

# LOT SPLIT PLAT

## OF PARCEL NUMBER 12-053800

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEauga AND STATE OF OHIO;  
AND KNOWN AS BEING PART OF LOT NO. 3, IN SECTION 13 OF THE EAST SURVEY

n/f  
PAGE PROPERTIES, LTD  
PN: 12-053700  
VOL. 1824 PG. 1259

N88°48'47"E 2703.03' (M)  
2701.88' (R)

**PARCEL A**  
35.6264 Ac.  
1,551,888 Sq. Ft.  
(TO C/L)  
35.4518 Ac.  
1,544,284 Sq. Ft.  
(TO R.O.W.)

n/f  
MILLER, MARTIN J & JERRY J. U.  
PN: 12-053800  
VOL. 2030 PG. 163  
53.6292 AC  
2,336,088 SQ. FT.

**PARCEL B**  
8.0028 Ac.  
348,602 Sq. Ft.  
(TO C/L)  
7.7988 Ac.  
339,714 Sq. Ft.  
(TO R.O.W.)  
(PART OF 12-053800)

**PARCEL C**  
10.0000 Ac.  
435,598 Sq. Ft.  
(TO C/L)  
9.6926 Ac.  
422,209 Sq. Ft.  
(TO R.O.W.)  
(PART OF 12-053800)

n/f  
CHOLLEY, JACQUELINE A.  
PN: 12-011370  
VOL. 589 PG. 0911

n/f  
MURPHY, MICHAEL A. &  
DONNA G.  
PN: 12-015000  
VOL. 2003 PG. 2634

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

CLARIDON TOWNSHIP ZONING INSPECTOR \_\_\_\_\_

**SURVEY REFERENCES:**

1. RECORDED DEEDS AS NOTED
2. TAX MAP OFFICE SURVEY 07-095
3. TAX MAP OFFICE SURVEY 14-021
4. CH-0003 A-D CLARIDON ROAD 1938 PLANS
5. CH-0003 D-E CLARIDON ROAD 1938 PLANS

**SURVEY NOTES:**

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. RIPARIAN SETBACKS ARE SHOWN PER COUNTY RECORD.

SEPTIC INFORMATION PROVIDED BY OTHERS AND IS SHOWN FOR GRAPHIC REPRESENTATION ONLY.

**BASIS OF BEARINGS:**

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM ESTABLISHED FROM GPS OBSERVATIONS ON 11-02-2017, ODOT VRS OBSERVATION (NAD83).

**SURVEYOR'S CERTIFICATION:**

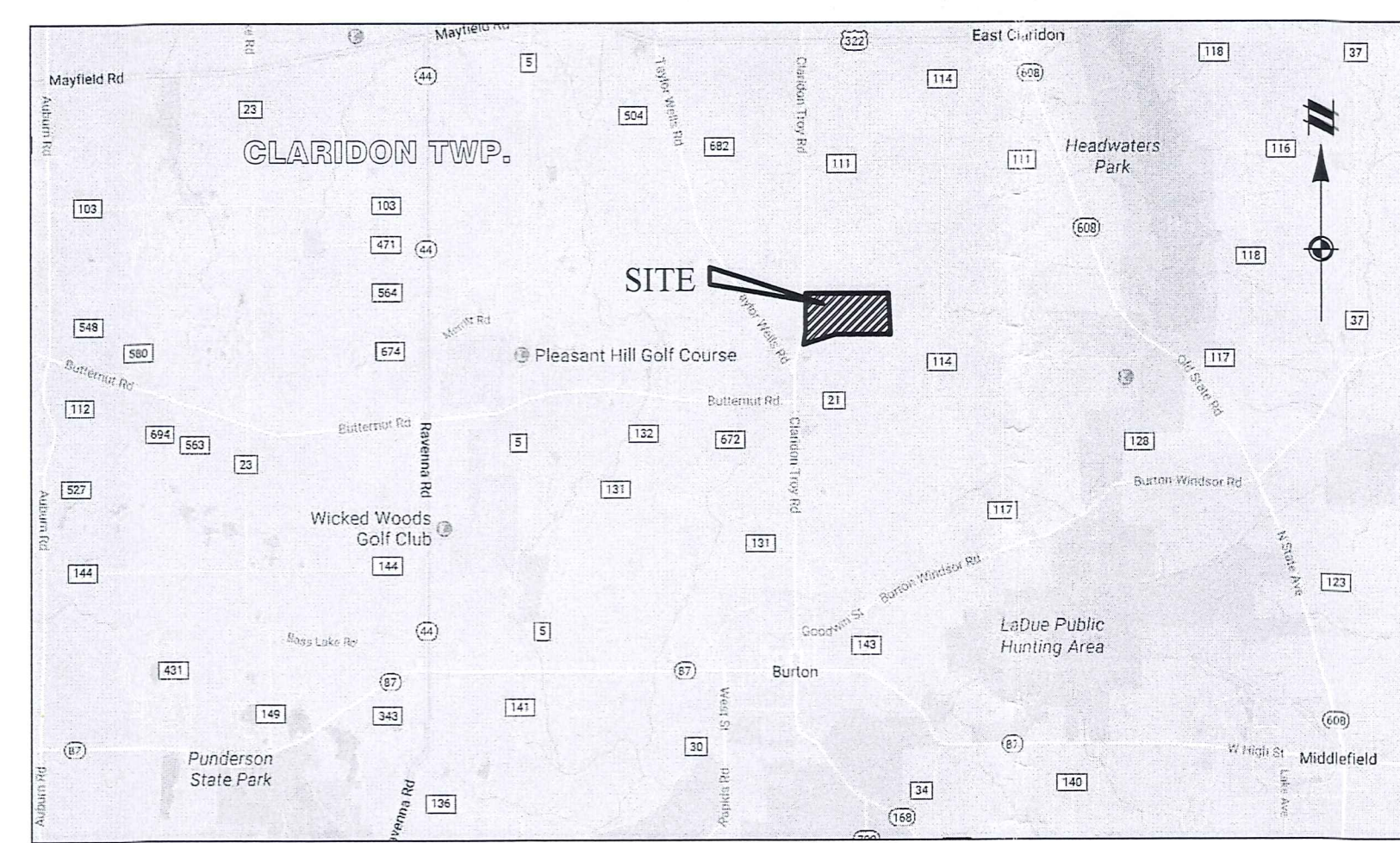
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

DANIEL P. ENGLE  
A REGISTERED SURVEYOR IN THE STATE OF OHIO (#8452),  
8327 LUCIA LANE, NORTH RIDGEVILLE, OHIO 44039 PH: 216.235.4322  
E-MAIL: DANIEL@ENGLESURVEYING.COM

DATE: 2/23/2018

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

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

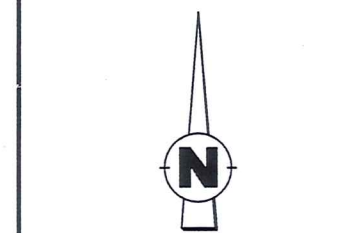


LOCATION MAP:  
NOT TO SCALE

LEGEND:			
⊙ S	SET 5/8" BY 30" STEEL PIN WITH CAP "ENGLE"	VOL	VOLUME
x s	SET MAG NAIL	PG	PAGE
⊙ F	FOUND MONUMENTATION AS SHOWN	(C)	CALCULATED
(O)		(O)	OBSERVED
(U)		(U)	USED
(R)		(R)	RECORD
(M)		(M)	MEASURED
R/W	RIGHT OF WAY	SQ. FT.	SQUARE FEET
P.N.	PARCEL NUMBER	P.R.O.	PRESENT ROAD OCCUPIED
n/f	NOW OR FORMALLY OWNER BY		

DATE 11/07/2017

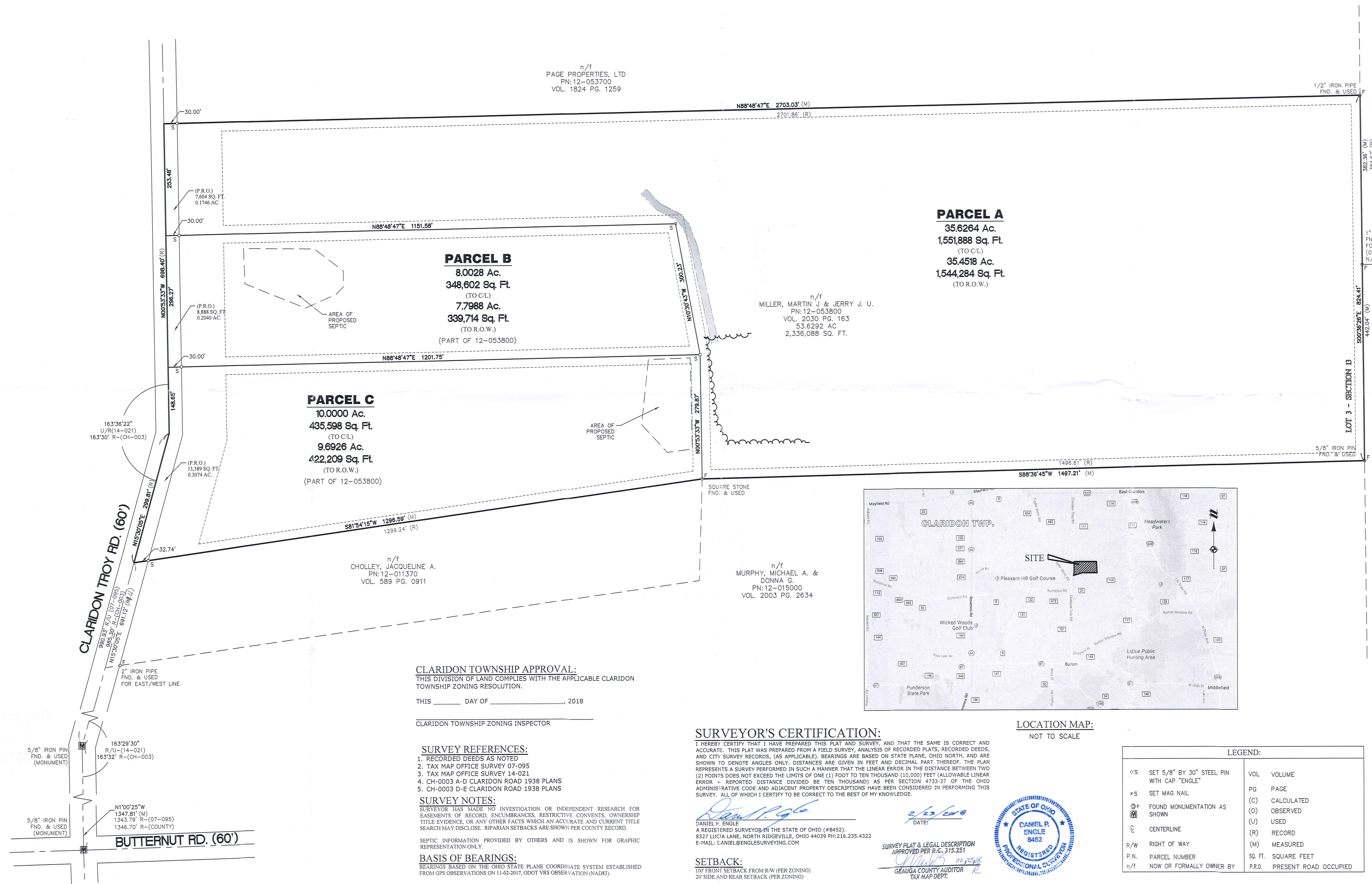
REVISIONS



JOB NO. 2017117

SCALE 0 50 100  
1" = 100 FEET

DR. DPE | CH. SFG



CLA 00256

CLA00256

Miller, Martin and Jerry (18-020)

Picked Up 02/26/18

v. 2052 pg 2680

# 12-053800

**LEGAL DESCRIPTION**

2017117DE-01

35.6264 Acres

Parcel A

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part of Lot 3 in Section 13 of the East Survey, and also being part of lands conveyed to Martin J. Miller and Jerry J. U. Miller, (PN 12-053800) as recoded in Volume 2030, Page 163 of the Geauga County Recorder's Office, further described as follows;

**Commencing** at a 5/8 inch iron pin found in a Monument Box Assembly at the intersection of the centerline of Butternut Road (60 feet wide) and the centerline of Claridon Troy Road (60 feet wide); thence **North 01°00'25" West**, along the said centerline of Claridon Troy Road, a distance of **1,347.81 feet** to a 5/8 inch iron pin found in a Monument Box Assembly; thence **North 15°30'05" East** continuing along said centerline of Claridon Troy Road, a distance of **990.93 feet** to a point; thence **North 00°53'33" West** continuing along said centerline of Claridon Troy Road, a distance of **444.92 feet** to a point, said point also being known as the **Principal Place of Beginning** of the parcel herein described;

**Course No. 1:** Thence **North 00°53'33" West**, along said centerline of Claridon Troy Road, a distance of **253.48 feet** to a point, said point also being known as a Southwesterly corner of land now or formerly owned by Page Properties, LTD (PN 12-053700) by deed recorded in Volume 1824, Page 1259 of the Geauga County Recorder's Office;

**Course No. 2:** Thence **North 88°48'47" East**, along a Southerly line of said Page Properties, LTD lane, passing through a pin set at 30.00 feet, on an Easterly line of said Claridon Troy Road, a total distance of **2703.03 feet** to a found 1/2-inch iron pipe on a Easterly line of said Lot 3 in Section 13 and a Westerly of land now or formerly owned by Middle East Baptist Conference Inc. (PN 12-706268) by deed as recorded in Volume 523, Page 765 of the Geauga County Recorder's Office;

**Course No. 3:** Thence **South 00°36'26" East**, along said Easterly line of Lot 3 in Section 13 and Westerly line of Middle East Baptist Conference Inc land (PN 12-706268) and a Westerly line of land now or formerly owned by Middle East Baptist Conference Inc. (PN 12-704100) by deed as recorded in Volume 523, Page 765 of the Geauga County Recorder's Office, a distance of **824.41 feet** a found 5/8-inch iron pin, said pin being a Northeasterly corner of land now or formerly owned by Michael A. Murphy (PN 12-015000) by deed as recorded in Volume 2003, Page 2634 of the Geauga County Recorder's Office;

**Course No. 4:** Thence **South 88°36'45" West**, along a Northerly line of said Michael A. and Donna G. Murphy land, a distance of **1497.21 feet** to a found stone at a Northwesterly corner of said Michael A. Murphy land;

CLA 00256

**Course No. 5:** Thence North  $00^{\circ}53'33''$  West, along a new dividing line, a distance of **279.87 feet** to an iron pin set;

**Course No. 6:** Thence North  $10^{\circ}30'43''$  West, along a new dividing line, a distance of **300.23 feet** to an iron pin set;

**Course No. 7:** Thence South  $88^{\circ}48'47''$  West, along a new dividing line, passing through an iron pin set at 1121.58 feet on an Easterly line of said Claridon Troy Road, a total distance of **1151.58 feet** to the **Principal Place of Beginning**. Containing within said bounds 35.6264 acres (1,551,888 square feet) of land; 0.1746 acres (7,604 square feet) being with-in the road right-of-way, according to a survey by Daniel P. Engle Ohio P.S. 8452 for Engle & Associates, LLC in November 2017, being the same more or less and subject to all legal highways and easements. The intent of this description is to describe part of said PN 12-053800

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in November, 2017. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

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

*[Signature]* 02/23/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*



RECEIVED  
FEB 23 2018  
Geauga County Auditor  
Tax Map Dept.

**LEGAL DESCRIPTION**

2017117DE-02

8.0028 Acres

Parcel B

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part of Lot 3 in Section 13 of the East Survey, and also being lands conveyed to Martin J. Miller and Jerry J. U. Miller, (PN 12-053800) as recorded in Volume 2030, Page 163 of the Geauga County Recorder's Office, further described as follows;

**Commencing** at a 5/8 inch iron pin found in a Monument Box Assembly at the intersection of the centerline of Butternut Road (60 feet wide) and the centerline of Claridon Troy Road (60 feet wide); thence **North 01°00'25" West**, along the said centerline of Claridon Troy Road, a distance of **1,347.81 feet** to a 5/8 inch iron pin found in a Monument Box Assembly; thence **North 15°30'05" East** continuing along said centerline of Claridon Troy Road, a distance of **990.93 feet** to a point; thence **North 00°53'33" West** continuing along said centerline of Claridon Troy Road, a distance of **148.65 feet** to a point, said point also being known as the **Principal Place of Beginning** of the parcel herein described;

**Course No. 1:** Thence **North 00°53'33" West**, along said centerline of Claridon Troy Road, a distance of **296.27 feet** to a point;

**Course No. 2:** Thence **North 88°48'47" East**, along a new dividing line, passing through a pin set at 30.00 feet, on an Easterly line of said Claridon Troy Road, a total distance of **1151.58 feet** to an iron pin set;

**Course No. 3:** Thence **South 10°30'43" East**, along a new dividing line, a distance of **300.23 feet** to an iron pin set;

**Course No. 4:** Thence **South 88°48'47" West**, along a new dividing line, passing through an iron pin set at 1171.75 feet on an Easterly line of said Claridon Troy Road, a total distance of **1201.75 feet** to the **Principal Place of Beginning**. Containing within said bounds 8.0028 acres (348,6002 square feet) of land; 0.2040 acres (8,888 square feet) being with-in the road right-of-way, according to a survey by Daniel P. Engle Ohio P.S. 8452 for Engle & Associates, LLC in November 2017, being the same more or less and subject to all legal highways and easements. The intent of this description is to describe part of said PN 12-053800

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in November, 2017. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

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

*[Signature]* 02/23/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*



*[Signature]* 2/29/2018

CLA 00256

18-020

V. 2051 pg 1453  
PN# 12-095253

**LEGAL DESCRIPTION**

2017117DE-03  
10.0000Acres  
Parcel C

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part of Lot 3 in Section 13 of the East Survey, and also being part of lands conveyed to Martin J. Miller and Jerry J. U. Miller, (PN 12-053800) as recorded in Volume 2030, Page 163 of the Geauga County Recorder's Office, further described as follows;

**Commencing** at a 5/8 inch iron pin found in a Monument Box Assembly at the intersection of the centerline of Butternut Road (60 feet wide) and the centerline of Claridon Troy Road (60 feet wide); thence **North 01°00'25" West**, along the said centerline of Claridon Troy Road, a distance of **1,347.81 feet** to a 5/8 inch iron pin found in a Monument Box Assembly; thence **North 15°30'05" East** continuing along said centerline of Claridon Troy Road, a distance of **691.12 feet** to a point at a Northwesterly corner of land now or formerly owned by Jacqueline A. Cholley (PN 12-011370) by deed as recorded in Volume 589, Page 0911 of the Geauga County Recorder's Office, said point also being known as the **Principal Place of Beginning** of the parcel herein described;

**Course No. 1:** Thence **North 15°30'05" East**, along said centerline of Claridon Troy Road, a distance of **299.81 feet** to a point;

**Course No. 2:** Thence **North 00°53'33" West**, along said centerline of Claridon Troy Road, a distance of **148.65 feet** to a point;

**Course No. 3:** Thence **North 88°48'47" East**, along a new dividing line, passing through a pin set at 30.00 feet, on an Easterly line of said Claridon Troy Road, a total distance of **1201.75 feet** to an iron pin set;

**Course No. 4:** Thence **South 00°53'33" East**, along a new dividing line, a distance of **279.87 feet** to found stone at a Northeasterly corner of said Jacqueline A. Cholley land;

**Course No. 5:** Thence **South 81°54'15" West**, along a Northerly line of said Jacqueline A. Cholley land, passing through an iron pin set at 1263.85 feet on an Easterly line of said Claridon Troy Road, a total distance of **1296.59 feet** to the **Principal Place of Beginning**. Containing within said bounds 10.0000 acres (435,598 square feet) of land; 0.3074 acres (13,389 square feet) being with-in the road right-of-way, according to a survey by Daniel P. Engle Ohio P.S. 8452 for Engle & Associates, LLC in November 2017, being the same more or less and subject to all legal highways and easements. The intent of this description is to describe part of said PN 12-053800

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in November, 2017. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

**SURVEY PLAT & LEGAL DESCRIPTION**

**APPROVED PER R.C. 315.251**

*[Signature]* 02 23/18  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

