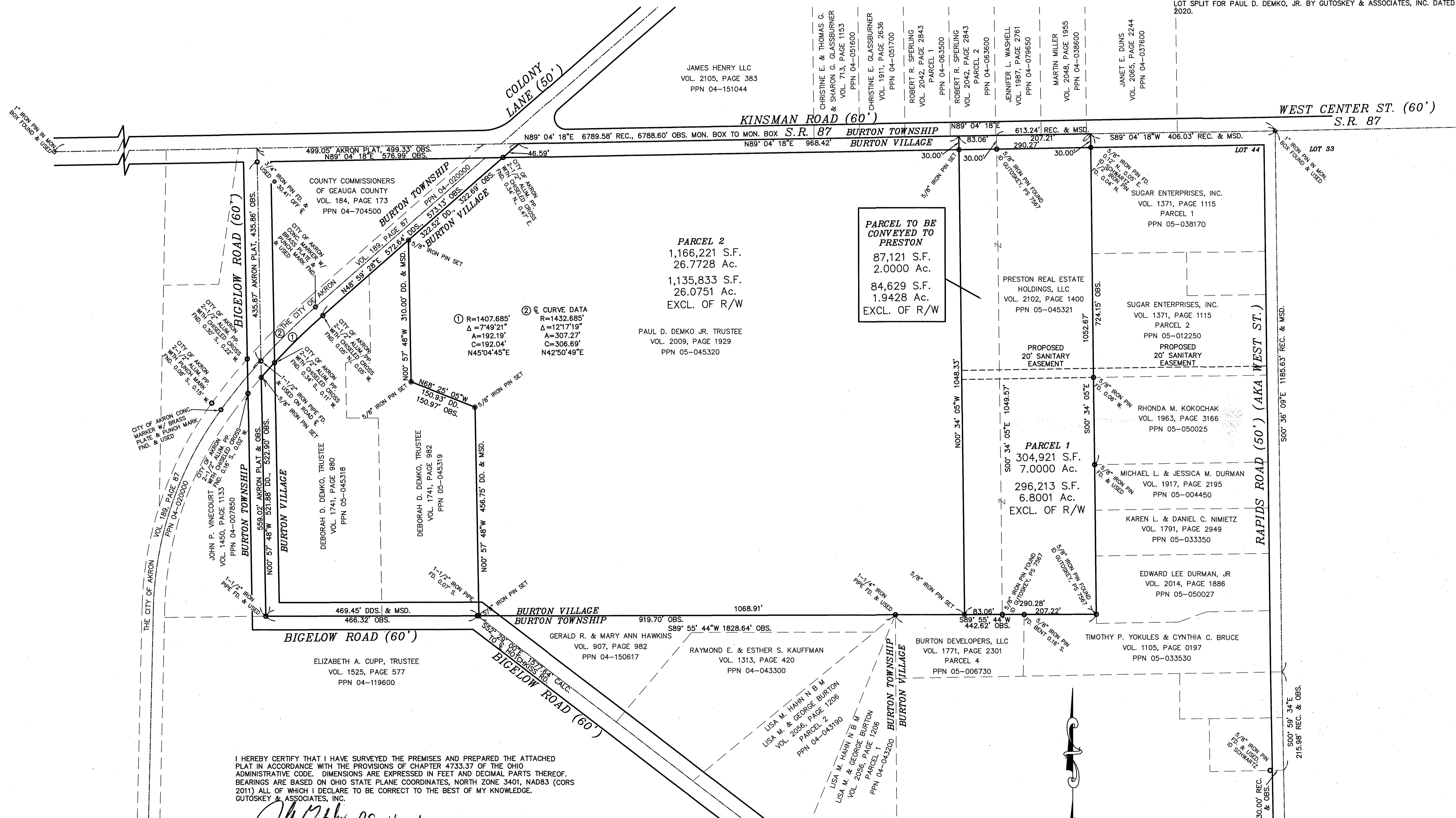


LOT SPLIT PLAT

FOR PAUL D. DEMKO, JR. DECEMBER, 2020

SITUATED IN THE VILLAGE OF BURTON, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BURTON TOWNSHIP LOT NO. 44.

REFERENCES:
 DEEDS AS SHOWN HEREON.
 SURVEY MAP LANDS OF GEAGA COUNTY DATED DECEMBER, 1948.
 MAP OF SURVEY PART OF R-T-96 (FORMER C & E RAILROAD R/W) FOR CITY OF AKRON BY EDG DATED SEPTEMBER, 1994.
 SURVEY FOR BURTON DEVELOPERS, LLC BY SCHWARTZ LAND SURVEYING DATED JANUARY 13, 2006 (BRV 00015).
 LOCATION PLAN GEA-87-10.55 CLEVELAND-BURTON ROAD, 5-3-1955 RECORDED IN VOL. 6 PAGE 177-179.
 SURVEY FOR PAUL & DEBORAH DEMKO BY J. ARTHUR TEMPLE DATED JULY, 2002 (BUR 00033).
 SURVEY FOR PAUL & DEBORAH DEMKO BY J. ARTHUR TEMPLE DATED AUGUST, 2002 (BUR 00036).
 SURVEY FOR DAN & DEBORAH DEMKO BY J. ARTHUR TEMPLE DATED MARCH, 2004 (BUR 00034).
 PLAT OF ANNEXATION PREPARED FOR DEBORAH D. DEMKO & PAUL D. DEMKO, JR. BY GUTOSKEY & ASSOCIATES, INC. DATED SEPTEMBER, 2019, RECORDED IN VOLUME 43, PAGE 56 GEAGA COUNTY MAP RECORDS.
 LOT SPLIT FOR PAUL D. DEMKO, JR. BY GUTOSKEY & ASSOCIATES, INC. DATED MAY, 2020.



PARCEL 2
 1,166,221 S.F.
 26.7728 Ac.
 1,135,833 S.F.
 26.0751 Ac.
 EXCL. OF R/W

PARCEL TO BE CONVEYED TO PRESTON
 87,121 S.F.
 2.0000 Ac.
 84,629 S.F.
 1.9428 Ac.
 EXCL. OF R/W

PAUL D. DEMKO JR. TRUSTEE
 VOL. 2009, PAGE 1929
 PPN 05-045320

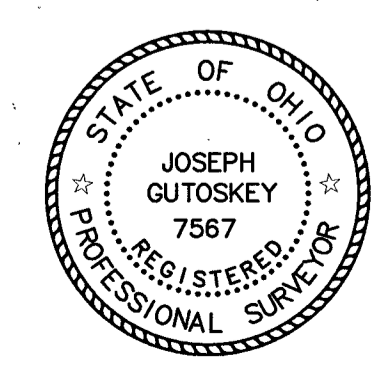
① R=1407.685'
 Δ=7°49'21"
 A=192.19'
 C=192.04'
 N45°04'45"E

② CURVE DATA
 R=1432.685'
 Δ=12°17'19"
 A=307.27'
 C=306.69'
 N42°50'49"E

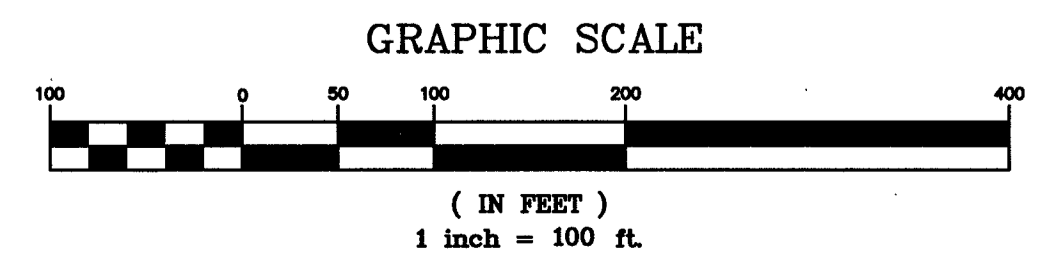
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401, NAD83 (CORS 2011) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.
 GUTOSKEY & ASSOCIATES, INC.

Joseph Gutoskey PS 1/22/21
 JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.231
 GEAGA COUNTY ENGINEER
 TAX MAP DEPT.
 21-07



- LEGEND
- IRON PIN/PIPE/MON. FOUND (AS NOTED)
 - 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
 - 1" IRON PIN FOUND IN MONUMENT BOX
 - CITY OF AKRON CONCRETE MONUMENT



GUTOSKEY & ASSOCIATES, INC.
 Civil Engineers, Surveyors and Land Planners
 10135 GOTTSCHALK PKWY, SUITE 4 Tel (440) 543-8900
 CHAGRIN FALLS, OHIO 44023

Legal Description

Parcel 1

7.0000 Acres

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 44 and is further known as being part of lands annexed into the Village of Burton as shown on the Annexation Plat for Deborah D. Demko & Paul D. Demko, Jr. as recorded in Volume 43, Page 56 of Geauga County Map Records and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box, in the centerline of Kinsman Road (AKA State Route 87) (60 feet wide) at its intersection with Rapids Road (AKA West Street) (50 feet wide) further being the northeast corner of said Lot No. 44;

Thence **South 89° 04' 18" West**, along said Kinsman Road centerline, **406.03 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 00° 34' 05" East**, (passing over the south right-of-way line of said Kinsman Road at 30.00 feet said point further being the northwest corner of a parcel of land conveyed to Sugar Enterprises, Inc by deed recorded in Volume 1371, Page 1115 (Parcel 1) of Geauga County Records (PPN 05-038170) (witness a 5/8" iron pin found 0.12 feet North and 0.05 feet East (ID Schwartz) and a 1/2" iron pin found 0.04 feet North)) and continuing along the west line of said Sugar Enterprise (Parcel 1), the west line of an additional parcel of land conveyed to Sugar Enterprises, Inc by deed recorded in Volume 1371, Page 1115 (Parcel 2) of Geauga County Records (PPN 05-012250), the west line of a parcel of land conveyed to Rhonda M. Kokochak by deed recorded in Volume 1963, Page 3166 of Geauga County Records (PPN 05-050025) (passing over a 5/8" iron pin found at 724.15 feet at said Kokochak's southwest corner), the west line of a parcel of land conveyed to Michael L. & Jessica M. Durman by deed recorded in Volume 1917, Page 2195 of Geauga County Records (PPN 05-004450), the west line of a parcel of land conveyed to Karen L. & Daniel C. Nimietz by deed recorded in Volume 1791, Page 2949 of Geauga County Records (PPN 05-033350) and the west line of a parcel of land conveyed to Edward Lee Durman, Jr by deed recorded in Volume 2014, Page 1886 of Geauga County Records (PPN 05-050027), **1052.67 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at an angle point in the north line of a parcel of land conveyed to Timothy P. Yokules & Cynthia C. Bruce by deed recorded in Volume 1105, Page 0197 of Geauga County Records (PPN 05-033530);

Course II Thence **South 89° 55' 44" West**, along the north line of said Yokules' & Bruce and the north line of a parcel of land conveyed to Burton Developers, LLC by deed recorded in Volume 1771, Page 2301 (Parcel 4) of Geauga County Records (PPN 05-006730), **290.28 feet** to a 5/8" iron pin set;

- Course III Thence **North 00° 34' 05" West**, creating a new line, (passing over a 5/8" iron pin set at 1018.33 feet in the south right-of-way line of said Kinsman Road), **1048.33 feet** to a point in the centerline of said Kinsman Road;
- Course VI Thence **North 89° 04' 18" East**, along said centerline, **290.27 feet** to a point at the Principal Place of Beginning and containing 7.0000 Acres (304,921 square feet) (6.8001 Acres (296,213 square feet) exclusive of right-of-way) of land as surveyed and described in December, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on Ohio State Plane Coordinates, North Zone 3401, NAD83 (CORS 2011).

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

The intent of this legal description is to describe the addition of 2 Acres out of PPN 05-045320 to PPN 05-045321.

Joseph Gutoskey PS
1/22/21



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
James Roessner 01/25/2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

21-07

Legal Description

Parcel 2

26.7728 Acres

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 44 and is further known as being part of lands annexed into the Village of Burton as shown on the Annexation Plat for Deborah D. Demko & Paul D. Demko, Jr. as recorded in Volume 43, Page 56 of Geauga County Map Records and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box, in the centerline of Kinsman Road (AKA State Route 87) (60 feet wide) at its intersection with Rapids Road (AKA West Street) (50 feet wide) further being the northeast corner of said Lot No. 44;

Thence **South 89° 04' 18" West**, along said Kinsman Road centerline, **696.30 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **South 00° 34' 05" East**, creating a new line, (passing over a 5/8" iron pin set at 30.00 feet in the south right-of-way line of said Kinsman Road), **1048.33 feet** to a 5/8" iron pin set in the north line of a parcel of land conveyed to Burton Developers, LLC by deed recorded in Volume 1771, Page 2301 (Parcel 4) of Geauga County Records (PPN 05-006730);
- Course II Thence **South 89° 55' 44" West**, along the north line of said Burton Developers' (passing over a 1-1/4" iron pipe found at 152.34 feet at said Burton Developers' northwest corner), the north line of a parcel of land conveyed to Gerald R. & Mary Ann Hawkins by deed recorded in Volume 907, Page 982 of Geauga County Records (PPN 04-150617) **1068.91 feet** to a 5/8" iron pin set at the southeast corner of a parcel of land conveyed to Deborah D. Demko, Trustee by deed recorded in Volume 1741, Page 982 of Geauga County Records (PPN 05-045319);
- Course III Thence **North 00° 57' 48" West**, along the broken east line of said Demko, **456.75 feet** to a 5/8" iron pin set at an angle point therein;
- Course IV Thence **North 68° 25' 05" West**, along the broken east line of said Demko, **150.97 feet** to a 5/8" iron pin set at an angle point therein;
- Course V Thence **North 00° 57' 48" West**, along the broken east line of said Demko, **310.00 feet** to a 5/8" iron pin set in the southeasterly line of a parcel of land conveyed to The City of Akron by deed recorded in Volume 189, Page 87 of Geauga County Records (P.P.N. 04-020000);
- Course VI Thence **North 48° 59' 28" East**, along the southeasterly line of said City of Akron, (passing over the south right-of-way line of said Kinsman Road at 276.10 feet (witness a City of Akron 2-1/2" aluminum pipe with chiseled

cross found 0.34 feet North and 0.47 feet East), **322.69 feet** to a point in the centerline of said Kinsman Road,

Course VII Thence **North 89° 04' 18" East**, along said centerline, **968.42 feet** to a point at the Principal Place of Beginning and containing 26.7728 Acres (1,166,221 square feet) (26.0751 Acres (1,135,833 square feet) exclusive of right-of-way) of land as surveyed and described in December, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on Ohio State Plane Coordinates, North Zone 3401, NAD83 (CORS 2011).

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

The intent of this legal description is to describe the remaining lands after splitting a 2 Acre parcel of land split out of PPN 05-045320.

Joseph Gutoskey PS
12/01/20



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Frank Roessner 01/25/2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

21-07

Legal Description

Parcel to be conveyed to Preston
2.0000 Acres

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 44 and is further known as being part of lands annexed into the Village of Burton as shown on the Annexation Plat for Deborah D. Demko & Paul D. Demko, Jr. as recorded in Volume 43, Page 56 of Geauga County Map Records and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box, in the centerline of Kinsman Road (AKA State Route 87) (60 feet wide) at its intersection with Rapids Road (AKA West Street) (50 feet wide) further being the northeast corner of said Lot No. 44;

Thence **South 89° 04' 18" West**, along said Kinsman Road centerline, **613.24 feet** to a point at the northwest corner of a parcel of land conveyed to Preston Real Estate Holdings, LLC by deed recorded in Volume 2102, Page 1400 of Geauga County Records (PPN 05-045321) and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 00° 34' 05" East**, (passing over a 5/8" iron pin found (ID Gutoskey, PS 7567) at 30.00 feet) along the west line of said Preston Real Estate Holdings, LLC **1049.57 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) in the north line of a parcel of land conveyed to Burton Developers, LLC by deed recorded in Volume 1771, Page 2301 (Parcel 4) of Geauga County Records (PPN 05-006730);

Course II Thence **South 89° 55' 44" West**, along the north line of said Burton Developers, LLC, **83.06 feet** to a 5/8" iron pin set;

Course III Thence **North 00° 34' 05" West**, creating a new line, (passing over a 5/8" iron pin set at 1018.33 feet in the south right-of-way line of said Kinsman Road), **1048.33 feet** to a point in the centerline of said Kinsman Road;

Course IV Thence **North 89° 04' 18" East**, along said centerline, **83.06 feet** to a point at the Principal Place of Beginning and containing 2.0000 Acres (87,121 square feet) (1.9428 Acres (84,629 square feet) exclusive of right-of-way) of land as surveyed and described in December, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on Ohio State Plane Coordinates, North Zone 3401, NAD83 (CORS 2011).

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

The intent of this legal description is to describe a 2 Acre parcel of land split out of PPN 05-045320.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
John Roessner 01/25/2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

John Gutoskey PS 12/8/20

