

PLAT OF RONYAK PROPERTY SURVEY

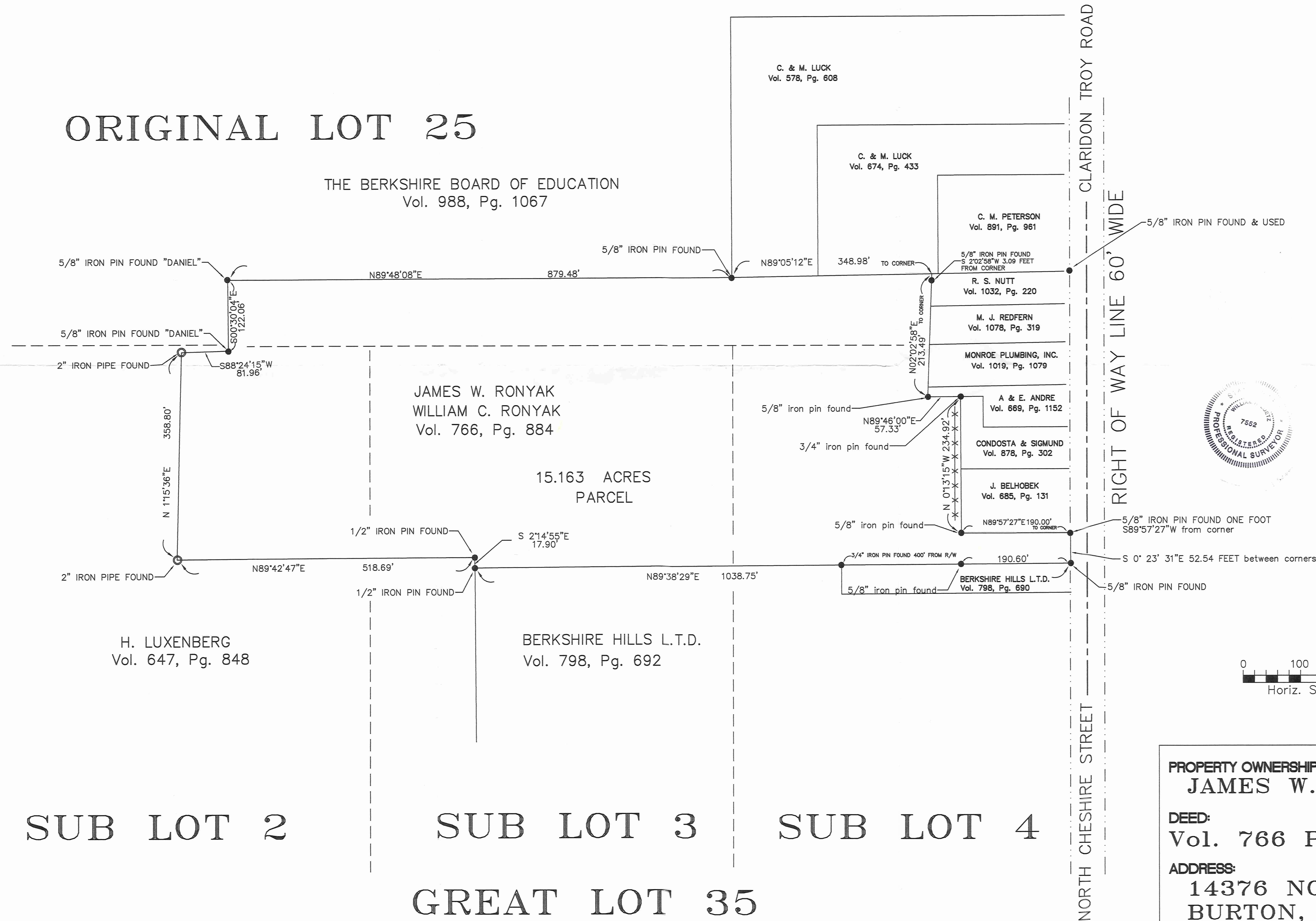
GEAUGA COUNTY, OHIO

BURTON TOWNSHIP, ORIGINAL LOT 25

BURTON VILLAGE SUB LOTS 2 & 3 & 4 OF GREAT LOT 35

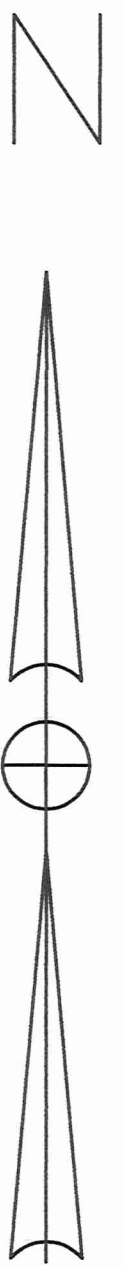
ORIGINAL LOT 25

THE BERKSHIRE BOARD OF EDUCATION
Vol. 988, Pg. 1067



Bearings shown hereon are to an assumed meridian and are used to denote angles only.

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED
PER R.C. 315.251
R.S. 8/27, 1997
GEAUGA COUNTY ENGINEER



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
William R. Loetz
Ohio Registered Surveyor No. 7552
AUGUST, 1997



LEGEND	
○	2" IRON PIPE FOUND
●	IRON PIN OR REBAR FOUND
*****	FENCE LINE
---	CENTERLINE
- - - - -	RIGHT OF WAY LINE
----	LOT LINE

SUB LOT 2

SUB LOT 3

SUB LOT 4

GREAT LOT 35

PROPERTY OWNERSHIP:
JAMES W. RONYAK & WILLIAM C. RONYAK

DEED:
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ADDRESS:
14376 NORTH CHESHIRE STREET
BURTON, Ohio 44021

DATE: 8 / 97

SCALE: 1" = 100'

LEGAL DESCRIPTION

Situated in the Township of Burton, County of Geauga, and State of Ohio, and being part of Burton Village Sub Lots 2 & 3 & 4 of said Burton Township Great Lot 35, and part of Original Lot 25 in said Burton Township and further described as follows:

Beginning at a 5/8" iron pin found on the Westerly margin of Cheshire Street, Said point also being the Northeasterly corner of land now conveyed to Berkshire Hills LTD. in Volume 798 Page 690 of Geauga County Records;

Thence, South 89° 38' 29" West, along the Northerly land conveyed to said Berkshire Hills LTD. in Volume 798 Page 690 and Volume 798 Page 692 of Geauga County Records, passing through a 5/8" iron pin found at a distance of 190.60 feet, passing through a 3/4" iron pin found at a distance of 400.00 feet, and a total distance of 1038.75 feet to a 1/2" iron pin found on the Easterly land conveyed to H. Luxenberg in Volume 647 Page 848 of Geauga County Records;

Thence, North 2° 14' 55" West, along said H. Luxenberg Westerly line a distance of 17.90 feet to a 1/2" iron pin found;

Thence, South 89° 42' 47" West, along a Northerly line of said H. Luxenberg a distance of 518.69 feet to a 2" iron pipe found;

Thence, North 1° 15' 36" East, along a Westerly line of said H. Luxenberg a distance of 358.80 feet to a 2" iron pipe found;

Thence, North 88° 24' 15" East, along a Southerly line of said H. Luxenberg a distance of 81.96 feet to a 5/8" iron pin found "DANIEL" on an inner corner of land conveyed to The Berkshire Board of Education in Volume 988 Page 1067 of Geauga County Records;

Thence, North 0° 30' 04" West, along an Easterly line of said Board of Education a distance of 122.06 feet to a 5/8" iron pin found "DANIEL";

Thence, North 89° 48' 08" East, along a Southerly line of said Board of Education a distance of 879.48 feet to a 5/8" iron pin found on the Southwesterly corner of land conveyed to C. & M. Luck in Volume 578, Page 608 and Volume 674, Page 433 of Geauga County Records;

Thence, North 89° 05' 12" East, along said Luck Southerly line a distance of 348.98 feet to a point on the Northwesterly corner land conveyed to R. S. Nutt in Volume 1032, Page 220 of Geauga County Records;

Thence, South 2° 02' 58" West, along said Nutt Westerly line passing through a 5/8" iron pin found at a distance of 3.09 feet, and continuing along the Westerly line of lands conveyed to M. J. Redfern in Volume 1078, Page 319 of Geauga County Records and to Monroe Plumbing, INC. in Volume 1019, Page 1079 of Geauga County Records and to A. & E. Andre in Volume 669, Page 1152 of Geauga County Records a total distance of 213.49 feet to a 5/8" iron pin found on said Andre Southwesterly corner;

Thence, North 89° 46' 00" East, along a Southerly line of said Andre a distance of 57.33 feet to a 3/4" iron pin found on the Northwesterly corner of land convey to Condosta & Sigmund in Volume 878, Page 302 of Geauga County Records;

Thence, South 0° 13' 15" East, along said Condosta & Sigmund Westerly line and continuing along the Westerly land conveyed to J. Belhobek in Volume 685, Page 131 of Geauga County Records a total distance of 234.92 feet to a 5/8" iron pin found on said Belhobek Southwesterly corner;

Thence, North 89° 57' 27" East, along the Southerly line of said Belhobek passing through a 5/8 iron pin found at a distance of 189.00 feet and a total distance of 190.00 feet to a point on the Westerly margin of Cheshire Street;

Thence, South 0° 23' 31" East, along said Westerly margin of Cheshire Street a distance of 52.54 feet to the **Place of Beginning**, containing 15.163 acres of land, more or less, subject to all legal highways as surveyed August, 1997 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDIND VOL. 766, PAGE 884

ESTIMATED AREA INSIDE BURTON VILLAGE	11.731
ESTIMATED AREA OUTSIDE BURTON VILLAGE	3.432
TOTAL	15.163

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

R.S. 8, 27, 1997
GEAUGA COUNTY ENGINEER