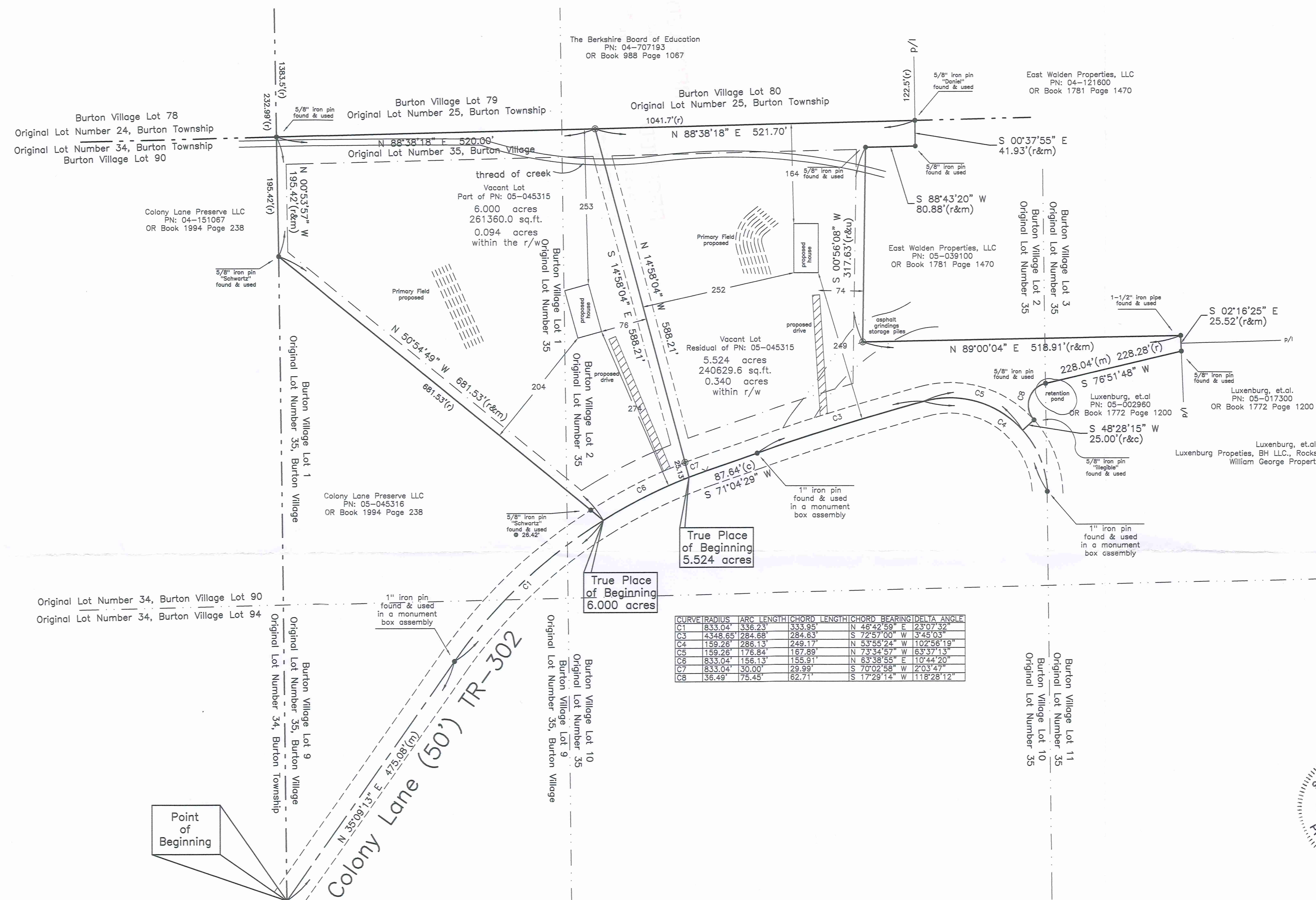


Lot Subdivisiuon of land
 now or formerly owned by
 East Walden Properties, LLC
 PN: 05-045315
 OR Book 1942 Page 1322
 Part of Original Lot Numbers 35
 Part of Burton Village Lot Numbers
 1, 2, and 3
 Village of Burton
 County of Geauga, State of Ohio



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	833.04	139.23	333.95	N 45°42'59" E	23°07'32"
C3	4348.65	284.68	284.63	S 72°57'00" W	3°45'03"
C4	159.26	288.13	249.17	N 53°55'24" W	102°56'19"
C5	159.26	176.84	167.89	N 73°54'57" W	63°37'13"
C6	833.04	158.13	155.91	N 63°38'56" E	17°44'20"
C7	833.04	30.00	29.99	S 70°02'58" W	2°03'47"
C8	36.49	175.45	62.71	S 17°29'14" W	118°28'12"

Zoning
 R-1: Suburban Residence
 Front Yard Depth: 60 feet
 Either Side 15 feet, sum of both 35 feet
 Rear Yard Depth: 45 feet
 Minimum lot area 87,120 sq.ft.
 Minimum lot frontage: 150 feet

REFERENCES
 Deeds of Record
 Field observations made 11-2019
 Schwartz Land Surveying Inc. "Olson" Survey dated 12-19-2012, BRV-0048
 TR-0302 Colony Lane 1949 Survey
 Geauga County Record of Plats Volume 1 Pages 22-25
 Revised 01/21/2020

NOTES
 The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network, Ohio North NAD83, Geoid Model: OHGeoid 12B GRS90.
 Distances are shown as U.S. Foot and decimal parts thereof.
 This plat was prepared without the benefit of a title exam, and is subject to the results that an independent title exam may reveal. This Plat of Survey depicts the results of a Boundary Survey as prepared in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

This Subdivision of land complies with the applicable Burton Village Zoning Resolution. This ___ day of _____ 2019.
 By _____ Burton Village Zoning Inspector.

State of Ohio
 Thomas J. O'Hara
 7995
 Registered Professional Land Surveyor
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 11/15/2019

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 GEAGA COUNTY ENGINEER
 TAX MAP DEPT.

LEGEND / ABBREVIATIONS
 (C) 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
 ● survey monument found no record distance
 (c) calculated distance
 (u) used distance
 (m) measured distance
 (r) record distance
 (T) tree line
 r/w right of way
 c/l centerline
 o/n own through
 O.R. official record
 D.V. deed volume
 P.O.B. place of beginning
 All iron pipes found are measured (I.D.)
 GCE Geauga County Engineer

O'Hara Land Surveying, L.L.C.
 P.O. Box 902, Chardon Ohio 44024
 oharasurveys@yahoo.com, 440-286-8417

Date of Survey: 11/15/2019
 Project No: 2443

BRV 00036

EAST WALDEN PROPERTIES,

(20-003)

PICKED UP 1/21/2020

Lot Subdivision
East Walden Properties, LLC
Residual of PN: 05-045315, OR Book 1942 Page 1322
5.524 acres

Situated in the Village of Burton, County of Geauga, State of Ohio, being part of Original Lot Number 35, part of Burton Village Lot Numbers 1 and 2, within said Village: Beginning at the point of intersection of the centerline of Colony Lane (50')(TR-302) with the West line of Burton Village, also being the West line of Original Lot Number 35, and the Burton Village Lot 9, said point witnessed by a 1" iron pin found in a monument box assembly. Thence North 35°09'13" East along the centerline of Colony Lane, a distance of 475.08 feet to a point of curvature, said point witnessed by a 1" iron pin found in a monument box assembly. Thence along the arc of a curve deflecting to the right, having a radius of 833.04 feet, an arc distance of 336.23 feet, a chord length of 333.95 feet, bearing North 46°42'59" East, having a delta angle of 23°07'32", to a point, said point being the southeast corner of land now or formerly owned by Colony Lane Preserve LLC, PN: 05-045316, as recorded in OR Book 1994 Page 238, in Geauga County Record of Deeds (GCRD), Thence continuing along the arc of a curve deflecting to the right, having a radius of 833.04 feet, an arc distance of 156.13 feet, a chord length of 155.91 feet, bearing North 63°38'55" East, having a delta angle of 10°44'20", to a point, said point being the **True Place of Beginning** of the parcel herein described.

Thence **North 14°58'04" West** along a new property line established, passing through an iron pin set at 25.13 feet, a total distance of **588.21 feet** to a point, said point being on the South line of land now or formerly owned by The Berkshire Board of Education, PN: 04-707193, as recorded in OR Book 988 Page 1067 (GCRD), said point being on the North line of Original Lot Number 35, and Burton Village Lot 2, the North line of Burton Village, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 88°38'18" East** along the south line of PN: 04-707193, aforementioned, the North line of Original Lot Number 35, and Burton Village Lot 2, the North line of Burton Village, a distance of **521.70 feet** to a point, said point being a northwest corner of land now or formerly owned by East Walden Properties, LLC, PN: 05-039100, as recorded in OR Book 1781 Page 1470, in (GCRD), said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **South 00°37'55" East** along a West line of PN: 05-039100, aforementioned, a distance of **41.93 feet** to a point, said point being an interior corner of PN: 05-039100, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 88°43'20" West** along a North line of PN: 05-039100, aforementioned, a distance of **80.88 feet** to a point, said point being an interior corner of PN: 05-039100, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 00°56'08" West** along a West line of PN: 05-039100, aforementioned, a distance of **317.63 feet** to a point, said point being an interior corner of PN: 05-039100, aforementioned, said point witnessed by an iron pin set.

Thence **North 89°00'04" East** along a South line of PN: 05-039100, aforementioned, a distance of **518.91 feet** to a point, said point being an interior corner of PN: 05-039100, aforementioned, said point witnessed by a 1-1/2" iron pipe found.

Thence **South 02°16'25" East** along a West line of PN: 05-039100, aforementioned, and along the West line of land now or formerly owned by Luxenburg Properties, BH LLC., Rocks Berkshire Hills LLC., William George Properties, LLC, PN: 05-017300, as recorded in OR Book 1772 Page 1200 in (GCRD), a distance of **25.52 feet** to a point, said point being the northeast corner of land now or formerly owned by Luxenburg Properties, BH LLC., Rocks Berkshire Hills LLC., William George Properties, LLC, PN: 05-002960, as recorded in OR Book 1772 Page 1200, said point witnessed by a 5/8" iron pin found.

Thence **South 76°51'48" West** along a North line of PN: 05-002960, aforementioned, a distance of **228.04 feet** to a point of curvature, said point witnessed by a 5/8" iron pin found.

Thence along the North line of PN: 05-002960, aforementioned, along the arc of a curve deflecting to the left, having a radius of 36.49 feet, an arc distance of 75.45 feet, a chord length of 62.71 feet, bearing South 17°29'14" West, having a delta angle of 118°28'12" to a point, said point being on the north right of way line of Colony Lane, said point witnessed by a 5/8" iron pin found.

Thence **South 48°28'15" West** along a North line of PN: 05-002960, aforementioned, a distance of **25.00 feet** to a point on the centerline of Colony Lane.

Thence along the arc of a curve deflecting to the left, having a radius of 159.26 feet, an arc distance of 176.84 feet, a chord length of 167.89 feet, bearing North 73°34'57" West, having a delta angle of 63°37'13" to a point of compound curvature.

**Lot Subdivision
East Walden Properties, LLC
Part of PN: 05-045315, OR Book 1942 Page 1322
6.000 acres**

Situated in the Village of Burton, County of Geauga, State of Ohio, being part of Original Lot Number 35, Burton Village Lot 2 and 3 within said Village: Beginning at the point of intersection of the centerline of Colony Lane (50')(TR-302) with the West line of Burton Village, also being the West line of Original Lot Number 35, and Burton Village Lot 9, said point witnessed by a 1" iron pin found in a monument box assembly. Thence North 35°09'13" East along the centerline of Colony Lane, a distance of 475.08 feet to a point of curvature, said point witnessed by a 1" iron pin found in a monument box assembly. Thence along the arc of a curve deflecting to the right, having a radius of 833.04 feet, an arc distance of 336.23 feet, a chord length of 333.95 feet, bearing North 46°42'59" East, having a delta angle of 23°07'32", to a point, said point being the southeast corner of land now or formerly owned by Colony Lane Preserve LLC, PN: 05-045316, as recorded in OR Book 1994 Page 238, in Geauga County Record of Deeds (GCRD), said point being the **True Place of Beginning** of the parcel herein described.

Thence **North 50°54'49" West** along the northeast line of PN: 05-045316, aforementioned, passing through a 5/8" iron pin "Schwartz" found at 26.42 feet, a total distance of **681.53 feet** to a point, said point being on the East line of land now or formerly owned by Colony Lane Preserve LLC, PN: 04-151067, as recorded in OR Book 1994 Page 238 (GCRD), said point being on the West line of Original Lot Number 35, Burton Village Lot 1, said point being on the West line of Burton Village, said point witnessed by a 5/8" iron pin "Schwartz" found.

Thence **North 00°53'57" West** along the East line of PN: 04-151067, aforementioned, the West line of Original Lot Number 35, Burton Village Lot 1 and the West line of Burton Village, a distance of **195.42 feet** to a point, said point being the southeast corner of land now or formerly owned by The Berkshire Board of Education, PN: 04-707193, as recorded in OR Book 988 Page 1067 (GCRD), said point being on the North line of Original Lot Number 35, Burton Village Lot 1 and 2, the North line of Burton Village, said point witnessed by a 5/8" iron pin found.


Thence **North 88°38'18" East** along the south line of PN: 04-707193, aforementioned, the North line of Original Lot Number 35, Burton Village Lot 1, the North line of Burton Village, a distance of **520.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 14°58'04" East** along a new property line established, a distance of **588.21 feet** to a point on the centerline of Colony Lane, passing through an iron pin set at 25.13 feet therefrom.

Thence along the arc of a curve deflecting to the left, having a radius of 833.04 feet, an arc distance of 156.13 feet, a chord length of 155.91 feet, bearing South 63°38'55" West, having a delta angle of 10°44'20" to a point, said point being the Place of Beginning, and containing **6.000 total acres** of land, 0.094 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2443) dated November 2019, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network, Ohio North NAD83, Geoid Model: OHGeoid 12B GRS80. Distances are shown as U.S. Foot and decimal parts thereof.

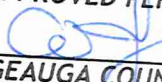
The intent of this description is to describe a portion of the land now or formerly owned by East Walden Properties, LLC, part of PN: 05-045315, as recorded in OR Book 1942 Page 1322 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 



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


**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**