

LEGEND

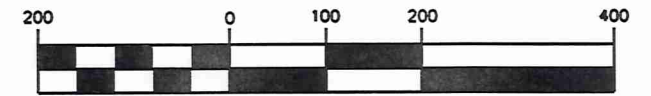
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- Mog Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
-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

PLAT OF SURVEY AND LOT SPLIT

For LANNA OLSSON TRUSTEE

SITUATED IN THE TOWNSHIP OF BURTON AND THE VILLAGE OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL BURTON TOWNSHIP LOT NUMBERS 34, 35 AND 24.

GRAPHIC SCALE



(IN FEET)

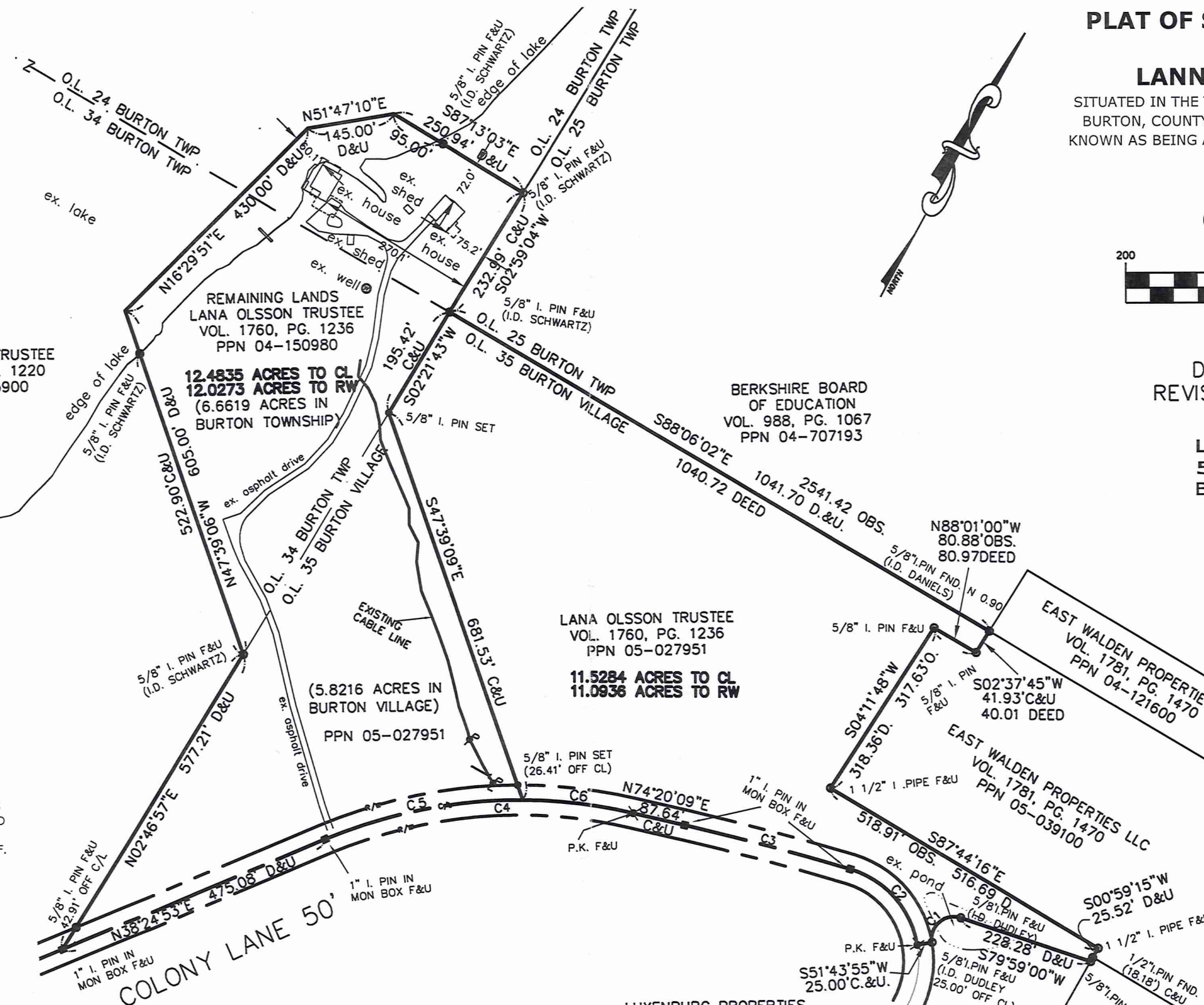
1 inch = 200 ft.

DECEMBER 19, 2012
REVISED JANUARY 3, 2013

PREPARED FOR:
LANA OLSSON TRUSTEE
5624 BRIANNA LN.
BELLVUE, COLORADO 80512

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

PAK 1/4/13
OFFICE OF THE
GEAUGA COUNTY ENGINEER



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 1-4-13
RUDY SCHWARTZ, P.S. #7193 Date

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2012.

BY _____
BURTON TOWNSHIP ZONING INSPECTOR

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON VILLAGE ZONING RESOLUTION.

THIS _____ DAY OF _____ 2012.

BY _____
BURTON VILLAGE ZONING INSPECTOR

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	75.45	36.49	118°28'34"	S20°45'25"W	62.71	61.31
C2	176.84	159.26	63°37'16"	N70°08'22"W	167.90	98.79
C3	284.68	4348.65	3°45'03"	S76°12'40"W	284.63	142.39
C4	522.36	833.04	35°55'39"	S56°24'41"W	513.84	270.09
C5	336.23	833.04	23°07'36"	S50°00'39"W	333.97	170.44
C6	186.12	833.04	12°48'05"	S67°58'28"W	185.73	93.45



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

BRV 00048

LANA OLSSON (12-117)

#05-045 315

Vol 1942-PG 1322

LEGAL DESCRIPTION
OF A
11.5284 ACRE PARCEL
FOR
LANA OLSSON TRUSTEE

Situated in the Village of Burton, County of Geauga, and State of Ohio and known as being a part Original Burton Lot No. 35, and further being known as being part of land conveyed to Lana Olsson, Successor Trustee of the Marianna Luxenberg Trust Agreement Dated June 6, 1996 as amended and restated in its entirety on September 29, 2004 (PPN 05-027951) by deed recorded in Volume 1760, Page 1236 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Colony Lane, 50 feet wide, at its intersection with the Westerly line of Burton Village also being the Westerly line of said Original Lot No. 35;

Thence North 38° 24' 53" East, along said centerline of Colony Lane, a distance of 475.08 feet to a monument box with a 1 inch iron pin found at a point of curve;

Thence along the arc of a curve deflecting to the right, also being said centerline of Colony Lane, a distance of 336.23 feet, said curve having a radius of 833.04 feet, a delta of 23° 07' 36", and a chord which bears North 50° 00' 39" East a distance of 333.97 feet to the principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 47° 39' 06" West, passing through a 5/8 inch iron pin set at 26.41 feet, a total distance of 681.53 feet to a 5/8 inch iron pin set in the Easterly line of Original Lot 34, Burton Township, also being the Westerly line of Original Lot 35, Burton Village;

COURSE II Thence North 2° 21' 43" East, along said Westerly line of said Original Lot 35, Burton Village, also being said Easterly line of Original Lot 34, Burton Township, a distance of 195.42 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner of land conveyed to The Berkshire Board of Education (PPN 04-707193) by deed recorded in Volume 988, Page 1067 of Geauga County Deed Records, said pin also being the Northwesterly corner of Original Lot 35, Burton Village, and the Southwesterly corner of Original Lot 25, Burton Township;

COURSE III Thence South 88° 06' 02" East, along a Southerly line of land so conveyed to The Berkshire Board of Education, also being the Northerly line of Original Lot 35, Burton Village, and the Southerly line of Original Lot 25, Burton Township, a distance of 1041.70 feet to a point at the Southwesterly corner of land conveyed to East Walden Properties

- LLC., (PPN 04-121600) by deed recorded in Volume 1781, Page 1470 of Geauga County Deed Records, said point also being a Northwesterly corner of land conveyed to East Walden Properties LLC. (PPN 05-039100) by deed recorded in Volume 1781, 1470 of Geauga County Deed Records (witness a 5/8 inch iron pin found, I.D. Daniels, 0.90 feet North);
- COURSE IV Thence South $2^{\circ} 37' 45''$ West, along a Westerly line of land conveyed to East Walden Properties LLC. (PPN 05-039100), a distance of 41.93 feet to a 5/8 inch iron pin found;
- COURSE V Thence North $88^{\circ} 01' 00''$ West, along a Northerly line of land so conveyed to East Walden Properties LLC., a distance of 80.88 feet to a 5/8 inch iron pin found at a Northwesterly corner thereof;
- COURSE VI Thence South $4^{\circ} 11' 48''$ West, along a Westerly line of land so conveyed to East Walden Properties LLC., a distance of 317.63 feet to a 1 1/2 inch iron pipe found at a Southwesterly corner thereof;
- COURSE VII Thence South $87^{\circ} 44' 16''$ East, along a Southerly line of land so conveyed to East Walden Properties LLC., a distance of 518.91 feet to a 1 1/2 inch iron pipe found at an interior corner thereof;
- COURSE VIII Thence South $0^{\circ} 59' 15''$ West, along a Westerly line of land so conveyed to East Walden Properties LLC., and along a Westerly line of land conveyed to Luxenburg Properties BH LLC., Rocks Berkshire Hills LLC., William George Properties LLC. (PPN 05-017300) by deed recorded in Volume 1772, Page 1200 of Geauga County Deed Records, a distance of 25.52 feet to a 5/8 inch iron pin found at a Northeasterly corner of land conveyed to Luxenburg Properties BH LLC., Rocks Berkshire Hills LLC., William George Properties LLC. (PPN 05-002960) by deed recorded in Volume 1772, Page 1200 of Geauga County Deed Records;
- COURSE IX Thence South $79^{\circ} 59' 00''$ West, along a Northerly line of land so conveyed to Luxenburg Properties BH LLC., Rocks Berkshire Hills LLC., William George Properties LLC., a distance of 228.28 feet to a 5/8 inch iron pin found (I.D Dudley) at a point of curvature;
- COURSE X Thence along the arc of a curve deflecting to the left, distance of 75.47 feet, also being a Westerly line of land so conveyed to Luxenburg Properties BH LLC., Rocks Berkshire Hills LLC., William George Properties LLC. said curve having a radius of 36.49 feet, a delta of $118^{\circ} 28' 34''$, and a chord which bears South $20^{\circ} 45' 25''$ West a distance of 62.71 feet to a 5/8 inch iron pin found (I.D Dudley) on the Northerly right-of-way of said Colony Lane;

BRV 00048

(12-117)

- COURSE XI Thence South 51° 43' 55" West, along a Northwesterly line of land so conveyed to Luxenburg Properties BH LLC., Rocks Berkshire Hills LLC., William George Properties LLC., a distance of 25.00 feet to a point in said centerline of Colony Lane;
- COURSE XII Thence continuing along the arc of a curve deflecting to the left, also being said centerline of Colony Lane, a distance of 176.84 feet, said curve having a radius of 159.26 feet, a delta of 63° 37' 16", and a chord which bears North 70° 08' 22" West a distance of 167.90 feet to a monument box with a 1 inch iron pin found at a point of compound curvature;
- COURSE XIII Thence continuing along the arc of a curve deflecting to the left, also being said centerline of Colony Lane, a distance of 284.68 feet, said curve having a radius of 4348.65 feet, a delta of 3° 45' 03", and a chord which bears South 76° 12' 40" West a distance of 284.63 feet to a monument box with a 1 inch iron pin found at a point of tangency;
- COURSE XIV Thence South 74° 20' 09" West, continuing along said centerline of Colony Lane, a distance of 87.64 feet to a 5/8 inch iron pin found at a point of curvature;
- COURSE XV Thence along the arc of a curve deflecting to the left, also being said centerline of Colony Lane, a distance of 186.23 feet, said curve having a radius of 833.04 feet, a delta of 12° 48' 05", and a chord which bears South 67° 58' 28" West a distance of 185.73 feet to the Principal Place of Beginning and containing 11.5284 acres of land (11.0936 acres excluding the area within the right-of-way of said Colony Lane) as surveyed on February 23, 2005 and December 19, 2012, and calculated and described, on December 13, 2012 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 by 30 inch iron pins set are I.D. Schwartz 7193.



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 PAK 1/4/13
 OFFICE OF THE
 GEauga COUNTY ENGINEER

1.4.13
 DATE

RUDY E. SCHWARTZ, P.S. 7193

BRV000A8

Lana Olsson (12-117)

Picked Up 01/07/13

05-027951

Vol. 1979 Pg. 3456

REMAINING LANDS
LEGAL DESCRIPTION
OF A
12.4835 ACRE PARCEL
FOR
LANA OLSSON TRUSTEE

Situated in the Township of Burton, and the Village of Burton, County of Geauga, and State of Ohio and known as being a part Original Burton Township Lot No. 24, 34, and 35, and further being known as being part of land conveyed to Lana Olsson, Successor Trustee of the Marianna Luxenberg Trust Agreement Dated June 6, 1996 as amended and restated in its entirety on September 29, 2004 (PPN 04-150980) and (PPN 05-027951) by deed recorded in Volume 1760, Page 1236 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Colony Lane, 50 feet wide, at its intersection with the Westerly line of Burton Village also being the Westerly line of said Original Lot No. 35;

- COURSE I Thence North 2° 46' 57" East, along an Easterly line of land conveyed to Lana Olsson Trustee (PPN 04-125900) by deed recorded in Volume 1760, Page 1220 of Geauga County Deed Records, passing through a 5/8 inch iron pin set at 42.91 feet, a total distance of 577.21 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE II Thence North 47° 39' 06" West, along a Northeasterly line of land so conveyed Lana Olsson Trustee, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 522.90 feet, a total distance of 605.00 feet to a point in a lake;
- COURSE III Thence North 16° 29' 51" East, along an Easterly line of land conveyed to Lana Olsson Trustee, a distance of 430.00 feet to a point in said lake;
- COURSE IV Thence North 51° 47' 10" East, along a Southeasterly line of land conveyed to Lana Olsson Trustee, a distance of 145.00 feet to a point in said lake;
- COURSE V Thence South 87° 13' 03" East, along a Southerly line of land so conveyed to Lana Olsson Trustee, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 95.00 feet, a total distance of 250.94 feet to a 5/8 inch iron pin found in the Westerly line of land conveyed to The Berkshire Board of Education (PPN 04-707193) by deed recorded in Volume 988, Page 1067 of Geauga County Deed Records, said pin also being in the Westerly line of Burton Township;

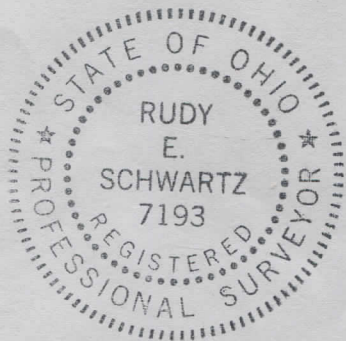
COURSE VI Thence South 2° 59' 04" West, along said Westerly line of land so conveyed to The Berkshire Board of Education, also being the Westerly line of Burton Township, a distance of 232.99 feet to a 5/8 inch iron pin found at an interior corner thereof, said pin also being at the Northwesterly corner of Burton Village;

COURSE VII Thence South 2° 21' 43" West, along the Westerly line of said Burton Village, a distance of 195.42 feet to a 5/8 inch iron pin set;

COURSE VIII Thence South 47° 39' 06" East, passing through a 5/8 inch iron pin set at 655.11 feet, a total distance of 681.53 feet to a point in said centerline of Colony Lane;

COURSE IX Thence along the arc of a curve deflecting to the left, also being said centerline of Colony Lane, a distance of 336.23 feet, said curve having a radius of 833.04 feet, a delta of 23° 07' 36", and a chord which bears South 50° 00' 39" West a distance of 333.97 feet to a monument box with a 1 inch iron pin found at a point of tangency;

COURSE X Thence South 38° 24' 53" West, continuing along said centerline of Colony Lane, a distance of 475.08 feet to the Place of Beginning and containing 12.4835 acres of land (12.0273 acres excluding the area within the right-of-way of said Colony Lane, 6.6619 acres out of Burton Township, and 5.8216 acres out of Burton Village) as surveyed on February 23, 2005 and December 19, 2012, and calculated and described, on December 19, 2012 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 by 30 inch iron pins set are I.D. Schwartz 7193.



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

PAK 1/7/13

OFFICE OF THE
GEAUGA COUNTY ENGINEER

1-7-13
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193