

PLAT OF SURVEY For BERKSHIRE LOCAL SCHOOL

SITUATED IN THE VILLAGE OF BURTON, COUNTY OF GEauga AND
THE STATE OF OHIO AND KNOWN AS BEING A PART OF VILLAGE
LOT NUMBERS 35,43,44,GREAT LOT 45.

PREPARED FOR:
BERKSHIRE LOCAL SCHOOLS
14259 CLARIDON-TROY ROAD
BURTON, OHIO 44021

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fe Fence post
- Mog Mog Nail Set
- Fnd Found
- D Dead
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U Used
- D.R. Deed Record
- O.R. Official Record
- C.L./L Centerline
- e/p Edge of Pavement
- P Plat record information



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DECEMBER 5, 2008
REVISED DECEMBER 9, 2008

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION.
MONUMENTS WERE FOUND OR SET AS INDICATED.
DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS
THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND
ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH
ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE
PROVISIONS OF CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE.

Rudy Schwartz 12-9-08
RUDY SCHWARTZ, P.S. #7193 Date



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/9/08
OFFICE OF THE
GEAUGA COUNTY ENGINEER

14.5990 TOTAL ACRES



CARLTON STREET 50'

BRV00045

(BRV 00045)

(08-151)
Berkshire Local School
picked up 12-9-08

LEGAL DESCRIPTION
OF A
14.5990 ACRE PARCEL
FOR
BURTON ELEMENTARY SCHOOL

Situated in the Village of Burton, County of Geauga, and State of Ohio and known as being a part of Village Lot No.s 35, 43, and 44, Great Lot No. 45 and further being known as all of parcel Nos. 1, and 2 of lands conveyed to the Burton-Troy Local School District by deed recorded in Volume 346, Page 471 of Geauga County Deed Records, also being all of a parcel of land conveyed to the Burton-Troy Local School District by deed recorded in Volume 346, Page 208 of Geauga County Deed Records, also being all of a parcel of land conveyed to the Burton-Troy Local School District by deed recorded in Volume 459, Page 169 of Geauga County Deed Records, also being all of lands conveyed to the Burton-Troy Local School District by deed recorded in Volume 346, Page 631 of Geauga County Deed Records, also being all of a parcel of land conveyed to Burton-Troy Local School District by deed recorded in Volume 346, Page 139 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found at the Southwesterly corner of Village Lot No. 36, said pin also being the Southwesterly corner of land conveyed to James D. and Geraldine Prout by deed recorded in Volume 938, Page 378 of Geauga County Deed Records;

- COURSE I Thence South 85° 36' 38" East, along the Southerly line of said Village Lot No. 36, also being the Southerly line of land so conveyed to James D. and Geraldine Prout, a distance of 446.76 feet to a 1 inch iron pipe found at the Southeasterly corner thereof, said pipe also being the Northwesterly corner of land conveyed to Peter J. Jerman by deed recorded in Volume 1848, Page 2453 of Geauga County Deed Records;
- COURSE II Thence South 5° 10' 00" West, along the Westerly line of land so conveyed to Peter J. Jerman, a distance of 65.00 feet to a 1 inch iron pin found at the Southwesterly corner thereof;
- COURSE III Thence South 85° 36' 38" East, along the Southerly line of land so conveyed to Peter J. Jerman, a distance of 185.00 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE IV Thence North 5° 10' 00" East, along the Easterly line of land so conveyed to Peter J. Jerman, a distance of 65.00 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said pin also being the Southeasterly corner of land conveyed to Curt Johnson and Kathleen L. Johnson Trustees by deed recorded in Volume 1350, Page 543 of Geauga County Deed Records, said pin also being on said Southerly line of Village Lot No. 36;
- COURSE V Thence South 85° 36' 38" East, along said Southerly line of Village Lot No. 36, a distance of 53.43 feet to a point in the centerline of South

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Cheshire Street, 132 feet wide, at the Southeasterly corner thereof, said point also being the Northwesterly corner of Village Lot No. 45;

- COURSE VI Thence South $4^{\circ} 26' 35''$ West, along said centerline of South Cheshire Street, also being the Westerly line of said Village Lot No. 45, a distance of 206.84 feet to a point at the intersection of said centerline of South Cheshire Street, and the Easterly prolongation of the Northerly line of land conveyed to Rosa Lee Herst by deed recorded in Volume 1198, Page 282 of Geauga County Deed Records;
- COURSE VII Thence North $85^{\circ} 13' 19''$ West, along said Easterly prolongation of the Northerly line of land so-conveyed to Rosa Lee Herst, along the Northerly line of land so conveyed to Rosa Lee Herst, and along a Northerly line of land conveyed to Florence Herst by deed recorded in Volume 823, Page 1267 of Geauga County Deed Records, and passing through a $5/8$ inch iron pin found at 53.09 feet, a total distance of 465.88 feet to a $5/8$ inch iron pin found at the Northwesterly corner thereof;
- COURSE VIII Thence South $4^{\circ} 19' 57''$ West, along the Westerly line of land so conveyed to Florence Herst, a distance of 296.34 feet to a $5/8$ inch iron pin found at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Charles J. Blair Sr. by deed recorded in Volume 1330, Page 373 of Geauga County Deed Records;
- COURSE IX Thence North $85^{\circ} 18' 11''$ West, along said Northerly line of land so conveyed to Charles J. Blair Sr., and along the Northerly line of land conveyed to Thomas F. Blair Sr. by deed recorded in Volume 853, Page 594 of Geauga County Deed Records, a distance of 220.74 feet to a $5/8$ inch iron pin set at the Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to Adam R. and Kellie L. Andre by deed recorded in Volume 1832, Page 521 of Geauga County Deed Records;
- COURSE X Thence North $4^{\circ} 32' 25''$ East, along said Easterly line of land so conveyed to Adam R. and Kellie L. Andre, a distance of 111.61 feet to a $3/4$ inch iron pipe found at the Northeasterly corner thereof;
- COURSE XI Thence North $85^{\circ} 52' 49''$ West, along the Northerly line of land so conveyed to Adam R. and Kellie L. Andre, and along the Northerly line of land conveyed to Lee Seliga by deed recorded in Volume 1840, Page 454 of Geauga County Deed Records, distance of 240.58 feet to a $5/8$ inch iron pin set on the Easterly line of land conveyed to Brian M. and Nicole M. Rich (PPN 05-003643) by deed recorded in Volume 1772, Page 1542 of Geauga County Deed Records;
- COURSE XII Thence North $4^{\circ} 38' 22''$ East, along said Easterly line of land so conveyed to Brian M. and Nicole M. Rich, a distance of 3.93 feet to a $5/8$ inch iron pin found at the Northeasterly corner thereof;
- COURSE XIII Thence North $85^{\circ} 33' 06''$ West, along the Northerly line of land so conveyed to Brian M. and Nicole M. Rich (PPN 05-003643), and along

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the Northerly line of land conveyed to Brian M. and Nicole M. Rich (PPN 05-003642) by deed recorded in Volume 1772, Page 1542 of Geauga County Deed Records a distance of 131.96 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;

- COURSE XIV Thence South 4° 21' 09" West, along the Westerly line of land so conveyed to Brian M. and Nicole M. Rich a distance of 173.00 feet to a point on the Northerly right-of-way of Carlton Street, 50 feet wide, (witness a 5/8 inch iron pin found 0.26 feet North);
- COURSE XV Thence North 85° 39' 12" West, along said Northerly right-of-way of Carlton Street, a distance of 147.75 feet to a 5/8 inch iron pin found at the Southeasterly corner of land conveyed to Sandra Sellers by deed recorded in Volume 1048, Page 184 of Geauga County Deed Records;
- COURSE XVI Thence North 4° 21' 27" East, along the Easterly line of land so conveyed to Sandra Sellers, a distance of 482.50 feet to a point at the Northeasterly corner thereof, (witness a 5/8 inch iron pin found 1.61 feet North) said point also being on the Southerly line of land conveyed to the Sherry R. Monroe Trustee by deed recorded in Volume 1834, Page 2578 of Geauga County Deed Records;
- COURSE XVII Thence South 86° 02' 41" East, along said Southerly line of land so conveyed to Sherry R. Monroe Trustee, a distance of 75.41 feet to a 5/8 inch iron pin found (I.D. Foresight) at the Southeasterly corner thereof;
- COURSE XVIII Thence North 4° 27' 37" East, along the Easterly line of land so conveyed to Sherry R. Monroe Trustee, and along an Easterly line of land conveyed to Mark A. Nolan by deed recorded in Volume 1780, Page 2203 of Geauga County Deed Records, a distance of 576.40 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to Timothy R. and Amy R. Spangler by deed recorded in Volume 1326, Page 698 of Geauga County Deed Records;
- COURSE XIX Thence South 84° 02' 50" East, along the Southerly line of land so conveyed to Timothy R. and Amy R. Spangler, and along the Southerly line of land conveyed to Donald L. Parnaby and Denise M. McDougall by deed recorded in Volume 743, Page 613 of Geauga County Deed Records, and along the Southerly line of land conveyed to Alan J. and Anna M. Parker by deed recorded in Volume 1736, Page 2371 of Geauga County Deed Records, a distance of 136.33 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to West Center Street LLC. By deed recorded in Volume 1830, Page 265 of Geauga County Deed Records
- COURSE XX Thence South 3° 47' 46" West, along said Westerly line of land so conveyed to West Center Street LLC., a distance of 3.00 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;

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COURSE XXI

Thence South 85° 26' 47" East, along the Southerly line of land so conveyed to West Center Street LLC., and along the Southerly line of land conveyed to D. Kevin and Nancy M. O'Reilly by deed recorded in Volume 1737, Page 2613 of Geauga County Deed Records, a distance of 310.07 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to O'Reilly Real estate Management LLC. By deed recorded in Volume 1617, Page 198 of Geauga County Deed Records, said pin also being on the Westerly line of said Village Lot No. 36;

COURSE XXII

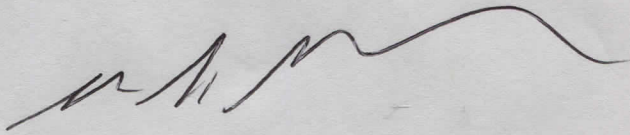
Thence South 4° 30' 14" West, along said Westerly line of land so conveyed to O'Reilly Real estate Management LLC., and along the Westerly line of land conveyed to Thomas F. Sr. and Joyce E. Blair by deed recorded in Volume 1756, Page 1239 of Geauga County Deed Records, and along the Westerly line of land conveyed to James D. and Geraldine Prout by deed recorded in Volume 938, Page 378 of Geauga County Deed Records, also being Said Westerly line of Village Lot No. 36, a distance of 394.47 feet to the Principal Place of Beginning and containing 14.5990 acres of land as surveyed, calculated and described on December 4, 2008 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193

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

R.S. 12/9/08
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



12-9-08
DATE


RUDY E. SCHWARTZ, P.S. 7193