



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 07/16/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

- 5/8" x 30" rebar set capped "J W Daniel"
- Iron pin found
- 1" iron pin found in monument box

Map of Survey for Mark and Karen Miller
Lot 1 in Section 13
Tract 1 of the East Survey
Claridon Township
Geauga County, Ohio

I hereby certify that I have surveyed the land shown hereon in accordance with the provisions of chapter 4733-37 of the Ohio Administrative Code.

[Signature] 7-14-2014
Jerry W. Daniel P.S. No. 6222

Deed of record: 1392 - 54 (parcel 12-072280) to Paul A. Tiber, Trustee.
Bearings are based on Deed 1742 - 2307 (parcel 12- 54100) to Hasting Farms, LLC.

Document used for centerline reference:
Deed 1922 - 1962, Survey of parcel 12-095174 by Lawrence Wilson dated August, 1999

J W Daniel & Associates, Inc.
101 North Center Street
Newton Falls, Ohio 44444

July, 2013 Job No. 0948-13

CLA 00231

CLA00231

Miller, Mark & Karen (4-056)

Picked-Up 7/25/14

VOL. 1982 pg. 2381

PPN# 12-072300

Description of Land
for
Mark and Karen Miller

4.2789 Acres

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and known as being part of Lot 1 in Section 13 of the East Survey in said township, and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Butternut Road (60' R/W) and Claridon Troy Road (60' R/W);

thence North 0°16'49" West, along the centerline of said Claridon Troy Road, a distance of 1343.79 feet to an angle point;

thence North 16°13'41" East, continuing along said road centerline, a distance of 990.93 feet to an angle point;

thence North 0°09'57" West, continuing along said road centerline, a distance of 3205.72 feet to an angle point:

thence North 0°11'16" West, continuing along said centerline of Claridon Troy Road, a distance of 685.06 feet to a point at the southwest corner of land conveyed to Joan Properties Limited by deed recorded in Volume 1802, Page 3230 of Geauga County Record of Deeds (Parcel 12-072290) and the TRUE PLACE OF BEGINNING for the parcel herein described:

thence North 89°48'44" East, along the south line of said Joan Properties Limited land (Parcel 12-072290), and along the south line of another parcel of land conveyed to Joan Properties Limited by deed recorded in Volume 1802, Page 3230 of Geauga County Record of Deeds (Parcel 12-090181) and passing over ½" iron pipe found at 30.00 feet, a distance of 520.00 feet to a ½" iron pipe found at the southeast corner thereof;

thence North 0°11'16" West, along the east line of said Joan Properties Limited land (Parcel 12-090181), a distance of 189.62 feet to a ½" iron pipe found on the south line of land conveyed to Linton L. and Patricia A. Sharpnack by deed recorded in Volume 771, Page 95 of Geauga County Record of Deeds (Parcel 12-073800);

thence North 89°25'00" East, along said south line of Sharpnack's land, a distance of 902.58 feet to a 5/8" iron pin found;

thence South 6°47'50" West, along the east line of a parcel of land conveyed to Mark and Karen Miller by deed recorded in Volume 1971, Page 340 of Geauga County Record of Deeds (Parcel 12-095231), a distance of 277.83 feet to a 5/8" iron pin found;

thence North 64°05'26" West, along a southeasterly line of said Miller's land, a distance of 181.67 feet to a 5/8" iron pin found;

Page 2 of 4.2789 Acres

thence South 89°48'44" West, along a southerly line of said Miller's land, and passing over a 5/8" iron pin found at 158.56 feet at a southwesterly corner thereof, also a northwesterly corner of land conveyed to Paul A. Tiber Trustee by deed recorded in Volume 1392, Page 54 of Geauga County Record of Deeds (Parcel 12-072280), and along the north line thereof, a distance of 438.56 feet to a 1/2" iron pipe found at an interior corner thereof;

thence South 0°11'16" East, along a west line of said Paul A. Tiber Trustee land (Parcel 12-072280), a distance of 10.00 feet to an iron pin set on a north line thereof;

thence South 89°48'44" West, along said north line of Paul A. Tiber, Trustee land (Parcel 12-072280), and passing over a 1/2" iron pipe found at 757.06 feet, a distance of 787.06 feet to a point on the centerline of said Claridon Troy Road;

thence North 0°11'16" West, along said road centerline, a distance of 10.00 feet to a point and the true place of beginning and containing therein 4.2789 acres of land (of which 4.2720 acres are exclusive of the road right of way) 1.6930 acres split from Parcel 12-095231, consolidated with 2.5859 acres which is all of Parcels 12-072350, 12-072300 and 12-095137 as surveyed in May, 2013 and updated in July, 2014 by Jerry W. Daniel, P.S. No. 6222.

Deeds or record: 1392 – 54 to Paul A. Tiber, Trustee (Parcel 12-072280)
And 826 – 700 to Mark and Karen Miller (Parcel 12-072300, 12-095137,
And 12-072350. Documents used for centerline reference:

Survey of parcel 12-095174 by Lawrence Wilson dated August, 1999.
Bearings are based on Deed 1742 – 2307 to Hasting Farms, LLC.
Iron pins set are 5/8" x 30" rebar capped "J W Daniel".

with a 5/8" x 30" rebar capped
"J W Daniel"

Jerry W. Daniel
7-14-2014



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MDS 07/16/14
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** *Rel*