

BOUNDARY SURVEY for 13995 AND 14001 GOODWIN AVENUE

Known as being Part of Lots 22, 23, 24, and 31 now situated in the

VILLAGE OF BURTON
COUNTY OF GAUGA - STATE OF OHIO
by

Mc Steen & Associates
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, OH 44092
440.585.9800 Fax 440.585.9802 www.mcsteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is South 03°-44'-32" West as the westerly line of Peckham Road, as evidenced by monuments found, and is the same bearing as shown on a map of survey dated February, 2002 by J. Arthur Temple, Registered Surveyor #4761. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

Robert A. Dörner 2/23/2016
ROBERT A. DÖRNER
REG. PROF. SURV. No. 6943
Job No.: 16-001

Field Date: 7/14/04 & 1-14-16
Survey Date: 8/20/04 & 1-19-16
Latest Revision Date:
Previous Reference Job No.: 04-223

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MWB 05/21/16
GAUGA COUNTY AUDITOR
TRX MAP DEPT.



POINT OF COMMENCEMENT
1.837 AC & 20.178 AC PARCELS -
NORTHEAST CORNER LOT 24

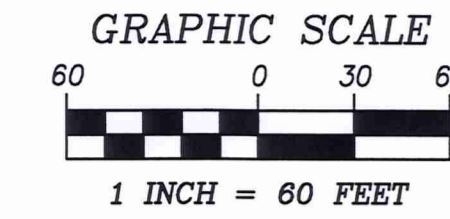
CURVE DATA
Δ = 191°47'
R = 929.92' REC & USED
L = 312.37' CALC - 312.66' REC
T = 157.67'
CH = 310.90'
CH BRG = S 13°28'04" E

POINT OF BEGINNING
20.178 AC. PARCEL

STATE PLANE COORDINATES		
N	E	
660898.807	2341874.975	1" PIPE @ S.E. COR. LOT 23
661156.110	2341033.453	4" PIPE @ N.E. COR. PLAT VOL. 10, PG. 103

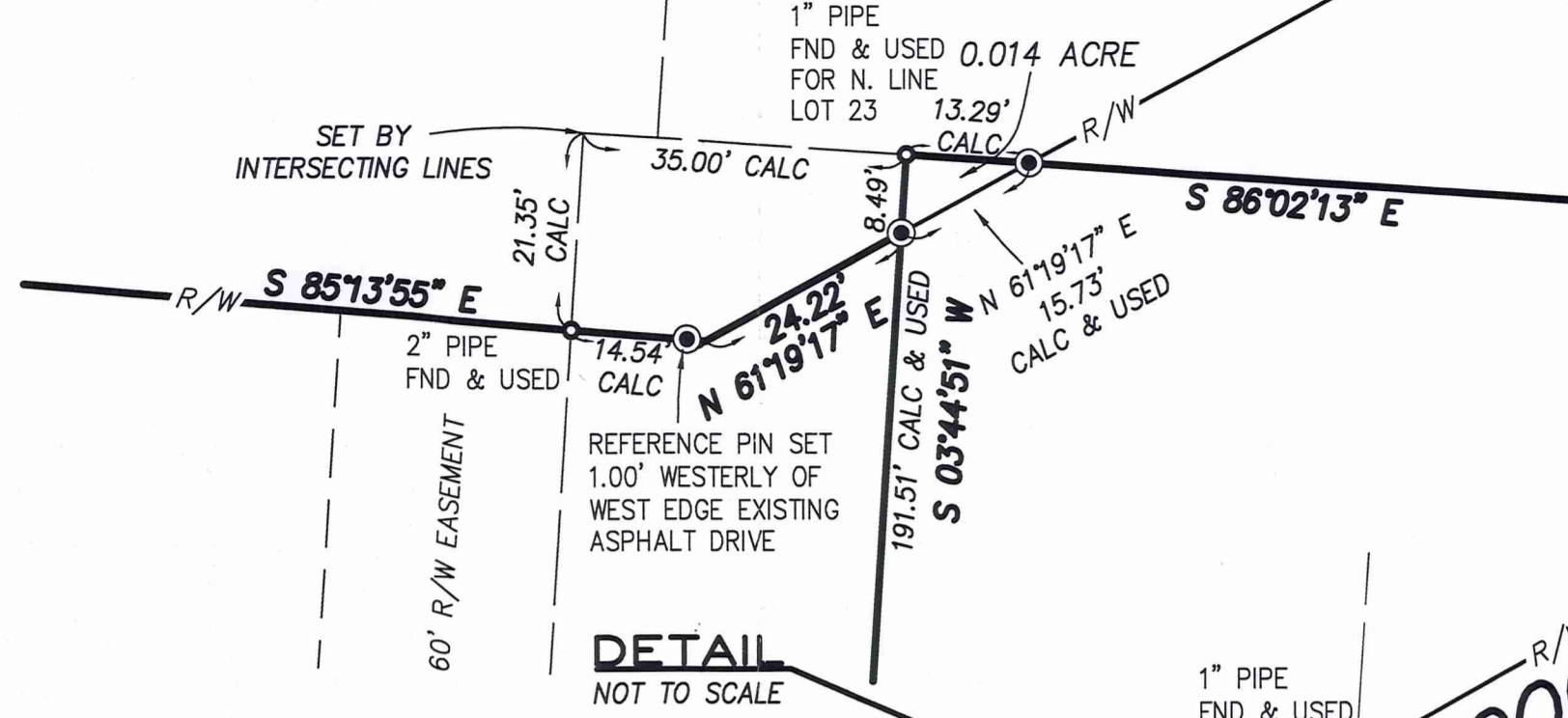
NOTE: COORDINATES ARE BASED ON NAD 83 (2011), OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, THE COMBINED FACTOR IS 0.99996400

- denotes rebar found as noted
- denotes iron pipe found as noted
- ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set
- ⊕ denotes 1/2" diameter x 30" long iron pin with "McSTEEN 7104" ID cap found (set from prior survey)



TR-0143-A- PECKHAM ROAD PLAT 1955

THE CEMETERY TRUSTEES OF THE VILLAGE OF BURTON D.V. 119, PG. 527



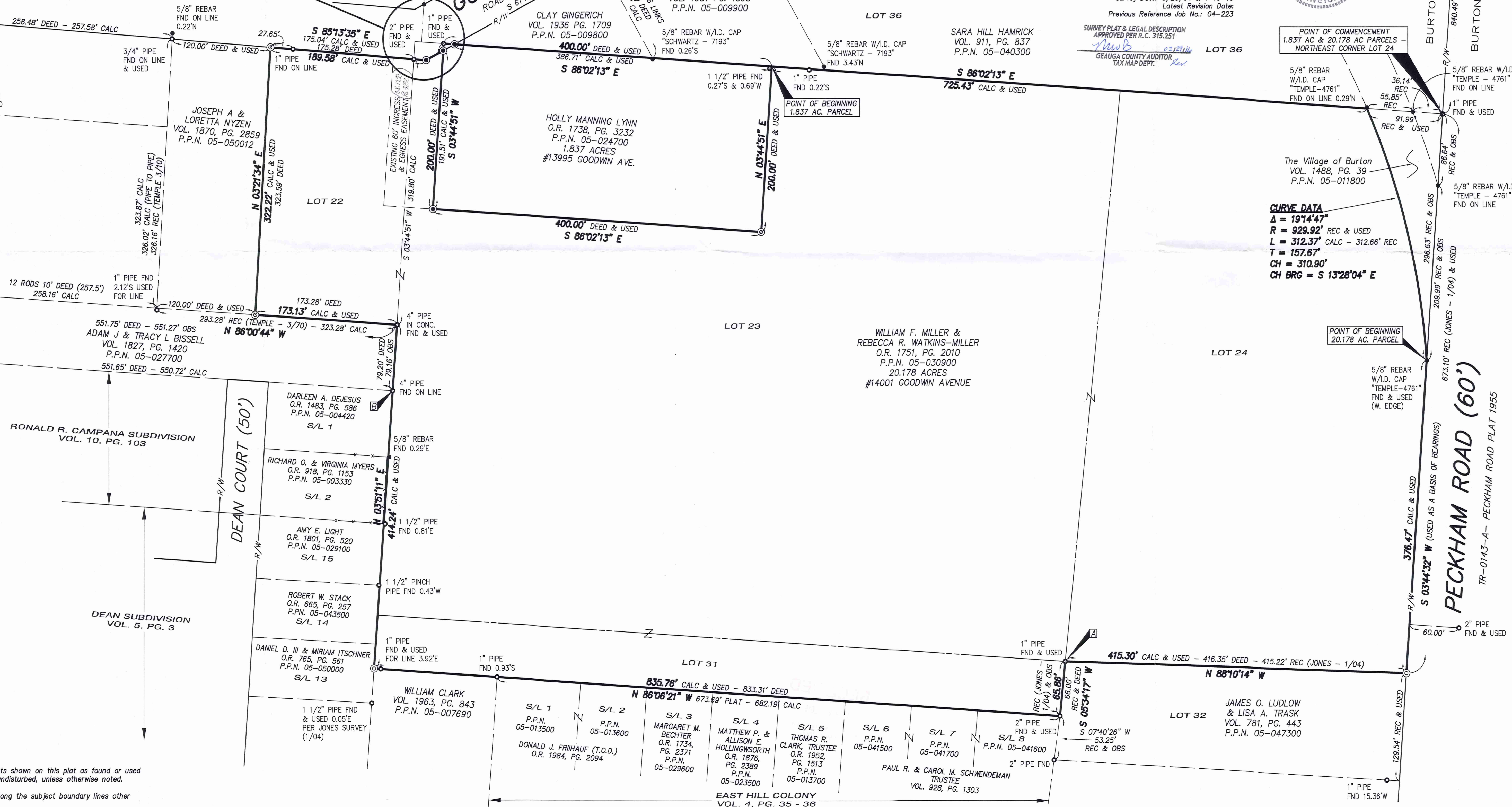
GOODWIN AVENUE (60')
ROAD RECORDS VOLUME A, PAGE 304

HICKOX STREET (50')

DEAN COURT (50')

PECKHAM ROAD (60')
TR-0143-A- PECKHAM ROAD PLAT 1955

NOTES
All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
There is no apparent occupation along the subject boundary lines other than as shown on this plat.



BRV 00051

Miller and Lynn (16-010)
Picked Up 02/29/16

VOL 2006 pg 1985

PN# 05-030900

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 16-001
January 26, 2015

LEGAL DESCRIPTION
20.178 Acre Parcel
14001 Goodwin Avenue
Burton, Ohio

Situated in the State of Ohio, County of Geauga, Village of Burton, being part of Lots 22, 23, 24, and 31, being a parcel of land, now or formerly in the name of William F. Miller and Rebecca R. Watkins-Miller as recorded in Official Records Volume 1751, Page 2010 (PN 05-030900) of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 1-inch pipe found on the westerly right-of-way line of Peckham Road (60 feet wide) (TR-0143-A Peckham Road Plat 1955) on the easterly line of Burton Village at the northeasterly corner of said Lot 24 (a 1 inch pipe was found North $03^{\circ}-44'-32''$ East at 840.49 feet along said westerly right-of-way line and its northerly extension); Thence, South $03^{\circ}-44'-32''$ West, along the easterly line of Lot 24 and the westerly right-of-way line of Peckham Road, passing over a 5/8-inch rebar with ID cap "Temple 4761" found at 86.64 feet, a distance of 296.63 feet to a 5/8-inch rebar with ID cap "Temple 4761" found at the most southerly corner of a parcel of land, now or formerly in the name of The Village of Burton as recorded in Official records Volume 1488, Page 39 (PN 05-011800) and the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, **South $03^{\circ}-44'-32''$ West**, continuing along the easterly line of said Village and Lot 24 and the westerly line of Peckham Road, a distance of **376.47 feet** to a 1/2-inch rebar with ID cap "McSteen 7104" found at the northeasterly corner of a parcel of land, now or formerly in the name of James O. Ludlow and Lisa A. Trask as recorded in Volume 781, Page 443 (PN 05-047300);

Course No. 2: thence, **North $88^{\circ}-10'-14''$ West**, along the southerly line of Lot 24, and the northerly line of said Ludlow and Trask parcel, a distance of **415.30 feet** to a 1-inch pipe found at the southwest corner of Lot 24,

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Course No. 3: thence, **South 05°-34'-17" West**, along the easterly line of Lot 31, and the westerly line of said Ludlow and Trask parcel, a distance of **65.86 feet** to a 2-inch pipe found at the northeast corner of East Hill Colony Subdivision as recorded in Plat Volume 4, Pages 35-36 (a 2-inch pipe was found South 07°-40'-26" West at 53.25 feet at the southwesterly corner of said Volume 781, Page 443);

Course No. 4: thence, **North 86°-06'-21" West**, along the northerly line of said East Hill Colony Subdivision and the northerly line of a parcel of land, now or formerly in the name of William Clark as recorded in Volume 1963, Page 843 (PN 05-007690), passing over a 1-inch pipe found at 831.84 feet, a distance of **835.76 feet** to a 1/2-inch rebar with ID cap "McSteen 7104" found on the easterly line of Sublot 13 in the Dean Subdivision as recorded in Plat Book 5, Page 3,

Course No. 5: thence, **North 03°-51'-11" East**, along the easterly line of said Dean Subdivision, the easterly line of Ronald R. Campana Subdivision as recorded in Plat Book 10, Page 103, and the easterly line of a parcel of land, now or formerly in the name of Adam J. and Tracy L. Bissell as recorded in Volume 1827, Page 1420 (PN 05-027700) , passing over a 4-inch pipe found at 335.08 feet at the northeasterly corner of said Ronald R. Campana Subdivision, a distance of **414.24 feet** to a 4-inch pipe in concrete found at the northeasterly corner of said Bissell parcel;

Course No. 6; thence, **North 86°-00-44" West**, along the northerly line of said Bissell parcel, a distance of **173.13 feet** to a 1/2-inch rebar with ID cap "McSteen 7104" found at the southeasterly corner of a parcel of land, now or formerly in the name of Joseph A. and Loretta Nyzen as recorded in Volume 1870, Page 2859 (PN 05-050012) (a 4-inch rebar was found North 86°-00-44" West at 378.16 feet on the easterly right-of-way line of Hickox Street, 50 feet wide, at the northwesterly corner of said Nyzen parcel),

Course No. 7: thence, **North 03°-21'-34" East**, along the easterly line of said Nyzen parcel, a distance of **322.22 feet** to a 1/2-inch rebar with ID cap "McSteen 7104" found on the southerly right-of-way line of Goodwin Avenue (60 feet wide) (a 5/8-inch rebar was found North 85°-13'-35" West at 120.00 feet along said right-of-way line at the northwesterly corner of said Nyzen parcel);

Course No. 8: thence, **South 85°-13'-35" East**, along said southerly right-of-way line, passing over a 1-inch pipe found at 27.65 feet and a 2-inch pipe found at 175.04 feet, a reference iron pin set at 188.58 feet (1.00 feet westerly of the westerly edge of an existing asphalt drive), a distance of **189.58 feet** to an angle point;

Course No. 9: thence, **North 61°-19'-17" East**, continuing along the southeasterly right-of-way line of Goodwin Avenue, a distance of **24.22 feet** to an iron pin set (a 1-inch pipe was found North 03°-44-51" East at 8.49 feet);

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Course No.10: thence, **South 03°-44'-51" West**, along the westerly line of a parcel of land, now or formerly in the name of Holly Manning Lynn as recorded in Official Record Volume 1738, Page 3232 (PN 05-024700) a distance of **191.51 feet** to an iron pin set;

Course No. 11: thence, **South 86°-02'-13" East**, along the southerly line of said Lynn parcel, a distance of **400.00 feet** to a 1/2-inch rebar with ID cap "McSteen 7104" found at the southeasterly corner of said parcel,

Course No. 12: thence, **North 03°-44'-51" East**, along the easterly line of said Lynn parcel, a distance of **200.00 feet** to the northeast corner thereof, also the northerly line of Lot 23 (a 1 ½ -inch pipe was found 0.27 feet south and 0.69 feet west);

Course No. 13: thence, **South 86°-02'-13" East**, along the northerly lines of lots 23 and 24 and the southerly lines of parcels of land, now or formerly in the name of Laura A. Blystone as recorded in Volume 1931, Page 1098 (PN 05-009900) and Sara Hill Hamrick as recorded in Volume 911, Page 837 (PN 05-040300), a distance of **725.43 feet** to the northwesterly corner of aforesaid Village of Burton parcel (a 5/8-inch rebar with ID cap "Temple 4761" was found 0.29 feet north and a 5/8-inch rebar with ID cap "Temple 4761" was found South 86°-02'-13" East at 55.85 feet at the northeasterly corner of said Village of Burton parcel);

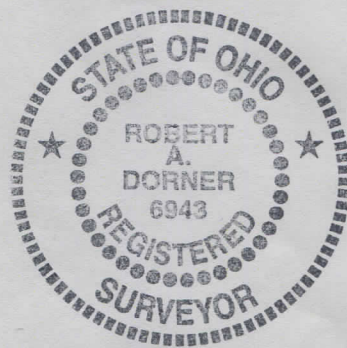
Course No. 14: thence, **southeasterly**, along the southwesterly line of said Village of Burton parcel, following the arc of a curve to the right having a central angle of 19°-14'-47", a radius of 929.92 feet, a tangent of 157.67 feet, a chord of 310.90 feet, a chord bearing South 13°-28'-04" East, a distance of **312.37 feet** to the place of beginning containing **20.178 Acres** of land, more or less, as surveyed in January of 2016 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 16-001, and is subject to all legal highways and easements of record.

The basis of bearings for this description is South 03°-44'-32" West, as the westerly line of Peckham Road, as evidenced by monuments found, and is the same bearing as shown in a map of survey dated February, 2002, by J. Arthur Temple, Registered Surveyor No. 4761. All iron pins set are 5/8-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen CA 96-026".

Robert A. Dorner 2/22/2016

Robert A. Dorner

Registered Professional Land Surveyor No. 6943



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

MDS 02/29/16

GEAUGA COUNTY AUDITOR *Rev.*
TAX MAP DEPT

BRV 00051

Miller & Lynn (16-010)

VOL. 2006 pg 1998

PN# 05-024700

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 16-001
January 26, 2015

LEGAL DESCRIPTION
1.837 Acre Parcel
13995 Goodwin Avenue
Burton, Ohio

Situated in the State of Ohio, County of Geauga, Village of Burton, being part of Lot 23, being a parcel of land, now or formerly in the name of Holly Manning Lynn as recorded in Official Records Volume 1738, Page 3232 (PN 05-024700) of the Geauga County Records of Deeds, and being more fully described as follows:

Commencing for Reference at a 1-inch pipe found on the westerly right-of-way line of Peckham Road (TR-0143-A Peckham Road Plat 1955) (60 feet wide) on the easterly line of Burton Village at the northeasterly corner of said Lot 24 (a 1-inch pipe was found North 03°-44'-32° East at 840.49 feet along said westerly right-of-way line and it's northerly extension, and 5/8-inch rebars with ID caps "Temple 4761" were found South 03°-44'-32° West at 86.64 feet and 296.63 feet); Thence, North 86°-02'-13" West, along the northerly lines of Lots 24 and 23, passing over a 5/8-inch rebar with ID cap "Temple 4761" found at 36.14 feet, a distance of 817.42 feet to the northeasterly corner of said Lynn parcel and the **TRUE PLACE of BEGINNING** of the parcel herein to be described (a 1 1/2-inch pipe was found 0.27' south and 0.69' west);

Course No. 1: thence, **South 03°-44'-51" West**, along the easterly line of said Lynn parcel and a westerly line of a parcel of land, now or formerly in the name of William F. Miller and Rebecca R. Watkins-Miller as recorded in Official Records Volume 1751, Page 2010 (PN 05-030900) a distance of **200.00 feet** to 5/8-inch rebar with ID cap "McSteen - 7104" found;

Course No. 2: thence, **North 86°-02'-13" West**, along the southerly line of said Lynn parcel and a northerly line of said Miller parcel, a distance of **400.00 feet** to a 1/2-inch rebar with ID cap "McSteen - 7104" found;

Course No. 3: thence, **North 03°-44'-51" East**, along a westerly line of said Lynn parcel and a easterly line of said Miller parcel, passing over an iron pin set at 191.51 feet on the southerly right-of-way line of Goodwin Avenue (60 feet wide) (Road Records Volume A, Page 304, a distance of **200 feet** to a 1-inch pipe found on the northerly line of Lot 23;

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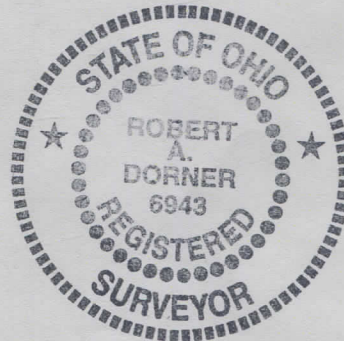
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Course No. 4: thence, **South 86°-02'-13" East**, along the northerly line of Lot 23, the southerly line of a parcel of land, now or formerly in the name of Clay Gingerich as recorded in Volume 1936, Page 1709 (PN 05-009800, and the southerly line of a parcel of land, now or formerly in the name of Laura A. Blystone, as recorded in Volume 1931, Page 1098 (PN05-009900), passing over an iron pin set at 13.29 feet on the southeasterly right-of-way line of aforesaid Goodwin Avenue, a distance of **400 feet** to the place of beginning containing **1.837 Acres** of land (including 0.014 acre within the right-of-way of Goodwin Avenue), more or less, as surveyed in January of 2016 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 16-001, and is subject to all legal highways and easements of record.

The basis of bearings for this description is South 03°-44'-32" West, as the westerly line of Peckham Road, as evidenced by monuments found, and is the same bearing as shown in a map of survey dated February, 2002, by J. Arthur Temple, Registered Surveyor No. 4761. All iron pins set are 5/8-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen CA 96-026

Robert A. Dorner 2/22/2016

Robert A. Dorner
Registered Professional Surveyor No. 6943.



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