

WEST CENTER ST. 66' - S.R. 87
(FORMERLY CLEVELAND BURTON RD.)

LOT SPLIT PREPARED FOR SHANNON COURT CONDOMINIUMS

ACCEPTANCE

GRACE HOMES, INC., THE UNDERSIGNED OWNER OF LAND SHOWN WITHIN THIS PLAT HEREBY ACKNOWLEDGES THIS PLAT AND LOT SPLIT TO BE MY FREE ACT AND DEED.

Patrick E. Mcvey
PATRICK E. McVEY
VICE-PRESIDENT
DATE 9-27-96

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED PATRICK E. McVEY, V.P., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF September, 1996 AT CLEVELAND, OHIO.

Debra Mack
NOTARY PUBLIC
My Commission Expires 1/23/2000

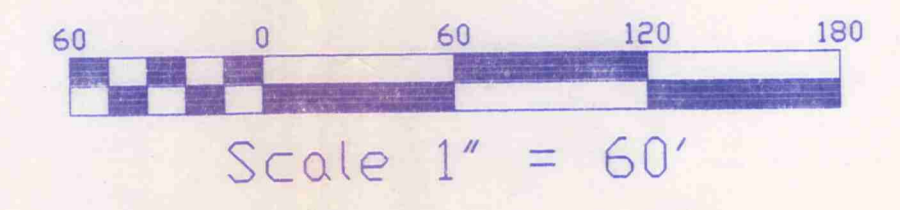
APPROVAL BY VILLAGE OF BURTON

APPROVED BY THE ZONING COMMISSION OF THE VILLAGE OF BURTON.

DATE 9-27-96

David M. Ordway
DAVID M. ORDWAY
SOLICITOR

SITUATED IN THE VILLAGE OF BURTON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS 41 AND 42 IN GREAT LOT 45 IN THE VILLAGE OF BURTON AS RECORDED BY PLAT VOLUME 1, PAGE 24 AND 25 IN GEAGA COUNTY PLAT RECORDS.



RAPIDS ROAD 50'
(FORMERLY WEST ST.)

SECO & ELMAR SUBDIVISION
PLAT VOL. 6, P. 151-153
SECO BLVD. 50'

ELMAR BLVD. 60'

SUBLOT 9

SUBLOT 25

SUBLOT 24

SUBLOT 23

SUBLOT 22

SUBLOT 21

SUBLOT 20

SUBLOT 19

SUBLOT 18

SUBLOT 17

SUBLOT 16

SUBLOT 15

SUBLOT 14

GRACE HOMES, INC.
DEED VOL. 1025,
P. 346 O.R.G.C.

LOWELL G. & LAURIE
TAYLOR DEED VOL.
816, P. 14 O.R.G.C.

TERESA A. COLLINS
DEED VOL. 931,
P. 492 O.R.G.C.

ROBERT LOUIS
BUKOVICS DEED
VOL. 1004, P. 811
O.R.G.C.

JOSEPH M. & JOANNE M.
ROUGHT DEED VOL.
690, P. 1022 O.R.G.C.

JOSEPH M. & JOANNE M.
ROUGHT DEED VOL.
690, P. 1022 O.R.G.C.

GRACE HOMES, INC.
DEED VOL. 1004, P. 809 O.R.G.C.

PARCEL "E"
195,147 SQ. FT.
OR 4.4800 AC.
05-004700

JOSEPH M. & JOANNE M.
ROUGHT DEED VOL.
690, P. 1022 O.R.G.C.

JOSEPH M. & JOANNE M.
ROUGHT DEED VOL.
690, P. 1022 O.R.G.C.

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690, P. 1022 O.R.G.C.

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ROUGHT DEED VOL.
690, P. 1022 O.R.G.C.

JOSEPH M. & JOANNE M.
ROUGHT DEED VOL.
690, P. 1022 O.R.G.C.

CARLTON ST. 50'
(FORMERLY SOUTH SECOND ST.)

HOWARD E. & VIRGINIA F. JEDLIKA
DEED VOL. 749, P. 524 O.R.G.C.

DONALD W. & CAROL J. NEILL
DEED VOL. 574, P. 1281 & 1283 O.R.G.C.

DENNIS D. & SANDRA SELLERS
DEED VOL. 643, P. 25 O.R.G.C.

BURTON TROY SCHOOL DISTRICT
DEED VOL. 346, P. 139 O.R.G.C.

SOUTH CHESHIRE ST. 132'

- LEGEND
- = 5/8" IRON PIN SET
 - ACT. = ACTUAL
 - OBS. = OBSERVED
 - CALC. = CALCULATED
 - REC. = RECORD
 - FND. = FOUND
- ORIGINAL LOT LINE
CENTERLINE

NOTE: ALL NEW AREAS ARE SHOWN TO THE ORIGINAL LOT LINE.

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ON AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AS INDICATED ON THE PLAT.

PREPARED FOR:
GRACE HOMES
DATE: JUNE 11, 1996
REVISED: JUNE 24, 1996
REVISED: JULY 3, 1996

I HEREBY STATE THIS TO BE A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOHN M. ZARANEK, JR. P.S. 7126



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
8/27/96
GEAGA COUNTY ENGINEER

ZARANEK SURVEYING CO.
17577 INDIAN HILLS
CHAGRIN FALLS, OHIO 44023
ORDER NO. 96117
F.B. 7.1019, P. 2-24
FILE: C-96117-DKG/GRACE.DWG



ZARANEC SURVEYING CO.

Professional Land Surveyors

PARCEL "A"

05-003650

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 41 and 42 in Great Lot 45 in The Village of Burton as Recorded by Plat Volume 1, Page 24 and 25 in Geauga County Plat Records and bounded and described as follows:

Beginning at the intersection of the centerline of Rapids Road, 50 feet wide (formerly West Street), with the centerline of Carlton Street, 50 feet wide (formerly South Second Street).

Thence South 86 degrees 57 minutes 50 seconds East, 25.00 feet along the centerline of said Carlton Street to its intersection with the easterly line of said Rapids Road;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said Rapids Road, 5.00 feet to the Southwest corner of said Original Lot 41 and the principal place of beginning of the parcel herein described;

Thence North 03 degrees 48 minutes 22 seconds East, 145.00 feet, passing through a 5/8 inch iron pin set at 20.00 feet, to the southwest corner of a parcel of land conveyed to Teresa A. Collins by Deed Volume 931, Page 492 O.R.G.C., from which point a "Temple" iron pin found bears 0.03 feet, South 02 degrees 40 minutes 39 seconds West and 1.15 feet South 87 degrees 19 minutes 21 seconds East;

Thence South 87 degrees 19 minutes 21 seconds East along the southerly line of said parcel of land conveyed to Teresa A. Collins, 145.00 feet to the southeast corner therein, from which point a "Temple" iron pin found bears 1.16 feet South 87 degrees 19 minutes 21 seconds East;

Thence South 43 degrees 49 minutes 20 seconds West, 54.43 feet to a 5/8 inch iron pin set;

Thence South 03 degrees 48 minutes 22 seconds West, passing through a 5/8 inch iron pin set at 84.69 feet, 104.69 feet to the southerly line of said Original Lot 41;

Thence North 86 degrees 57 minutes 50 seconds West along the southerly line of said Original Lot 41, 109.98 feet to the principal place of beginning and containing 16,701 square feet or 0.3834 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 of Zaranec Surveying Co. dated July 03, 1996.

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

W.M.L. 10, 2, 96
GEAUGA COUNTY ENGINEER

(216) 543-1403

Fax: (216) 543-8798

17577 Indian Hills

Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

PARCEL "B"

05-003651

Page 1

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 41 and 42 in Great Lot 45 in The Village of Burton as Recorded by Plat Volume 1, Page 24 and 25 in Geauga County Plat Records and bounded and described as follows:

Beginning at the intersection of the centerline of Rapids Road, 50 feet wide (formerly West Street), with the centerline of Carlton Street, 50 feet wide (formerly South Second Street).

Thence South 86 degrees 57 minutes 50 seconds East, 25.00 feet along the centerline of said Carlton Street to its intersection with the easterly line of said Rapids Road;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said Rapids Road, 5.00 feet to the Southwest corner of said Original Lot 41;

Thence South 86 degrees 57 minutes 50 seconds East along the southerly line of said Original Lot 41, 109.98 feet to the principal place of beginning of the parcel herein described;

Thence North 03 degrees 48 minutes 22 seconds East passing through a 5/8 inch iron pin set at 20.00 feet, 104.69 feet to a 5/8 inch iron pin set;

Thence North 43 degrees 49 minutes 20 seconds East, 54.43 feet to the southeasterly corner of a parcel of land conveyed to Teresa A. Collins by Deed Volume 931, Page 492 O.R.G.C. from which point a "Temple" iron pin found bears 1.16 feet South 87 degrees 19 minutes 21 seconds East;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said parcel of land conveyed to Teresa A. Collins, 47.09 feet to a 5/8 inch iron pin set therein;

Thence South 86 degrees 57 minutes 50 seconds East, 65.00 feet to a 5/8 inch iron pin set at the northwesterly corner of a parcel of land conveyed to Robert Louis Bukovics by Deed Volume 1004, Page 811 O.R.G.C. from which point a "Temple" iron pin bears 0.17 feet South 03 degrees 02 minutes 10 seconds West and 1.03 feet South 86 degrees 57 minutes 50 seconds East;

Thence South 03 degrees 48 minutes 22 seconds West along the easterly line of said parcel of land conveyed to Robert Louis Bukovics passing through a 5/8 inch iron pin set at 173.00 feet from which point a "Temple" iron pin found bears 0.20 feet South 03 degrees 02 minutes 10 seconds West and 1.38 feet South 86 degrees 57 minutes 50 seconds East, 193.00 feet to its intersection with the southerly line of said Original Lot 41;

Thence North 86 degrees 57 minutes 50 seconds West along the southerly line of said Original Lot 4, 100.00 feet to the principal place of beginning and containing 16,929 square feet or

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John M. Zaranec, Jr.
President

BRU 00038



ZARANEC SURVEYING CO.

Professional Land Surveyors

PARCEL "B"

Page 2

0.3886 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 of Zaranec Surveying Co.
Dated July 03, 1996.

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

W.M.Z. 10, 2, 96

GEAUGA COUNTY ENGINEER

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Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President

BRV-00-038

SHANNON COURT CONDO'S
picked up 10-2-1996



ZARANEC SURVEYING CO.

Professional Land Surveyors

PARCEL "C"

05-003649

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 41 and 42 in Great Lot 45 in The Village of Burton as Recorded by Plat Volume 1, Page 24 and 25 in Geauga County Plat Records and bounded and described as follows:

Beginning at the intersection of the centerline of Rapids Road, 50 feet wide (formerly West Street), with the centerline of Carlton Street, 50 feet wide (formerly South Second Street).

Thence South 86 degrees 57 minutes 50 seconds East, 25.00 feet along the centerline of said Carlton Street to its intersection with the easterly line of said Rapids Road;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said Rapids Road, 5.00 feet to the Southwest corner of said Original Lot 41;

Thence South 86 degrees 57 minutes 50 seconds East along the southerly line of said Original Lots 41 and 42, 483.06 feet to its intersection with the prolongation of the easterly line of a parcel of land conveyed to Joseph M. and Joanne M. Rought by Deed Volume 690, Page 1022 O.R.G.C. and the principal place of beginning of the parcel herein described;

Thence North 04 degrees 10 minutes 17 seconds East along the prolongation of and the easterly line of said parcel of land conveyed to Joseph M. and Joanne M. Rought passing through a 5/8 inch iron pin set at 20.00 feet, 165.03 feet to a 5/8 inch iron pin set therein;

Thence South 86 degrees 57 minutes 50 seconds East, 100.00 feet to a 5/8 inch iron pin set;

Thence South 04 degrees 10 minutes 17 seconds West passing through a 5/8 inch iron pin set at 145.03 feet, 165.03 feet to a point in the southerly line of said Original Lot 42;

Thence North 86 degrees 57 minutes 50 seconds West along the southerly line of said Original Lot 42, 100.00 feet to the principal place of beginning and containing 16,500 square feet or 0.3788 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 of Zaranec Surveying Co. dated July 03, 1996.

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

W.R.L. 10, 2, 96

GEAUGA COUNTY ENGINEER

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Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President

B.M. 00038

SHANNON COURT CONDOS
Picked up 10-2-1996



ZARANEC SURVEYING CO.

Professional Land Surveyors

PARCEL "D"

05-003652

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 41 and 42 in Great Lot 45 in The Village of Burton as Recorded by Plat Volume 1, Page 24 and 25 in Geauga County Plat Records and bounded and described as follows:

Beginning at the intersection of the centerline of Rapids Road, 50 feet wide (formerly West Street), with the centerline of Carlton Street, 50 feet wide (formerly South Second Street).

Thence South 86 degrees 57 minutes 50 seconds East, 25.00 feet along the centerline of said Carlton Street to its intersection with the easterly line of said Rapids Road;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said Rapids Road, 5.00 feet to the Southwest corner of said Original Lot 41;

Thence South 86 degrees 57 minutes 50 seconds East along the southerly line of said Original Lots 41 and 42, 583.06 feet to the principal place of beginning of the parcel herein described;

Thence North 04 degrees 10 minutes 17 seconds East passing through a 5/8 inch iron pin set at 20.00 feet, 165.03 feet to a 5/8 inch iron pin set;

Thence South 86 degrees 57 minutes 50 seconds East, 100.00 feet to a 5/8 inch iron pin set;

Thence South 04 degrees 10 minutes 17 seconds West passing through a iron pin set at 145.03 feet, 165.03 feet to a point in the southerly line of said Original Lot 42;

Thence North 86 degrees 57 minutes 50 seconds West along the Southerly line of said Original Lot 42, 100.00 feet to the principal place of beginning and containing 16,500 square feet or 0.3788 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 of Zaranec Surveying Co.
Dated July 03, 1996.

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

W. H. L. 10, 2, 96

GEAUGA COUNTY ENGINEER

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Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President

BRU 00038

SHANNON COURT CONDO'S
picked up 10-2-1996



ZARANEC SURVEYING CO.

Professional Land Surveyors

PARCEL "E"

05-004700

Page 1

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 41 and 42 in Great Lot 45 in The Village of Burton as Recorded by Plat Volume 1, Page 24 and 25 in Geauga County Plat Records and bounded and described as follows:

Beginning at the intersection of the centerline of Rapids Road, 50 feet wide (formerly West Street), with the centerline of Carlton Street, 50 feet wide (formerly South Second Street).

Thence South 86 degrees 57 minutes 50 seconds East, 25.00 feet along the centerline of said Carlton Street to its intersection with the easterly line of said Rapids Road;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said Rapids Road, 5.00 feet to the Southwest corner of said Original Lot 41;

Thence South 86 degrees 57 minutes 50 seconds East along the southerly line of said Original Lots 41 and 42, 683.06 feet to the principal place of beginning of the parcel herein described;

Thence North 04 degrees 10 minutes 17 seconds East passing through a 5/8 inch iron pin set at 20.00 feet, 165.03 feet to a 5/8 inch iron pin set;

Thence North 86 degrees 57 minutes 50 seconds West, 200.00 feet to a 5/8 inch iron pin set in the easterly line of a parcel of land conveyed to Joseph M. and Joanne M. Rought by Deed Volume 690, Page 1022 O.R.G.C.;

Thence North 04 degrees 10 minutes 17 seconds East along the easterly line of said parcel of land conveyed to Joseph M. and Joanne M. Rought, 19.97 feet to a 5/8 inch iron pin set at the Northeast corner thereof;

Thence North 86 degrees 57 minutes 50 seconds West along the northerly line of said parcel of land conveyed to Joseph M. and Joanne M. Rought and the northerly line of a parcel of land conveyed to Joseph M. and Joanne M. Rought by Deed Volume 1004, Page 813 O.R.G.C., 139.26 feet to a 5/8 inch iron pin set at its intersection with the easterly line of a parcel of land conveyed to Robert Louis Bukovics by Deed Volume 1004, Page 811 O.R.G.C.;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said parcel of land conveyed to Robert Louis Bukovics, 8.02 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof from which point a "Temple" iron pin found bears 1.15 feet South 03 degrees 02 minutes 10 seconds West and 1.09 feet South 86 degrees 57 minutes 50 seconds East;

Thence North 86 degrees 57 minutes 50 seconds West along the northerly line of said parcel of land conveyed to Robert Louis Bukovics and its prolongation, 200.00 feet to a 5/8 inch iron pin

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President

BRW 00038



ZARANEC SURVEYING CO.

Professional Land Surveyors

PARCEL "E"

Page 2

set at its intersection with the easterly line of a parcel of land conveyed to Teresa A. Collins by Deed Volume 931, Page 492 O.R.G.C.;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said parcel of land conveyed to Teresa A. Collins, 52.91 feet to its intersection with the southerly line of a parcel of land conveyed to Lowell G. and Laurie Taylor by Deed Volume 816, Page 14 O.R.G.C. from which point a "Temple" iron pin found bears 0.02 feet South 02 degrees 40 minutes 39 seconds West and 0.93 feet South 87 degrees 19 minutes 21 seconds East;

Thence South 87 degrees 19 minutes 21 seconds East along the southerly line of said parcel of land conveyed to Lowell G. and Laurie Taylor, 31.03 feet to the Southeasterly corner thereof from which point a 1 inch iron pipe found bears 0.16 feet North 02 degrees 40 minutes 39 seconds East and 0.93 feet South 87 degrees 19 minutes 21 seconds East;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said parcel of land conveyed to Lowell G. and Laurie Taylor and a parcel of land conveyed to Grace Homes, Inc. by Deed Volume 1025, Page 346 O.R.G.C., 247.50 feet to its intersection with the southerly line of Seco and Elmar Subdivision as recorded by Plat Volume 6, Page 151-153 G.C.P.R. from which point a 1 inch pipe found bears 0.40 feet South 87 degrees 19 minutes 21 seconds East and 0.17 feet North 02 degrees 40 minutes 39 seconds East;

Thence South 87 degrees 19 minutes 21 seconds East along the southerly line of said Seco and Elmar Subdivision, 574.22 feet to a 5/8 inch iron pin set at its intersection with the westerly line of a parcel of land conveyed to Howard E. and Virginia F. Jedlicka by Deed Volume 749, Page 524 O.R.G.C.;

Thence South 03 degrees 38 minutes 47 seconds West along the westerly line of said parcel of land conveyed to Howard E. and Virginia F. Jedlicka passing through a 5/8 inch iron pin set at 477.18 feet, 497.18 feet to its intersection with the southerly line of said Original Lot 42;

Thence North 86 degrees 57 minutes 50 seconds West along the Southerly line of said Original Lot 42, 68.50 feet to the principal place of beginning and containing 195,147 square feet or 4.4800 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 of Zaranec Surveying Co. Dated July 03, 1996.

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

W.M.L. 10, 2, 96

GEAUGA COUNTY ENGINEER

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