



Miller, Jim  
Pick up Date  
5-25-05  
04-180544  
Vol 1797 Pg 1579

**DESCRIPTION FOR  
MILLER  
54.851 Acres  
Page 1 of 2**

Situated in the Township of Burton, County of Geauga, State of Ohio and being part of Original Lot Nos. 96 & 97 within said Township and further described as follows:

Beginning in the centerline of Claridon Troy Road (S.R. 700, 60 feet width) at a point located North 04° 31' 29" East along said road centerline, a distance of 25.00 feet from the intersection of said road centerline with the Burton/Troy township line, said intersection being referenced by a 1-1/4 inch iron pipe found South 85° 26' 58" East along said township line a distance of 30.00 feet, said point of beginning also being the northwest corner of a 25 foot strip of land conveyed to the Burton Township Trustees by deed recorded in Vol. 114, Pg. 207 of the Geauga County Records of Deeds;

Thence North 04° 31' 29" East, along the centerline of Claridon Troy Road, a distance of 60.00 feet to the southwest corner of land conveyed to James L. and Patti A. Miller by deed recorded in Vol. 728, Pg. 1181 of the Geauga County Records of Deeds;

Thence along the south side of the said Miller land by the following three courses:

1. South 85° 26' 58" East, passing thru a 3/4 inch iron pipe found at 30.00 feet, a distance of 150.00 feet to a 5/8 inch iron pin set at an angle point;
2. North 70° 54' 42" East, a distance of 266.56 feet to a 5/8 inch iron pin set at an angle point;
3. South 85° 26' 58" East, a distance of 464.20 feet to a 5/8 inch iron pin set at the southeast corner thereof;

Thence North 04° 27' 10" East along the east line of the said Miller land, a distance of 268.10 feet to a 3/4 inch iron pipe found in the south line of land conveyed to Joan B. Geil and Thomas George by deed recorded in Vol. 706, Pg. 297 of the Geauga County Records of Deeds;

Thence South 86° 01' 50" East along the south line of said Geil/George land, a distance of 108.89 feet to a 5/8 inch iron pin set at the southeast corner thereof;

Thence North 04° 27' 10" East along the east line of the said Geil/George land and along the east line of land conveyed to Donna M. Compton and Kathleen A. Breen by deed recorded in Vol. 1136, Pg. 861 of the Geauga County Records of Deeds, a distance of 645.81 feet to a 5/8 inch iron pin set in a south line of land conveyed to the Rhodes-Hellmuth Family Limited Partnership by deed recorded in Vol. 1208, Pg. 923 (PP. No. 04-092800) of the Geauga County Records of Deeds;

Thence South 85° 50' 29" East along a south line of said PP. No. 04-092800, a distance of 1575.33 feet to a 5/8 inch iron pin set at an angle point, in the apparent original line between Original Lot Nos. 96 & 97;

Thence South 05° 07' 39" West along a west line of said PP. No. 04-092800, and with said lot line, a distance of 468.43 feet to a 5/8 inch iron pin set at an angle point;

**DESCRIPTION FOR MILLER**

**54.851 Acres**

Thence South 86° 21' 23" East along a south line of said PP. No. 04-092800, a distance of 1008.30 feet to a 5/8 inch iron pin set in the west line of land conveyed to Abner and Mary Ann Hershberger by deed recorded in Vol. 1771, Pg. 1824 of the Geauga County Records of Deeds;

Thence South 04° 06' 13" West along the west line of the said Hershberger land, a distance of 665.14 feet to a 5/8 inch iron pin found, capped "Kosie", in the aforementioned Burton/Troy township line;

Thence North 85° 26' 58" West along said township line, a distance of 1710.15 feet to a 5/8 inch iron pin set at the southeast corner of land conveyed to the Burton Township Board of Trustees by deed recorded in Vol. 823, Pg. 844 (PP. No. 04-707119) of the Geauga County Records of Deeds;

Thence North 04° 33' 02" East along the east line of said PP. No. 04-707119, a distance of 135.50 feet to a 5/8 inch iron pin found at the northeast corner thereof;

Thence North 85° 26' 58" West along the north line of said PP. No. 04-707119, and along the north side of a second parcel conveyed to said Board of Trustees by deed recorded in Vol. 823, Pg. 842 (PP. No. 04-700700) of the Geauga County Records of Deeds, a distance of 1306.65 feet to a 5/8 inch iron pin set at an angle point;

Thence continuing along the north side of PP. No. 04-700700 by the following three courses:

- 1. South 60° 51' 38" West a distance of 36.16 feet to a 5/8 inch iron pin set at an angle point;
- 2. North 85° 26' 58" West a distance of 128.57 feet to a 5/8 inch iron pin set at an angle point;
- 3. South 60° 51' 38" West a distance of 36.16 feet to a 5/8 inch iron pin set at the northwest corner thereof;

Thence South 04° 33' 02" West along the west line of said PP. No. 04-700700, a distance of 70.50 feet to a 5/8 inch iron pin set at the northeast corner of the aforementioned 25-foot strip of land;

Thence North 85° 26' 58" West along the north line of the said 25-foot strip of land, a distance of 344.09 feet to the place of beginning, containing within said bounds 54.851 acres of land, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated July, 2005.

Bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Previous recording: Vol. 1756, Pg. 1972, PP. No. 04-150544

Signed: J. Arthur Temple

Date: July 2005

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

PAK 5125106  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

