





**ENGINEERING & SURVEYING CO., INC.**  
38879 MENTOR AVENUE SUITE A  
WILLOUGHBY, OHIO 44094  
440-602-9071 FAX 440-602-9401



**LEGAL DESCRIPTION OF A 0.3352 ACRE PARCEL**

Situated in the Village of Burton, County of Geauga, State of Ohio and being part of Great Lot No. 35 and Burton Village Lot No. 12 and being further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Garden Street, 50 foot R/W and Ford Lane, 30 foot R/W;

Thence South 87°45'40" East, along the centerline of said Ford Lane, a distance of 1275.57 feet to a point in the intersection of the centerlines of said Ford Lane and North Cheshire Street, 132 foot R/W;

Thence North 02°29'54" East, along the centerline of said North Cheshire Street, a distance of 161.00 feet to a point;

Thence North 87°45'40" West, a distance of 66.00 feet to an iron pin set in the westerly R/W of said North Cheshire, said point being the north easterly corner of lands conveyed to Daniel Chuppa as recorded in Deed Volume 1661, Page 736 of the Geauga County Deed Records and being the Principal Place of Beginning;

Course I: Thence North 87°45'40" West, along the northerly line of said Chuppa, a distance of 165.00 feet to an iron pin set, said point being the northwesterly corner of said Chuppa and also being in the easterly line of lands conveyed to Luxemburg Properties BH LLC, Rocks Berkshire Hills LLC & William George Properties LLC as recorded in Deed Volume 1772, Page 1200 of the Geauga County Deed Records;

Course II: Thence North 02°29'54" East, along the easterly line of said Luxemburg Properties BH LLC, Rocks Berkshire Hills LLC & William George Properties LLC, a distance of 88.50 feet to an iron pin set, said point being the southwestly corner of lands conveyed to Lee & Jane Koroshes as recorded in Deed Volume 623, Page 180 of the Geauga County Deed Records;

Course III: Thence South 87°45'40" East, along the southerly line of said Koroshes, a distance of 165.00 feet to an iron pin set, said point being in the westerly R/W of said North Cheshire Street and also being the southeasterly corner of said Koroshes;

Course IV: Thence South 02°29'54" West, along the westerly R/W of said North Cheshire Street, a distance of 88.50 feet to the Principal Place of Beginning.

Said parcel containing 0.3352 acres or 14,602 sq.ft. of land, be the same more or less, but subject to all legal highways as surveyed and described in May, 2007 by Stan Loch, Ohio Registered Surveyor Number 8249. The intent of the above description is to combine the parcels of land deeded to Charles Morgret as recorded in Deed Volume 1660, Page 576 of the Geauga County Deed Records. Bearings are to an assumed meridian and are used to denote angles only. All iron pins set are 5/8" X 30" rebar capped "Aztech 8249".

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

R.S. 05/21/07  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Stan Loch* 5-17-07  
Stan Loch P.S. # 8249 Date