

PLAT OF SURVEY AND LOT SPLIT
For
BOARD OF EDUCATION OF BURTON
OHIO

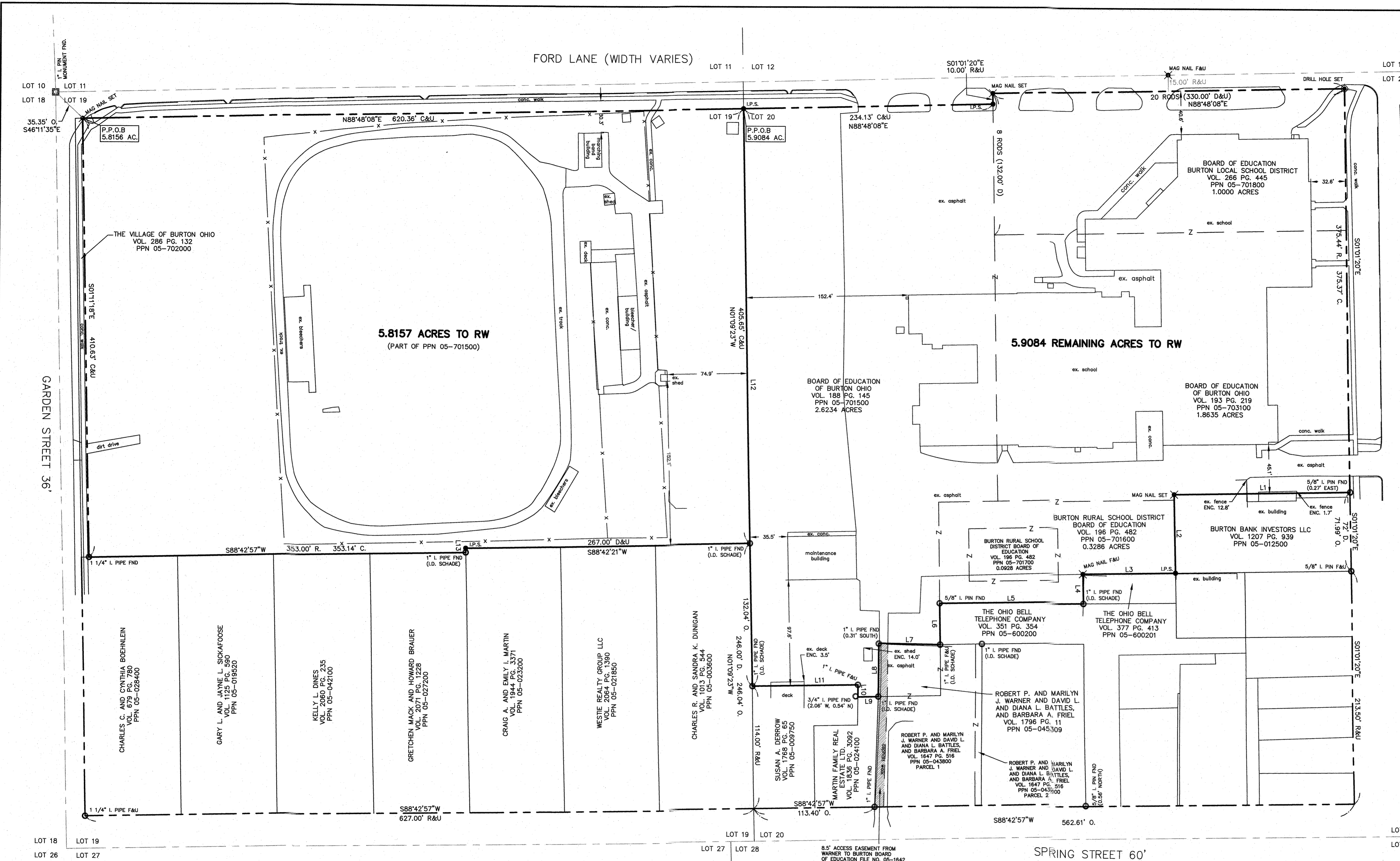
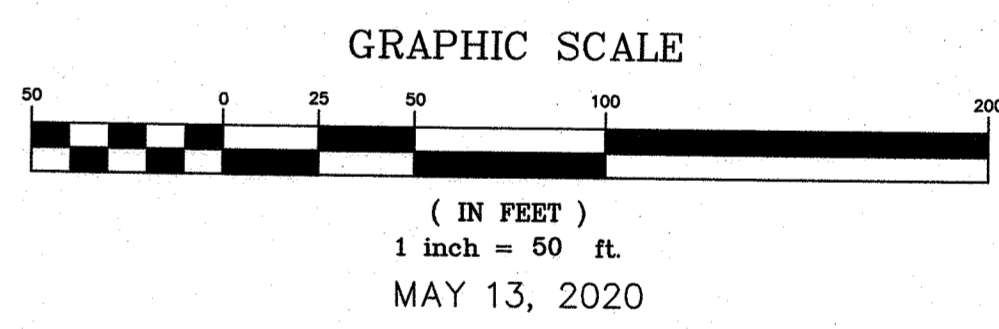
SITUATED IN THE VILLAGE OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOTS NO. 19 AND 20 IN GREAT LOT 35, IN SAID VILLAGE.

PREPARED FOR:
 BERKSHIRE Jr/Sr HIGH SCHOOL
 14510 N. CHESHIRE ST.
 BURTON, OH 44021

- REFERENCES USED:**
- DEEDS OF RECORD
 - TAX MAPS
 - LOT SPLIT AND CONSOLIDATION FOR BOARD OF EDUCATION OF BURTON BY SCHADE SURVEYING CO. 12/20/05
 - ALTA SURVEY BY DEMPSEY AND NEFF, INC. (BRV 00024)
 - DEDUCTION OF ADDITIONAL RIGHT-OF-WAY FOR FORD LANE VOL. 5 POS. 9-10

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

- SYMBOL LEGEND**
- ☐ TELEPHONE PEDISTAL
 - ☐ TRANSFORMER
 - ☐ CURB INLET
 - MANHOLE
 - ☐ WATER VALVE
 - ☐ FIRE HYDRANT
 - ☐ YARD DRAIN
 - ☐ POWER POLE
 - ☐ LIGHT POWER POLE
 - ☐ GAS MARKER
 - ☐ CABLE TV BOX
 - ☐ GUARD POST
 - ☐ CATCH BASIN
 - ☐ WATER VALVE
 - ☐ GUY WIRE
 - ☐ GAS VALVE
 - ☐ MAIL BOX
 - ☐ GAS VALVE
 - ☐ CLEAN OUT



LINE TABLE

| LINE | LENGTH O. | LENGTH R. | BEARING |
|------|-----------|-----------|-------------|
| L1 | 165.00 | | S88°46'52"W |
| L2 | 72.00 | | S01°03'11"E |
| L3 | 86.82 | 87.00 | S88°48'17"W |
| L4 | 27.00 | | S00°58'48"E |
| L5 | 134.14 | 134.28 | S89°00'22"W |
| L6 | 38.00 | | S00°45'48"E |
| L7 | 57.66 | | N89°01'45"W |
| L8 | 49.27 | | S00°14'29"W |
| L9 | 19.11 | 18.94 | S88°42'57"W |
| L10 | 11.35 | 11.51 | N00°02'44"W |
| L11 | 99.13 | 99.00 | S88°48'03"W |
| L12 | 537.69 | | N01°09'23"W |
| L13 | 4.00 | | S01°09'22"E |

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 E. Schwartz 5.25.20
 RUDY E. SCHWARTZ, P.S. #7193 Date _____

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Rudy E. Schwartz 05/28/2020
 GEauga COUNTY ENGINEER
 TAX MAP DEPT.

UNDERGROUND UTILITIES NOTE:
 The location both horizontal and vertical of the underground utilities shown herein, have been obtained by a diligent and comprehensive search of available records. Verification by field observation has been conducted where practical. However, Rudy E. Schwartz, P.S. No. 7193 does not guarantee the completeness, nor accuracy thereof.

2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

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

LEGAL DESCRIPTION
OF A
5.8157 ACRE PARCEL
FOR
BOARD OF EDUCATION OF BURTON OHIO

Situated in the Village of Burton, County of Geauga, and State of Ohio and known as being part of Village Lot 19 in Great Lot No. 35, and further being known as part of parcel of land conveyed to Board of Education of Burton Ohio (PPN 05-701500) by deed recorded in Volume 188, Page 145 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail set at the intersection of the Southerly right-of-way of Ford Lane, width varies, as shown by the dedication of additional right-of-way for Ford Lane as shown by plat recorded in Volume 5, Pages 9-10 of Geauga County Plat Records, and the Easterly right-of-way of Garden Street, 36 feet wide, also being the Easterly line of land conveyed to The Village of Burton Ohio (PPN 05-702000) by deed recorded in Volume 286, Page 132 of Geauga County Deed Records, said mag nail lying **South 46° 11' 35" East** a distance of **35.35 feet** from a monument box with a 1 inch iron pin found at the intersection of the centerlines of Ford Lane, and Garden Street;

- COURSE I Thence **North 88° 48' 08" East**, along said Southerly right-of-way of Ford Lane, a distance of **620.36 feet** to a 5/8 inch iron pin set on the shared line between Village Lot Nos. 19 and 20;
- COURSE II Thence **South 1° 09' 23" East** (creating a new line) along said shared line between Village Lot Nos. 19 and 20, a distance of **405.65 feet** to a 1 inch iron pipe found (I.D. Schade) at the Northeasterly corner of land conveyed to Charles R. and Sandra K. Dunigan (PPN 05-003600) by deed recorded in Volume 1013, Page 544 of Geauga County Deed Records;
- COURSE III Thence **South 88° 42' 21" West**, along the Northerly line of land so conveyed to Charles R. and Sandra K. Dunigan, and along the Northerly line of land conveyed to Westie Realty Group LLC. (PPN 05-021850) by deed recorded in Volume 2064, Page 1390 of Geauga County Deed Records, and along the Northerly line of land conveyed to Craig A. and Emily I. Martin (PPN 05-023200) by deed recorded in Volume 1944, Page 3371 of Geauga County Deed Records, a distance of **267.00 feet** to a 5/8 inch iron pin set at the Northwesterly corner thereof;
- COURSE IV Thence **South 1° 09' 22" East**, along the Westerly line of land so conveyed to Craig A. and Emily I. Martin, a distance of **4.00 feet** to a 1 inch iron pipe found (I.D. Schade) at the Northeasterly corner of land conveyed to Gretchen Mack and Howard Brauer (PPN 05-027200) by deed recorded in Volume 2071, Page 1228 of Geauga County Deed Records;
- COURSE V Thence **South 88° 42' 57" West**, along the Northerly line of land so conveyed Gretchen Mack and Howard Brauer, and along the Northerly line of land conveyed to Kelly L. Dines (PPN 05-042100) by deed recorded in Volume 2060, Page 235 of Geauga County Deed Records, and along the Northerly line of land conveyed to Gary L. and

Jayne L. Sickafoose (PPN 05-019520) by deed recorded in Volume 1125, Page 590 of Geauga County Deed Records, and along the Northerly line of land conveyed to Charles C. and Cynthia Boehnlein (PPN 05-028400) by deed recorded in Volume 679, Page 780 of Geauga County Deed Records, a distance of **353.14 feet** to a 1 1/4 inch iron pipe found at the Southeasterly corner of land so conveyed to The Village of Burton Ohio (PPN 05-702000);

COURSE VI

Thence **North 1° 11' 18" West**, along said Easterly line of land so conveyed to The Village of Burton Ohio, a distance of **410.63 feet** to the Place of Beginning and containing **5.8157 acres** of land as surveyed, calculated and described on May 13, 2020 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 x 30 inch iron pins set are I.D. Schwartz 7193.

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

Susan L. Marti 05/28/2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**



5.28.20

DATE

RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
5.9084 ACRE PARCEL
FOR
BOARD OF EDUCATION OF BURTON OHIO

Situated in the Village of Burton, County of Geauga, and State of Ohio and known as being part of Village Lot 20 in Great Lot No. 35, and further being known as part of parcel of land conveyed to Board of Education of Burton Ohio (PPN 05-701500) by deed recorded in Volume 188, Page 145 of Geauga County Deed Records, also being all of a parcel of land conveyed to Board of Education Burton Local School District (PPN 05-701800) by deed recorded in Volume 266, Page 445 of Geauga County Deed Records, also being all of a parcel of land conveyed to Board of Education of Burton Ohio (PPN 05-703100) by deed recorded in Volume 193, Page 219 of Geauga County Deed Records, also being all of a parcel of land conveyed to Burton Rural School District Board of Education (PPN 05-701700) by deed recorded in Volume 196, Page 482 of Geauga County Deed Records, also being all of a parcel of land conveyed to Burton Rural School District Board of Education (PPN 05-701600) by deed recorded in Volume 196, Page 482 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail set at the intersection of the Southerly right-of-way of Ford Lane, width varies, as shown by the dedication of additional right-of-way for Ford Lane as shown by plat recorded in Volume 5, Pages 9-10 of Geauga County Plat Records, and the Easterly right-of-way of Garden Street, 36 feet wide, also being the Northeasterly corner of land conveyed to The Village of Burton Ohio (PPN 05-702000) by deed recorded in Volume 286, Page 132 of Geauga County Deed Records, said mag nail lying **South 46° 11' 35" East** a distance of **35.35 feet** from a monument box with a 1 inch iron pin found at the intersection of the centerlines of Ford Lane, and Garden Street;

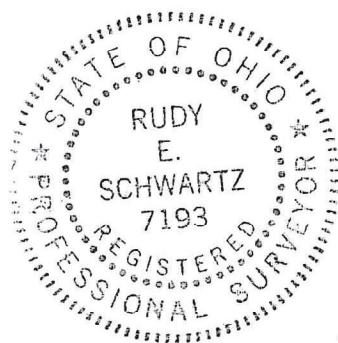
Thence **North 88° 48' 08" East**, along said Southerly right-of-way of Ford Lane, a distance of **620.36 feet** to a 5/8 inch iron pin set on the shared line between Lot Nos. 19 and 20, also being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence North 88° 48' 08" East , continuing along said Southerly right-of-way of Ford Lane, a distance of 234.13 feet to a 5/8 inch iron pin set on the Westerly line of a parcel of land conveyed to Board of Education Burton Local District (PPN 05-701800) by deed recorded in Volume 266, Page 445 of Geauga County Deed Records, said point also being at a Southeasterly corner of said Southerly right-of-way of Ford Lane; |
| COURSE II | Thence North 1° 01' 20" West , along the Westerly line of a parcel of land conveyed to Board of Education Burton Local District, also being said right-of-way of Ford Lane, a distance of 10.00 feet to a mag nail set; |
| COURSE III | Thence North 88° 48' 08" East , continuing along a Southerly right-of-way of Ford Lane, a distance of 330.00 feet to a drill hole set at the intersection of said Southerly right-of-way of Ford Lane with the Westerly right-of-way of North Cheshire Street, 132 feet wide; |
| COURSE IV | Thence South 1° 01' 20" East , along said Westerly right-of-way of North Cheshire Street, a distance of 375.37 feet to a point (witness a 5/8 inch iron pin found 0.27 feet |

East) at the Northeasterly corner of land conveyed to Burton Bank Investors LLC. (PPN 05-012500) by deed recorded in Volume 1207, Page 939 of Geauga County Deed Records;

- COURSE V Thence **South 88° 46' 52" West**, along the Northerly line of land so conveyed to Burton Bank Investors LLC., a distance of **165.00 feet** to a mag nail set at the Northwesterly corner thereof;
- COURSE VI Thence **South 1° 03' 11" East**, along the Westerly line of land so conveyed to Burton Bank Investors LLC., a distance of **72.00 feet** to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to The Ohio Bell Telephone Company (PPN 05-600201) by deed recorded in Volume 377, Page 413 of Geauga County Deed Records;
- COURSE VII Thence **South 88° 48' 17" West**, along the Northerly line of land so conveyed The Ohio Bell Telephone Company, a distance of **86.82 feet** to a mag nail found at the Northwesterly corner thereof;
- COURSE VIII Thence **South 0° 58' 48" East**, along the Westerly line of land so conveyed The Ohio Bell Telephone Company, a distance of **27.00 feet** to a 1 inch iron pipe found (I.D. Schade) on the Northerly line of land conveyed to The Ohio Bell Telephone Company (PPN 05-600200) by deed recorded in Volume 351, Page 354 of Geauga County Deed Records;
- COURSE IX Thence **South 89° 00' 22" West**, along said Northerly line of land so conveyed The Ohio Bell Telephone Company (PPN 05-600200), a distance of **134.14 feet** to a 5/8 inch iron pin found at the Northwesterly corner thereof;
- COURSE X Thence **South 0° 45' 48" East**, along the Westerly line of land so conveyed The Ohio Bell Telephone Company, a distance of **38.00 feet** to a 1 inch iron pipe found (I.D. Schade) at the Northeasterly corner of land conveyed to Robert P. and Marilyn J. Warner, and David L. and Diana L. Battles, and Barbara A. Friel (PPN 05-045309) by deed recorded in Volume 1796, Page 11 of Geauga County Deed Records;
- COURSE XI Thence **North 89° 01' 45" West**, along the Northerly line of land so conveyed Robert P. and Marilyn J. Warner, and David L. and Diana L. Battles, and Barbara A. Friel, a distance of **57.66 feet** to a point at the Northwesterly corner thereof (witness a 1 inch iron pipe found (0.31 feet South));
- COURSE XII Thence **South 0° 14' 29" West**, along the Westerly line of land so conveyed Robert P. and Marilyn J. Warner, and David L. and Diana L. Battles, and Barbara A. Friel, a distance of **49.27 feet** to a 1 inch iron pipe found (I.D. Schade) at the Southwesterly corner thereof, said pipe also being at the Northeasterly corner of land conveyed to Martin Family Real Estate LTD. (PPN 05-024100) by deed recorded in Volume 1836, Page 3092 of Geauga County Deed Records;
- COURSE XIII Thence **South 88° 42' 57" West**, along the Northerly line of land so conveyed The Martin Family Real Estate LTD., a distance of **19.11 feet** to a point on an Easterly line of land conveyed to Susan A. Darrow (PPN 05-009750) by deed recorded in Volume 1768, Page 65 of Geauga County Deed Records (witness a 3/4 inch iron pipe found 2.06 feet West, 0.54 feet North);

- COURSE XIV Thence **North 0° 02' 44" West**, along said Easterly line of land so conveyed Susan A. Derrow, a distance of **11.35 feet** to a 1 inch iron pipe found at the Northeasterly corner thereof;
- COURSE XV Thence **South 88° 48' 03" West**, along the Northerly line of land so conveyed Susan A. Derrow, a distance of **99.13 feet** to a 1 inch iron pipe found (I.D. Schade) at the Northwesterly corner thereof, said pipe also being on the Easterly line of land conveyed to Charles R. and Sandra K. Dunigan (PPN 05-003600) by deed recorded in Volume 1013, Page 544 of Geauga County Deed Records, also being said shared line between Village Lot Nos. 19 and 20;
- COURSE XVI Thence **North 1° 09' 23" West**, along said Easterly line of land so conveyed to Board of Charles R. and Sandra K. Dunigan and the Northerly prolongation, (creating a new line) also being said shared line between Lot Nos. 19 and 20, a distance of **537.69 feet** to the Principal Place of Beginning and containing **5.9084 acres** of land (1.0000 acres all of PPN 05-701800, 2.6235 acres part of PPN 05-701500, 1.8635 acres all of PPN 05-703100, 0.3286 acres all of PPN 05-701600, and 0.0928 acres all of PPN 05-701700) as surveyed, calculated and described on May 13, 2020 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 x 30 inch iron pins set are I.D. Schwartz 7193.



**SURVEY PLAT & LEGAL DESCRIPTION
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Susan L. Marti 05/28/2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

5.25.20

DATE

A handwritten signature in blue ink, appearing to read 'R. Schwartz', written over a horizontal line.

RUDY E. SCHWARTZ, P.S. 7193