

BOUNDARY SURVEY & PROPOSED LOT SPLIT  
FOR  
UNITED CRAFTSMAN CONSTRUCTION, LTD.

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

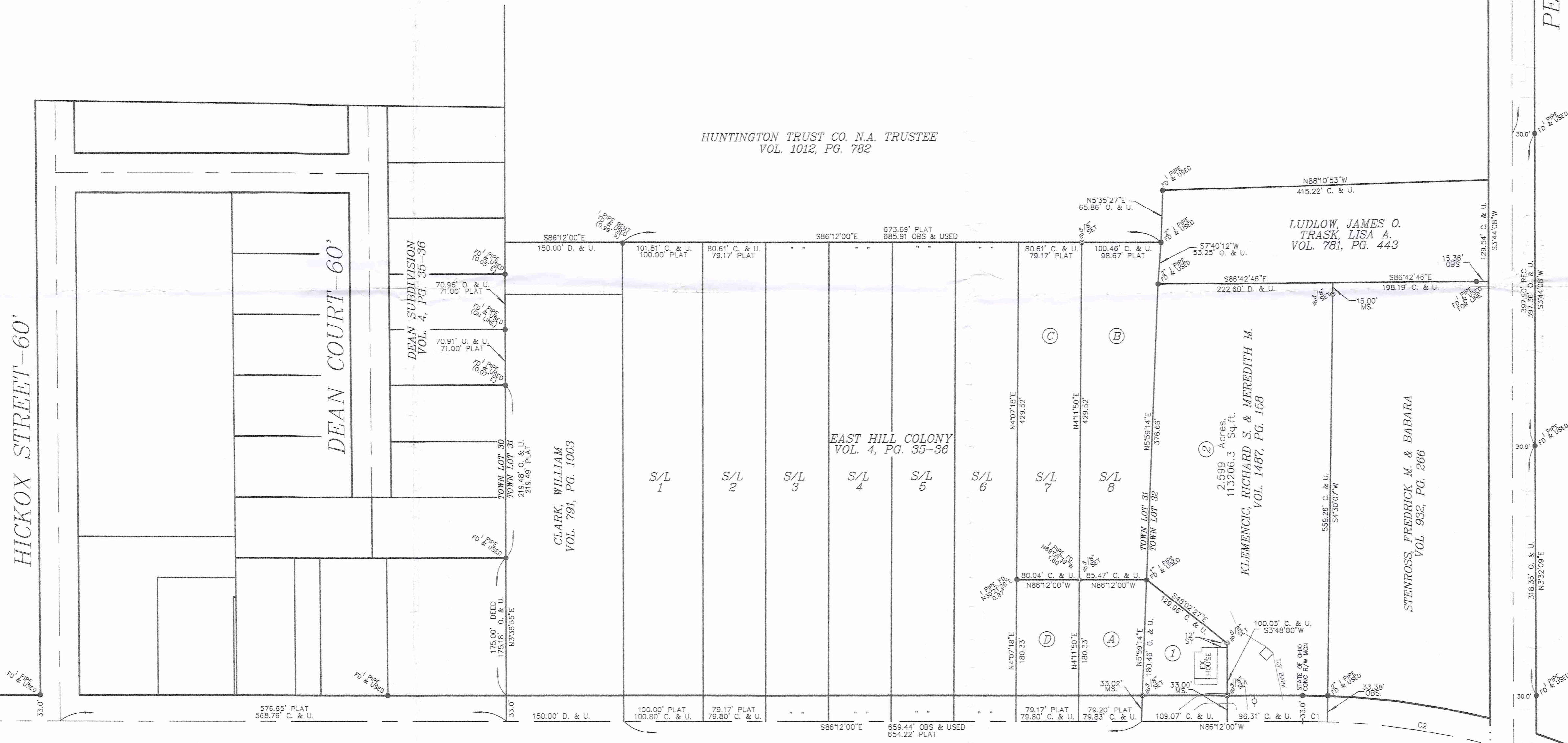
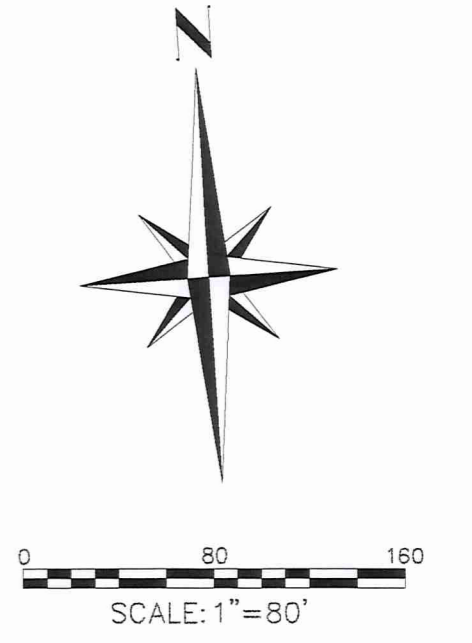
PART OF GREAT LOT 36, TOWN LOT 31 & 32  
IN BURTON VILLAGE, COUNTY OF GEAUGA  
STATE OF OHIO  
JUNE 11th, 2003

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
LOT BALANCE	2.942 Acres, 128151.7 Sq.ft.
LOT SPLIT ①	0.343 Acres, 14945.4 Sq.ft.
REMAINING LOT BALANCE ②	2.599 Acres, 113206.3 Sq.ft.



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

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

EAST HILL COLONY  
VOL. 4, PG. 35-36

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

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

CLARK, WILLIAM  
VOL. 791, PG. 1003

DEAN SUBDIVISION  
VOL. 4, PG. 35-36

70.95' O. & U. 71.00' PLAT  
70.91' O. & U. 71.00' PLAT

EAST CENTER STREET-66' (S.R. 87)

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



Drawing No. 02-076

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°53'45"	31.62'	955.56'	N85°5'07"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'

**AAA Land Surveying, Inc.**  
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 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 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 100.03 feet to a 5/8" iron pin set;

Thence N 48°02'27" W, a distance of 129.96 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 2.599 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 June 2003 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 registration cap marked as "AAA #7794".

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

*JK*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*6/16/03*

*GOOD CLOSURE*

*1009*  
*1009*

*2.599*

