

CLA00241
CLA00241

Miller, Martin & Betty (17-008)
Picked up 1/26/2017

Vol. 2026 pg 2316
pn# 12-026400

LEGAL DESCRIPTION
OF A
5.6619 ACRE PARCEL
FOR
MARTIN A. AND BETTY J. MILLER

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part Original Lot No.2, Section 15 in the East Survey, in said Township, and further being known as being part of parcel No. 1 of lands conveyed to Martin A. and Betty J. Miller (PPN 12-076400) by deed recorded in Volume 2022, Page 3440 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 1/4 inch iron pipe found at the Southeasterly corner of land conveyed to Elizabeth T. Hadlock (PPN 12-026900) by deed recorded in Volume 1980, Page 3069 of Geauga County Deed Records, said pipe also being at the shared corner of Lot Nos. 2 and 3, Section 15, and Lot Nos. 2 and 3, Section 14;

Thence North 0° 32' 00" West, along the Easterly line of land so conveyed to Elizabeth T. Hadlock, also being the shared line between Lot 2, Section 15 and Lot 2, Section 14, and along the Easterly line of land conveyed to Sally R. Hess (PPN 12-095167) by deed recorded in Volume 1708, Page 872 of Geauga County Deed Records, a distance of 1078.80 feet to a 5/8 inch iron pin set (witness a 5/8 inch iron pin found 6.71 feet North and 1.19 feet East) at the Northwesterly corner of land conveyed to Frederick E. Hatch (PPN 12-029900) by deed recorded in Volume 1988, Page 1233 of Geauga County Deed Records;

Thence North 88° 56' 11" East, along the Northerly line of land so conveyed to Frederick E. Hatch, a distance of 2685.11 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 8° 07' 53" East (creating a new line) a distance of 365.89 feet to a 5/8 inch iron pin set;
- COURSE II Thence North 88° 49' 50" East (creating a new line) passing through a 5/8 inch iron pin set at 553.83 feet, a total distance of 588.79 feet to a point in the centerline of Old State Road (S.R. 608) 66 feet wide;
- COURSE III Thence South 20° 26' 58" East, along said centerline of Old State Road, a distance of 384.05 feet to a point at the Northeasterly corner of land so conveyed to Frederick E. Hatch;
- COURSE IV Thence South 88° 56' 11" West, along the Northerly line of land so conveyed to Frederick E. Hatch, and passing through a 5/8 inch iron pipe found at 33.41 feet, a total distance of 774.73 feet to the Principal Place

of Beginning and containing 5.6619 acres of land (5.3710 acres
excepting the area within the right-of-way of Old State Road, as
surveyed, calculated and described, on January 17, 2017 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
by 30 inch iron pins set are I.D. Schwartz 7193.

RECEIVED
JAN 26 2017
Geauga County Auditor
Tax Map Dept



1.26.17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

01/26/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
40.9553 ACRE PARCEL
FOR
MARTIN A. AND BETTY J. MILLER

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part Original Lot No.2, Section 15 in the East Survey, in said Township, and further being known as part of parcel No. 1 of lands conveyed to Martin A. and Betty J. Miller (PPN 12-076400) by deed recorded in Volume 2022, Page 3440 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 1/4 inch iron pipe found at the Southeasterly corner of land conveyed to Elizabeth T. Hadlock (PPN 12-026900) by deed recorded in Volume 1980, Page 3069 of Geauga County Deed Records, said pipe also being at the shared corner of Lot Nos. 2 and 3, Section 15, and Lot Nos. 2 and 3, Section 14;

Thence North 0° 32' 00" West, along the Easterly line of land so conveyed to Elizabeth T. Hadlock, also being the shared line between Lot 2, Section 15 and Lot 2, Section 14, and along the Easterly line of land conveyed to Sally R. Hess (PPN 12-095167) by deed recorded in Volume 1708, Page 872 of Geauga County Deed Records, a distance of 1078.80 feet to a 5/8 inch iron pin set (witness a 5/8 inch iron pin found 6.71 feet North and 1.19 feet East) at the Northwesterly corner of land conveyed to Frederick E. Hatch (PPN 12-029900) by deed recorded in Volume 1988, Page 1233 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I

Thence North 0° 32' 00" West, along said Easterly line of land so conveyed to Sally R. Hess, a distance of 603.12 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said pin also being at the Shared corner of Lot Nos. 1 and 2, Section 14 and Lot Nos. 1 and 2, Section 15, also being a Southerly line of land conveyed to Eugene and Gene Soltis (PPN 12-067750) by deed recorded in Volume 1941, Page 2806 of Geauga County Deed Records;

COURSE II

Thence North 88° 49' 50" East, along said Southerly line of land so conveyed to Eugene and Gene Soltis, and along a Southerly line of land conveyed to Bethany L. Johnson (PPN 12-022600) by deed recorded in Volume 1806, Page 475 of Geauga County Deed records, and along the Southerly line of parcel No.2 of lands conveyed to Martin A. and Betty J. Miller (PPN 12-076300) by deed recorded in Volume 2022, Page 3440 of Geauga County Deed Records, also being the shared line between Lot Nos. 1 and 2, Section 15, and passing through a 5/8 inch iron pin set at 3204.98 feet, a total distance of 3239.94 feet to a point in the centerline of Old State Road (S.R. 608) 66 feet wide;

COURSE III

Thence South 20° 26' 58" East, along said centerline of Old State Road, a distance of 261.64 feet to a point;

- COURSE IV Thence South 88° 49' 50" West (creating a new line) passing through a 5/8 inch iron pin set at 34.96 feet, a total distance of 588.79 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 8° 07' 53" West (creating a new line) a distance of 365.89 feet to a 5/8 inch iron pin set on the Northerly line of land so conveyed to Frederick E. Hatch;
- COURSE VI Thence South 88° 56' 11" West, a distance of 2685.11 feet to the Principal Place of Beginning and containing 40.9553 acres of land (40.7571 acres excepting the area within the right-of-way of Old State Road, as surveyed, calculated and described, on January 17, 2017 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 by 30 inch iron pins set are I.D. Schwartz 7193.

RECEIVED
 JAN 28 2017
 Geauga County Auditor
 Tax Map Dept



1-26-17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

 GEAUGA COUNTY AUDITOR
 TAX MAP DEPT.

01/26/17