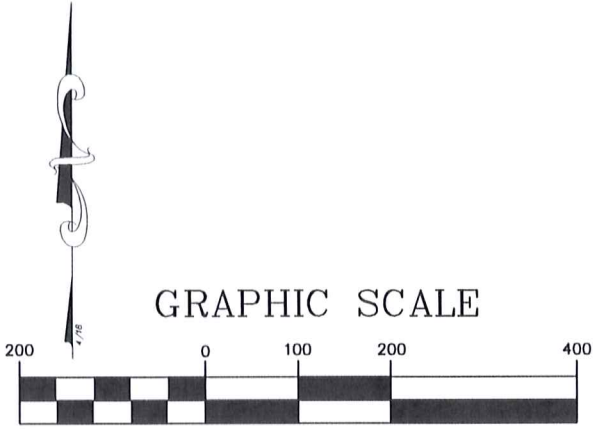


LOT SPLIT PLAT

FOR PROPERTY OWNED BY:
 JARRED L. & JODY L. MILLER
 SITUATED IN THE TOWNSHIP OF CLARIDON,
 COUNTY OF GEAUGA AND STATE OF OHIO,
 AND BEING PART OF
 ORIGINAL LOT NO. 3, SECTION 15 EAST SURVEY
 CLARIDON TOWNSHIP



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

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

STEVE L. AND DONNA B. JOHNSON
VOL. 868, PAGE 1003
PPN 12-033320

LOT 2 SECTION 14 LOT 2 SECTION 15
 LOT 3 SECTION 14 LOT 3 SECTION 15

SURVEY REFERENCES:

1. TR 0117-A-DURKEE ROAD 2015 MONUMENT MAP REV 2015-09-08.
2. CH-015-A-HALE ROAD 1994.
3. SURVEY FOR GRANDVIEW INVESTMENTS LLC BY SCHWARTZ LAND SURVEYING, INC. DATED 12-17-10.
4. DEEDS OF RECORD.

CLARIDON TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION. THIS

DAY OF _____, 2018.

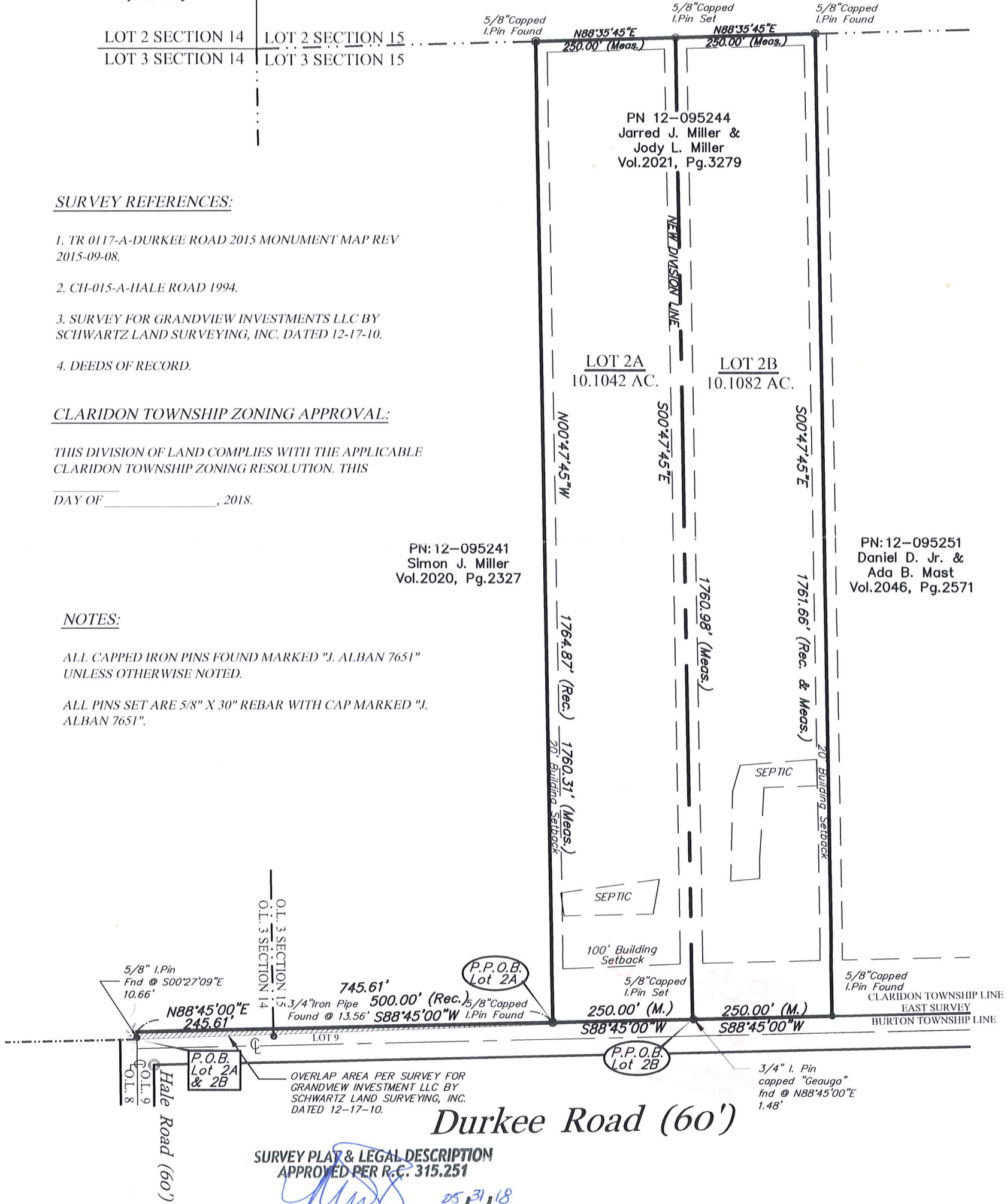
PN: 12-095241
Simon J. Miller
Vol. 2020, Pg. 2327

PN: 12-095251
Daniel D. Jr. &
Ada B. Mast
Vol. 2046, Pg. 2571

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

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



CLA 00253

CLA00253

Miller, Jarred J. & Jodgy L. (18-051)

Picked Up 05/31/18

Vol. 2057 pg 3122

PN# 12-095244

LEGAL DESCRIPTION FOR: LOT 2A – 10.1042 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 S 00°27'09" E, at a distance of 10.66 feet, 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 745.61 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 Simon J. Miller. Miller (PN 12-095241) as recorded in deed volume 2020, page 2327 and the Principal Place of Beginning;

THENCE, N 00°47'45" W, a distance of 1760.31 feet to a capped 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 250.00 feet to a capped 5/8" iron pin set;

THENCE, S 00°47'45" E, creating a new line, a distance of 1760.98 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 a 5/8" iron pin found and the Principal Place of Beginning and containing 10.1042 acres of land, based on a survey conducted in April of 2018 by John R. Alban, Ohio Professional Surveyor 7651.

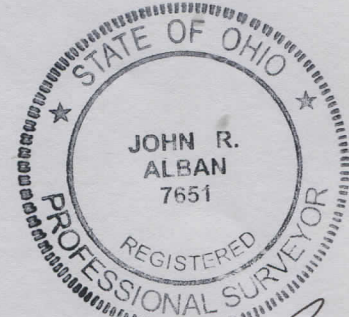
Bearings are based upon an assumed meridian and are to be used for reference only.

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

The intent of this survey is to create a 10.1042 acre parcel of land (Lot 2A) from PPN 12-095244.

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

[Signature] 05/31/18
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**



[Signature]
5/31/18

LEGAL DESCRIPTION FOR: LOT 2B – 10.1082 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 S 00°27'09" E, at a distance of 10.66 feet, 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 995.61 feet to a capped (Alban) 5/8" iron pin set on the south line of the East Survey, said point being the Principal Place of Beginning;

THENCE, N 00°47'45" W, through lands owned by Jarred J. and Jodi L. Miller (PN 12-095244) as recorded in deed volume 2021, page 3279 of Geauga County Records, a distance of 1760.98 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 lands conveyed to Daniel D. Jr. & Ada B. Mast (PN 12-095251), as recorded in volume 2046, page 2571 of G.C.R., to a capped 5/8" iron pin found;

THENCE, S 00°47'45" E, along the westerly line of said Mast, a distance of 1761.66 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, passing over a 3/4" iron pin capped "Gauga" at a distance of 248.52 feet, for a total distance of 250.00 feet to a 5/8" iron pin set and the Principal Place of Beginning and containing 10.1082 acres of land, based on a survey conducted in April of 2018 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."

The intent of this survey is to create a 10.1082 acre parcel of land (Lot 2B) from PPN 12-095244.

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

[Signature] 05/31/18
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

