

LOT SPLIT PLAT

FOR PROPERTY OWNED BY:

JARRED L. & JODY L. MILLER

Situated in the Township of Claridon, County of Geauga and State of Ohio:

Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township



GRAPHIC SCALE



1 inch = 200 ft.

North is based upon an assumed meridian and is to be used for reference only.

O.L. 2 SECTION 15
O.L. 3 SECTION 15

STEVE L. AND DONNA B. JOHNSON
VOL. 868, PAGE 1003
PPN 12-033320
N88°35'45"E
500.01' (Rec. & Meas.)

5/8" Capped
I.Pin Fnd.

250.01' (Meas.)
5/8" Capped
I.Pin Set

250.00' (Meas.)
20' Building
Setback Line

Jarred J. Miller &
Jody L. Miller
Vol. 2021, Pg. 3279
PN 12-095245
20.2280 AC.

LOT 1
10.1123 AC.
(440,491 s.f.)

LOT 2
10.1157 AC.
(440,641 s.f.)

SURVEY REFERENCES:

TR 0117-A-DURKEE ROAD 2015 MONUMENTS MAP REV 2015-09-08

CH-015-A HALE ROAD 1994

SURVEY FOR GRANDVIEW INVESTMENTS LLC BY SCHWARTZ LAND SURVEYING, INC. DATED 12-17-10

DEEDS OF RECORD

CLARIDON TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2017.

CLARIDON TOWNSHIP ZONING INSPECTOR

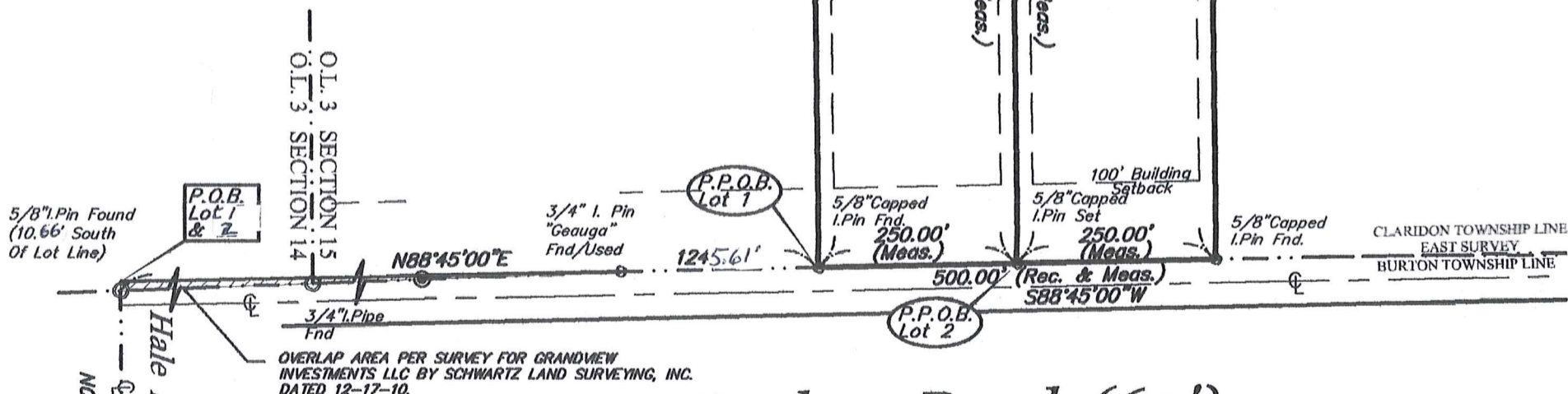
Jarred J. Miller &
Jody L. Miller
Vol. 2021, Pg. 3279
PN 12-095244
20.2238 AC.

Robert L.
Hershberger
Vol.2018, Pg.1277
PN 12-095234
20.2436 AC.

NOTES:

ALL CAPPED IRON PINS FOUND MARKED "J. ALBAN 7651, UNLESS OTHERWISE NOTED.

ALL PINS SET ARE 5/8" x 30" REBAR WITH CAP MARKED "J. ALBAN 7651".



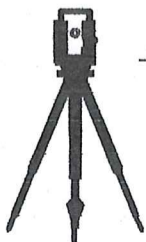
Durkee Road (60')

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

12/05/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

PREPARED BY:

ALBAN SURVEYING CO.
Engineers and Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, Ohio 44094
Phone: 440-946-0752



I THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651 4/30/17



CLA00247
CLA00247

Miller, Jarred and Jody (17-148)
Picked Up 12/13/17
v. 2045 pg 2904
pn # 12-095251

LEGAL DESCRIPTION FOR: LOT 1 – 10.1123 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60') witnessed by a 5/8" iron pin found 10.66 feet south, said line also being the southerly line of Claridon Township and the southerly line of Original Lot 3, and Section 14, and the East Survey; THENCE, N 88°45'00" E, along the said line, a distance of 1245.61 feet to a capped (Alban) 5/8" iron pin found on the south line of the East Survey and at the southeasterly corner of lands conveyed to Jarred J. and Jody L. Miller (PN 12-095244) as recorded in deed volume 2021, page 3279 and the Principal Place of Beginning;

THENCE, N 00°47'45" W, along the said easterly line of said Miller (PN 12-095244), a distance of 1761.66 feet to a capped (Alban) 5/8" iron pin found on the southerly line of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R., said pin set on the northerly line of Original Lot 3;

THENCE, N 88°35'45" E, along the southerly line of said Johnson lands, and the northerly line of said Original Lot 3, a distance of 250.01 feet to a capped 5/8" iron pin set;

THENCE, S 00°47'45" E, creating a new line, a distance of 1762.33 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township, and said southerly line of Original Lot 3, and Section 15, and the East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road, and said southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 250.00 feet to the Principal Place of Beginning and containing 10.1123 acres of land, based on a survey conducted in September of 2017 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 2021, page 3279 of Geauga County Records.

The intent of this survey is to create a 10.1123 acre parcel of land (Lot 1) from original 20.2280 acre lot PN 12-095245.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 12/25/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

STATE OF OHIO
JOHN R. ALBAN
7651
REGISTERED
PROFESSIONAL SURVEYOR
[Signature]
11/20/17

LEGAL DESCRIPTION FOR: LOT 2 – 10.1157 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60') witnessed by a 5/8" iron pin found 10.66 feet south, said line also being the southerly line of Claridon Township and the southerly line of Original Lot 3, and Section 14, and the East Survey; THENCE, N 88°45'00" E, along the said line, a distance of 149.561 feet to a capped (Alban) 5/8" iron pin found on the south line of the East Survey and the south line of lands conveyed to Jarred J. and Jody L. Miller (PN 12-095245) as recorded in deed volume 2021, page 3279 and the Principal Place of Beginning;

THENCE, N 00°47'45" W, along a proposed new line, a distance of 1762.33 feet to a capped 5/8" iron pin set on the southerly line of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R., said pin set on the northerly line of Original Lot 3;

THENCE, N 88°35'45" E, along the southerly line of said Johnson lands, and the northerly line of said Original Lot 3, a distance of 250.00 feet to the northwesterly corner of PN:12-095234 conveyed to Robert L. Hershberger, as recorded in Vol.2018, Pg.1277 of G.C.R., to a capped (Alban) 5/8" iron pin found;

THENCE, S 00°47'45" E, along said Hershberger's westerly line, a distance of 1763.00 feet to a capped (Alban) 5/8" iron pin found on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township, and said southerly line of Original Lot 3, and Section 15, and the East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road, and said southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 250.00 feet to the Principal Place of Beginning and containing 10.1157 acres of land, based on a survey conducted in September of 2017 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 2021, page 3279 of Geauga County Records.

The intent of this survey is to create a 10.1157 acre parcel of land (Lot 2) from original 20.2280 acre lot PN 12-095245.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 12/05/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

