-045302  
Vol. 1719 Pg. 1144

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100 Center Street, Suite 150  
Chardon, OH. 44024

Phone (440) 286-2393  
Fax (440) 286-2394  
AAAlandsurveying@Hotmail.com

### Proposed Lot Balance

Situated in the Village of Burton, County of Geauga, and the State of Ohio, and known as being part of Great Lot 36, Town Lot 32 of said Village of Burton, and being further bounded and described as follows:

Beginning at a point in the centerline of East Center Street (S.R. 87) at the intersection of Original Town Lot 31 and Lot 32, also being the southeast corner of subplot 8 of East Hill Colony Subdivision, as recorded in Volume 4, Page 35-36 of Geauga County Plat Records, also being the southeast corner of K. Roubic, as recorded in Volume 1108, Page 1145 of Geauga County Deed Records; Thence S 86°12'00" E along the centerline of East Center Street (S.R. 87), a distance of 109.07 feet to a point; said point being the principal place of beginning of the description to be herein described;

Thence N 03°48'00" E, passing through a 5/8" iron pin set at 33.00 feet on the northerly right-of-way of East Center Street (S.R. 87), a total distance of 161.35 feet to a 5/8" iron pin set;

Thence N 75°40'56" W, a distance of 103.93 feet to a 1" iron pipe found at the southeast corner of P.R. & C.M. Schwendeman, as recorded in Volume 928, Page 1303 of Geauga County Deed Records

Thence N 05°59'14" E along Schwendeman's east line, a distance of 376.66 feet to a 2" iron pipe found at the southwest corner of J.O. Ludlow & L.A. Trask, as recorded in Volume 781, Page 443 of Geauga County Deed Records;

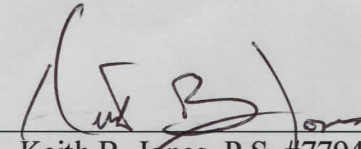
Thence S 86°42'46" E, along Ludlows and Trasks southerly line, a distance of 222.60 feet to a point in the center of a creek, said point being the northwest corner of F.M. and B. Stenross, as recorded in Volume 932, Page 266 of Geauga County Deed Records;

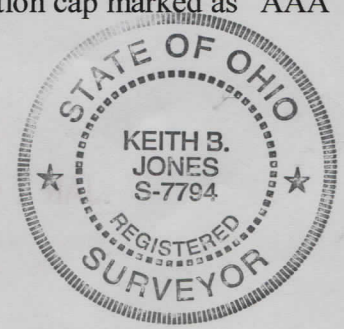
Thence S 04°30'07" W, along Stenross's westerly line, passing through a 5/8" iron pin set at 15.00 feet, and a 2" iron pipe found at 525.88 feet, a total distance of 559.26 feet to a point in the centerline of East Center Street (S.R. 87);

Thence along an arc of a curve deflecting to the left having a radius of 955.56 feet, an arc distance of 31.62 feet, a chord bearing N 85°15'07" W, and a chord distance of 31.62 feet to a point;

Thence N 86°12'00" W, continuing along the centerline of East Center Street (S.R. 87), a distance of 96.31 feet back to the principal place of beginning, containing 2.527 Acres of land, but subject to all legal highways. Being a parcel of land split from the lands deeded to R.S. & M.M. Klemencic, as recorded in Volume 1487, Page 158 of Geauga County Deed Records. Pursuant to a survey done in January 2004 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is S 86°12'00" E, as referred to on East Hill Colony Subdivision Plat, recorded in Volume 4, Page 35-36 of Geauga County Plat Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".

SURVEY PLAT & LEGAL DESCRIPTION  
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R.S. 01/14/04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

  
Keith B. Jones, P.S. #7794  
AAA Land Surveying, Inc.  
1-14-04 Date



BRV 00026

05-0 Klemencic  
Picked up 1/15/04  
05-044006  
Vol 179 Pg. 1147

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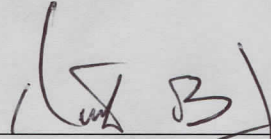
Beginning at a point in the centerline of East Center Street (S.R. 87) at the intersection of Original Town Lot 31 and Lot 32, also being the southeast corner of subplot 8 of East Hill Colony Subdivision, as recorded in Volume 4, Page 35-36 of Geauga County Plat Records, also being the southeast corner of K. Roubic, as recorded in Volume 1108, Page 1145 of Geauga County Deed Records; said point being the principal place of beginning of the description to be herein described;

Thence N 05°59'14" E along Roubic's easterly line, also being the original easterly line of subplot 8 of East Hill Colony, passing through a 5/8" iron pin set at 33.02 feet on the northerly right-of-way of East Center Street (S.R. 87), a total distance of 180.46 feet to a 1" iron pipe found at the northeast corner of Roubic;

Thence S 75°40'56" E, a distance of 103.93 feet to a 5/8" iron pin set;

Thence S 03°48'00" W, passing through a 5/8" iron pin set on the northerly right-of-way of East Center Street (S.R. 87) at 128.35 feet, a total distance of 161.35 feet to a point in the centerline of East Center Street (S.R. 87);

Thence N 86°12'00" W, along the centerline of East Center Street (S.R. 87), a distance of 109.07 feet back to the principal place of beginning, containing 0.415 Acres of land, but subject to all legal highways. Being a parcel part of the lands deeded to R.S. & M.M. Klemencic, as recorded in Volume 1487, Page 158 of Geauga County Deed Records. Pursuant to a survey done in January 2004 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is S 86°12'00" E, as referred to on East Hill Colony Subdivision Plat, recorded in Volume 4, Page 35-36 of Geauga County Plat Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".

  
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Keith B. Jones, P.S. #7794      1-14-04  
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