

MAP OF A PROPERTY SURVEY FOR
BRIAN A. BROCKWAY

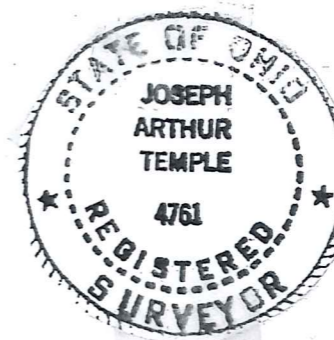
CLA00268

CLA 00268

19-145

PART OF ORIGINAL LOT NO. 3, SECTION NO. 6, EAST SURVEY
& PART OF ORIGINAL LOT NO. 1, SECTION NO. 7, EAST SURVEY
CLARIDON TOWNSHIP - GAUGA COUNTY - OHIO

The purpose of this survey is to identify and describe a 1.605 Ac parcel of land maintained by Brian Brockway for the past 31 years but is not included in his current Deed of record, being Vol. 753 P. 755 GAUGA COUNTY COURT OF COMMON PLEAS CASE NUMBER: 19-M-000359 PPN: 12-095264



I hereby certify this survey is in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

J. Arthur Temple
Joseph Arthur Temple P.S. No. 4761
Dec. 2019

REFERENCES

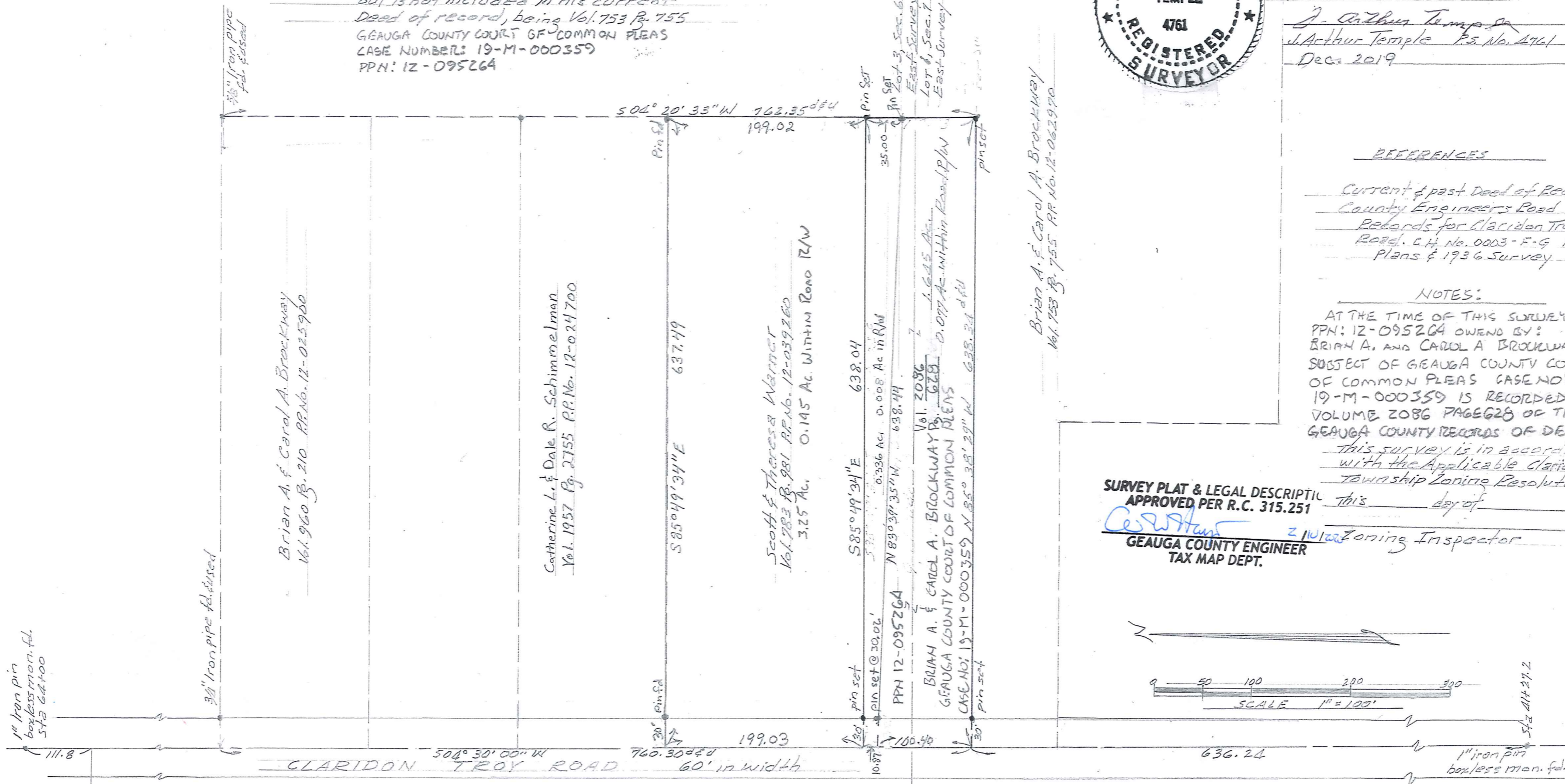
Current & past Deed of Record
County Engineer's Road
Records for Claridon Troy Road, C.H. No. 0003-F-G 1929
Plans & 1936 Survey

NOTES:

AT THE TIME OF THIS SURVEY PPN: 12-095264 OWNED BY: BRIAN A. AND CAROL A. BROCKWAY, SUBJECT OF GAUGA COUNTY COURT OF COMMON PLEAS CASE NO. 19-M-000359 IS RECORDED IN VOLUME 2086 PAGE 628 OF THE GAUGA COUNTY RECORDS OF DEEDS. This survey is in accordance with the applicable Claridon Township Zoning Resolutions.

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
CEW
GAUGA COUNTY ENGINEER TAX MAP DEPT.

this day of 2019
Zoning Inspector



NOTE: Bearings shown hereon are based on an assumed meridian and are used to indicate angles only.
 5/8" dia. x 30" long pins with orange caps marked "Temple 4761" were set at points marked * unless noted otherwise.

MAP OF PROPERTY CONSOLIDATION FOR BRIAN BROCKWAY

Part of Original Lot No. 3, Section No. 6, East Survey
& Part of Original Lot No. 1, Section No. 7, East Survey
Claridon Township, Geauga County, Ohio

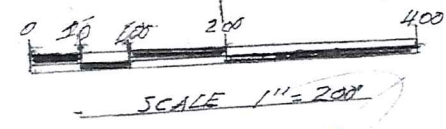
I hereby certify this survey is in
accordance with the provisions
of Chapter 4733-37 of the
Ohio Administrative Code

J. Arthur Temple

J Arthur Temple, P.S. 4761



SCHEUERMAN CURTIS H & LADYE MARY
Vol. 1973 Pg. 929 P.P. No. 12-090179



BROCKWAY BRIAN A & CAROL A
Vol. 960 Pg. 210 P.P. No. 12-025900

SELLERS CHRISTOPHER
Vol. 2055 Pg. 1255 P.P. No. 12-026000

SCHIMMELMAN CATHERINE L & DALE R
Vol. 1957 Pg. 2755 P.P. No. 12-024700

WARNER SCOTT & THERESA
Vol. 783 Pg. 981 P.P. No. 12-039260

HOSMER LEN A
Vol. 1962 Pg. 1942
P.P. No. 12-039230
(20' STRIP OF LAND)

HOSMER LEN A
Vol. 1962 Pg. 1942
P.P. No. 12-039240

VAN BUREN DONALD R
& DARLENE A
Vol. 444 Pg. 488
P.P. No. 12-074900

BROCKWAY BRIAN A & CAROL A
Vol. 753 Pg. 755 P.P. No. 12-062970

EIERMANN LILLIAN E
Vol. 1973 Pg. 2290 P.P. No. 12-019300

EVANS MARIE HOSMER
Vol. 1196 Pg. 0234
P.P. No. 12-090271

GILLMORE RICHARD B
& SALLY G
Vol. 822 Pg. 167
P.P. No. 12-004600

SECTION 8 LOT 1
SCHINDELAR VIRGINIA F
& MATTHEW
Vol. 1809 Pg. 2882
P.P. No. 12-029200

MC NALLY JAMES M
& TRACY L
Vol. 2080 Pg. 3285
P.P. No. 12-070400

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
C. J. ... 2/10/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

*Consolidated Area 54.133 Ac.
0.129 in Rd R/W*

SECTION 6, LOT 3
SECTION 7, LOT 1

SECTION 5 LOT 3

REFERENCES

Current & past Deeds of Record
County Engineers Road Records
for Claridon Troy Road,
C.H. No. 0003-F-G 1929 Plans
& 1936 Survey

This survey is in accordance with
the applicable Claridon Township
Zoning Resolutions

This _____ day of _____ 2020

Zoning Inspector

2022

NOTE: Bearings shown hereon are
based on an assumed meridian and
are used to indicate angles only

5/8" dia. X 30" long pins with orange
caps, marked "Temple 4761", were
set at points marked • unless noted
otherwise.

*1" iron pin
boxless man. fd.*

Claridon Troy Rd

549.34

60'

187.30

330.00

320.00

549.34

5/8" iron pipe fd.

684.02

PIN SET

PIN SET

PIN SET

S 85° 59' 34" E

2030.95

S 83° 39' 35" E 638.44

P.P. No. 12-095167

N 85° 38' 29" W

PIN SET @ 30'

N 85° 41' 27" W

N 85° 41' 27" W

2340.10

1075.60

1075.60

1075.60

5/8" iron pipe fd.

CLA 00268
CLA00268

Brockway - Warner
10/14/15
Run up 12/30/15

DESCRIPTION FOR BRIAN BROCKWAY
Property Consolidation

Situated in the Township of Claridon, County of Geauga, State of Ohio, being part of Original Lot No. 1, Section No.7 and Original Lot No. 3, Section No.6, East Survey, within said township and further described as follows:

Beginning in the centerline of Claridon Troy Road, 60 feet in width, at the northwest corner of a 20 foot strip of land conveyed to Len A. Hosmer by deed recorded in Vol. 1962, Pg. 1942 (P.P. No. 12-039230) of the Geauga County Records of Deeds, said point of beginning being referenced by a 1 inch iron pin boxless monument found South 04° 30' 00" West, along said road centerline a distance of 549.34 feet;

Thence continuing North 04° 30' 00" East along said road centerline, a distance of 187.30 feet to a point also being a westerly line of land conveyed to, Brian A. and Carol A. Brockway, by deed recorded in Vol. 2086, Pg.628 (P.P. No. 12-095264) of the Geauga County Records of Deeds, being part of lands referenced in Geauga County Court of Common Pleas Case Number 19-M-000359 recorded in Vol. 2086, Pg.628 (P.P. No. 12-095264); said point being a new property corner described;

Thence South 83° 39' 35" East along a new line, passing thru a 5/8 inch iron pin set, capped "Temple 4761", a distance of 30.02 feet, a total distance of 638.44 feet to a 5/8 iron pin set, capped "Temple 4761", to a westerly line of the aforementioned Brockway (P.P. No. 12-039230);

Thence North 04° 20' 33" East, 684.02 feet along the east line of the following four parcels:

Parcel 1 -The aforementioned Brian A. and Carol A. Brockway, by deed recorded in Vol. 2086, Pg.628 (P.P. No. 12-095264)

Parcel 2 - Land conveyed to Scott and Theresa Warner, by deed recorded in Vol. 783, Pg.981 (P.P. No. 12-039260)

Parcel 3- Land conveyed to Catherine L. and Dale R. Schimmelman, by deed recorded in Vol. 1957, Pg. 2755, (P.P. No. 12-024700) of the Geauga County Records of Deeds;

Parcel 4- Land conveyed to Christopher Sellers, by deed recorded in Vol. 2055, Pg. 1255, (P.P. No. 12-026000) of the Geauga County Records of Deeds;

Parcel 5- Land conveyed to Brian A. and Carol A. Brockway, by deed recorded in Vol. 960, Pg. 210 (P.P. No. 12-025900) of the Geauga County Records of Deeds;

To a 5/8 inch iron pipe found, in the south line of land conveyed to Curtis H. and Ladye Mary Scheurman, by deed recorded in Vol. 1973, Pg. 929 (P.P. No. 12-090179) of the Geauga County Records of Deeds;

Thence South 85° 59' 34" East, along a south line of said P.P. No. 12-090179, a distance of 2030.95 feet, to a 5/8 inch iron pipe found in the west line of land conveyed to Marie Hosmer Evans, by deed recorded in Vol. 1196, Pg. 234 (P.P. No. 12-090271) of the Geauga County Records of Deeds;

Thence South 04° 16' 48" West, a distance of 1075.60 feet, along the westerly line of the following four parcels:

Parcel 1 -The aforementioned P.P. No. 12-090271,

Parcel 2-Land conveyed to Richard B. and Sally G. Gillmore, by deed recorded in Vol. 822, Pg. 167 (P.P. No. 12-004600) of the Geauga County Records of Deeds;

Parcel 3 -Land conveyed to Virginia F. and Matthew Schindelar, by deed recorded in Vol. 1809, Pg. 2882 (P.P. No. 12-029200) of the Geauga County Records of Deeds;

Parcel 4- Part of land conveyed to James M. and Tracy L. McNally, by deed recorded in Vol. 2080, Pg. 3285 (P.P. No. 12-070400) of the Geauga County Records of Deeds;

To a 5/8 inch iron pipe found, at the northeast corner of land conveyed to Lillian E. Eiermann, by deed recorded in Vol 1973, Pg. 2290 (P.P. No. 12-019300) of the Geauga County Records of Deeds;

Thence North 85° 47' 27" West, along a north line of the aforementioned said P.P. No. 12-019300 and along a portion of the north line of land conveyed to Donald R. and Darlene A VanBuren by deed recorded in Vol. 444, Pg. 488 (P.P. No. 12-074900) of the Geauga County Records of Deeds, a distance of 2340.10 feet, to a 5/8 inch iron pin set, capped "Temple 4761" at the southeast corner of a second parcel of land conveyed to Len A Hosmer, by deed recorded in Vol. 1962, Pg. 1942 (P.P. No. 12-039240) of the Geauga County Records of Deeds;

Thence North 04° 11' 41" East, along the east line the aforementioned P.P. Nos. 12-039240 and 12-039230, a distance of 220.00 feet to a 5/8 inch iron pin set, capped "Temple 4761", at the northeast corner thereof;

Thence North 85° 38' 29" West, along the north line of said P.P. No. 12-039230 a distant of 330.00 feet to the place of beginning, passing thru a 5/8 inch iron pin set, capped "Temple 4761", 30.00 feet therefrom, containing within said bounds 54.133 acres of land, consisting of 0.129 acres within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated December, 2019.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Pins set are 5/8 inches in dia. by 30 inches long with orange caps marked "Temple 4761".

Previous Recordings:

Vol. 753, Pg.755, P.P. No. 12-062970

Vol., 2086 Pg., 628, P.P. Number 12-095294

Gauga County Court of Common Pleas Case Number 19-M-000359

Signed: J. Arthur Temple Date: Dec 30, 2019

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

[Signature] 2/19/2020
**GEGAUGA COUNTY ENGINEER
TAX MAP DEPT.**

**DESCRIPTION FOR WARNER
Property Consolidation**

Situated in the Township of Claridon, County of Geauga, State of Ohio, being part of Original Lot No. 3, Section No.6, East Survey, within said township and further described as follows:

Beginning in the centerline of Claridon Troy Road, 60 feet in width, at a point located North 04° 30' 00" East along said road centerline, a distance of 100.40 feet from the northwest corner of land conveyed to Brian A. and Carol A. Brockway, by deed recorded in Vol. 753, Pg. 755 (P.P. No. 12-062970) of the Geauga County Records of Deeds, said point of beginning being referenced by a 1 inch iron pin boxless monument found South 04° 30' 00" West, along said road centerline a distance of 736.64 feet;

Thence continuing North 04° 30' 00" East along said road centerline, a distance of 209.90 feet to the southwest corner of land conveyed to Catherine L. and Dale R. Schimmelman by deed recorded in Vol. 1957, Pg. 2755 (P.P. No. 12-024700) of the Geauga County Records of Deeds;

Thence South 85° 49' 34" East along the south line of said P.P. No. 12-024700, passing thru a 5/8 inch iron pin found, at 30.00 feet, a distance of 637.49 feet to a 5/8 inch iron pin found, in a west line of the aforementioned P.P. No. 12-062970;

Thence South 04° 20' 33" West, along the west line of said P.P. No. 12-062970, a distance of 234.02 feet to a 5/8 inch iron pin set, capped "Temple 4761", at an angle point;

Thence North 83° 39' 35" West, creating a new line, a distance of 638.44 feet to the place of beginning, passing thru a 5/8 inch iron pin set, capped "Temple 4761", 30.02 feet therefrom, containing within said bounds 3.25 acres of land, consisting of 0.145 acres within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated December, 2019.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Pins set are 5/8 inches in dia. by 30 inches long with orange caps marked "Temple 4761".

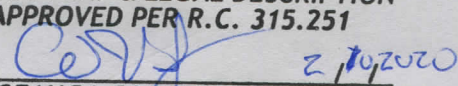
Previous Recordings:

Vol. 783, Pg. 981, P.P. No. 12-039260

Vol., 2086 Pg., 628, P.P. Number 12-095294

Gauga County Court of Common Pleas Case Number 19-M-000359

Signed: J. Arthur Temple Date: Dec 31 2019

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

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

DESCRIPTION
From Brockway to Warner

Situated in the Township of Claridon, County of Geauga, State of Ohio, being part of Original Lot No. 3, Section No. 6, East Survey, within said township and further described as follows:

Beginning in the centerline of Claridon Troy Road, 60 feet in width, at a point located North 04° 30' 00" East along said road centerline, a distance of 100.40 feet from the northwest corner of land conveyed to Brian A. and Carol A. Brockway, by deed recorded in Vol. 753, Pg. 755 (P.P. No. 12-062970) of the Geauga County Records of Deeds, said point of beginning being referenced by a 1 inch iron pin boxless monument found South 04° 30' 00" West, along said road centerline a distance of 736.64 feet;

Thence continuing North 04° 30' 00" East along said road centerline, a distance of 10.87 feet to the southwest corner of land conveyed to Scott and Theresa Warner by deed recorded in Vol. 783, Pg. 981 (P.P. No. 12-039260) of the Geauga County Records of Deeds;

Thence South 85° 49' 34" East along a south line of said P.P. No. 12-039260, passing thru a 5/8 inch iron pin set, capped "Temple 4761" at 30.00 feet, a distance of 638.04 feet to a 5/8 inch iron pin set, capped "Temple 4761", in a west line of the aforementioned P.P. No. 12-062970;

Thence South 04° 20' 33" West, along the west line of said P.P. No. 12-062970, a distance of 35.00 feet to a 5/8 inch iron pin set, capped "Temple 4761", at an angle point;

Thence North 83° 39' 35" West, creating a new line, a distance of 638.44 feet to the place of beginning, passing thru a 5/8 inch iron pin set, capped "Temple 4761", 30.02 feet therefrom, containing within said bounds 0.336 acres of land, consisting of 0.008 acres within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated December, 2019.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Pins set are 5/8 inches in dia. by 30 inches long with orange caps marked "Temple 4761".

Previous Recordings:

Vol., 2086 Pg., 628, P.P. Number 12-095264

Gauga County Court of Common Pleas Case Number 19-M-000359

Signed: J. Arthur Temple

Date: Dec 30 2019

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

Cody 2/10/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.