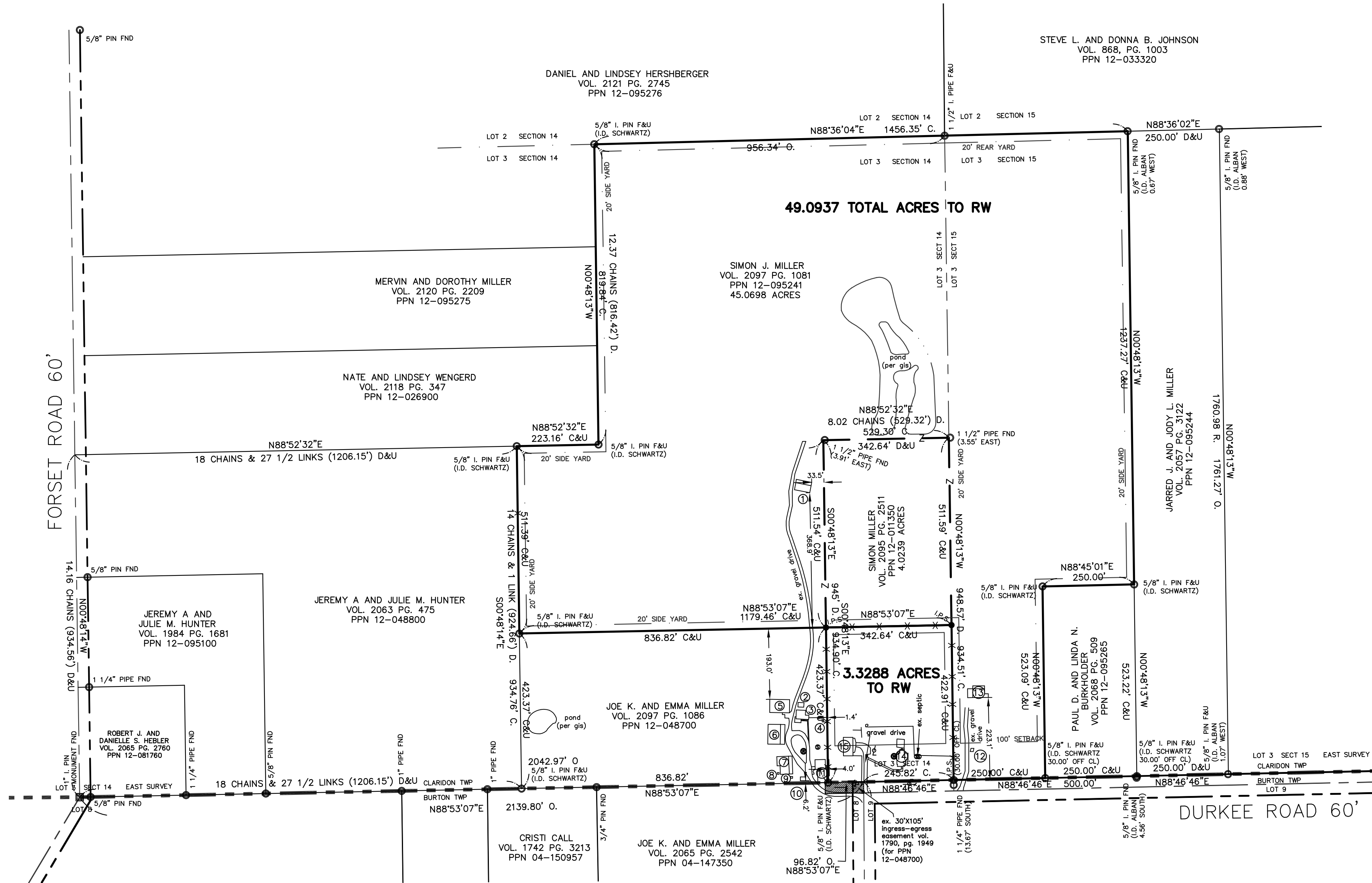


REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 LOT SPLIT PLAT FOR GRANDVIEW REAL ESTATE HOLDINGS, LLC. BY JOHN ALBAN 7/16/16 CL.A. 00237
- 3 LOT SPLIT PLAT FOR JARRED AND JODY MILLER BY JOHN ALBAN 5/31/18 CL.A. 00253
- 4 LOT SPLIT PLAT FOR JARRED AND JODY MILLER BY JOHN ALBAN 12/05/17 CL.A. 00247

PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION
For
SIMON J. MILLER
 SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 3, SECTION 15, EAST SURVEY, AND LOT NO. 3, SECTION 14, EAST SURVEY IN CLARIDON TOWNSHIP.

PREPARED FOR:
SIMON MILLER
 14656 DURKEE RD
 BURTON, OH 44021

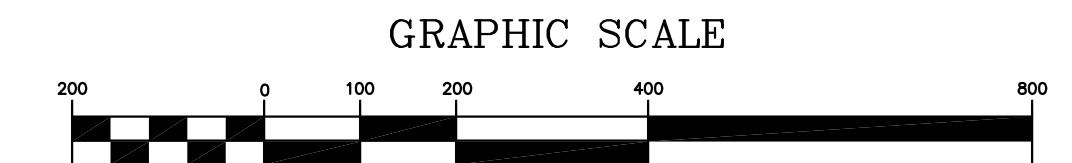


SYMBOL LEGEND

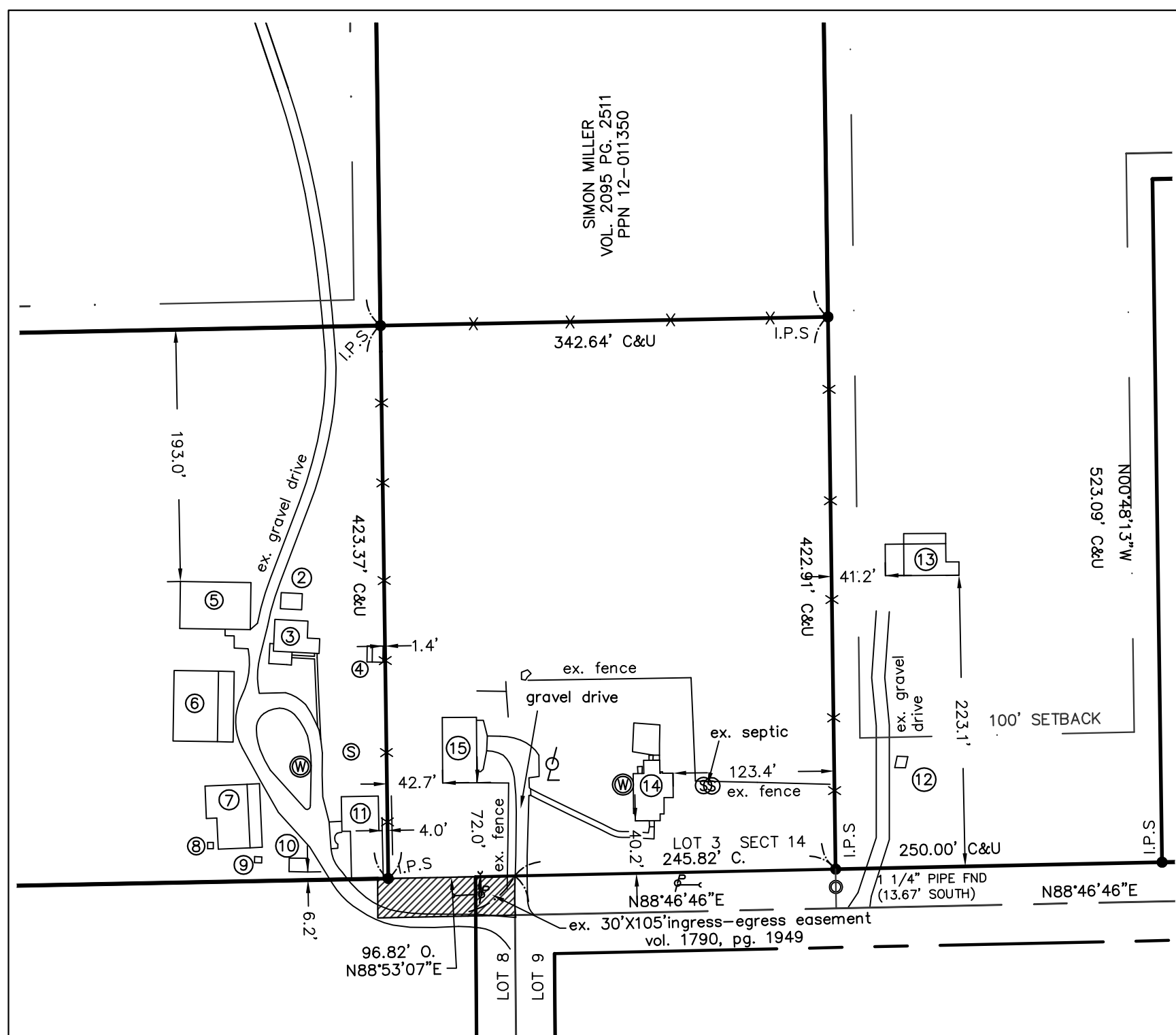
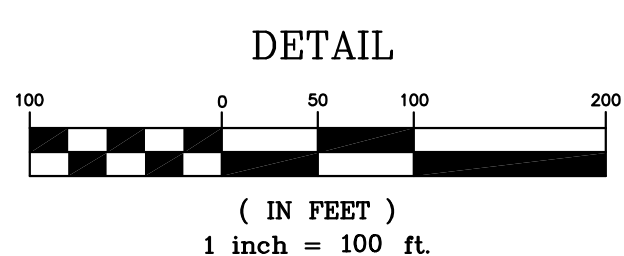
☐	TELEPHONE PEDISTAL
☐	TRANSFORMER
☐	CURB INLET
○	MANHOLE
☐	WATER VALVE
☐	FIRE HYDRANT
☐	YARD DRAIN
☐	POWER POLE
☐	LIGHT POLE
☐	LIGHT POWER POLE
☐	GAS MARKER
☐	CABLE TV BOX
☐	GUARD POST
☐	CATCH BASIN
☐	WATER VALVE
☐	GAS VALVE
☐	MAIL BOX
☐	GAS VALVE
☐	CLEAN OUT

LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	I.Pin	Iron Pin
○	I.Pipe	Iron Pipe
○	Mon.	Monument
○	Fe	Fence post
○	Stk	Stake Set
○	Mag	Mag Nail Set
○	Fnd.	Found
○	D.	Deed
○	R/Rec	Record
○	M/Meas	Measured
○	O/Obs	Observed
○	C/Calc	Calculated
○	U.	Used
○	D.R.	Deed Record
○	O.R.	Official Record
○	C.L. C/L	Centerline
○	e/p	Edge of Pavement
○	P	Plat record information



GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.
 JANUARY 28, 2019
 NOVEMBER 12, 2019
 MAY 19, 2021



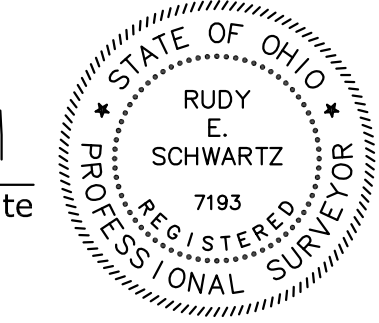
- BUILDING DETAILS**
- BARN
 - SHED
 - STORAGE BUILDING
 - SHED
 - CARAGE
 - BARN
 - WORK SHOP
 - OUT HOUSE
 - OUT HOUSE
 - WOOD SHED
 - HOUSE
 - SHED
 - HOUSE
 - HOUSE
 - BARN

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2021.
 BY _____
 CLARIDON TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2021.
 BY _____
 CLARIDON TOWNSHIP ZONING INSPECTOR

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz 5-19-21
 RUDY E. SCHWARTZ, P.S. #7193 Date



Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Steven N. Boosener, P.S. Ohio #7070
 By: SNR Date: 05/26/2021
 21-087

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 49.0937 ACRE PARCEL
 FOR
 SIMON J. MILLER

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 3, Section 14, and Original Lot No. 3, Section 15, East Survey, and further known as being part of a parcel of land conveyed to Simon Miller (PPN 12-011350) by deed recorded in Volume 2095, Page 2511 of Geauga County Deed Records, also being all of a parcel of land conveyed to Simon J. Miller (PPN 12-095241) by deed recorded in Volume 2097, Page 1081 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Forest Road, 60 feet wide, at its intersection with the shared line between Lot no. 3, Section 14, East Survey (Claridon Twp) and Lot 8 (Burton Township), said pin also being at the Southwesterly corner of a parcel of land conveyed to Robert J. and Danielle S. Hebler (PPN 12-081760) by deed recorded in Volume 2065, Page 2760 of Geauga County Deed Records;

Thence **North 88° 53' 07" East**, along the Southerly line of land so conveyed to Robert J. and Danielle S. Hebler, and along the Southerly line of lands conveyed to Jeremy A. and Julie M. Hunter (PPN 12-095100) by deed recorded in Volume 1984, Page 1681 of Geauga County Deed Records, and Jeremy A. and Julie M. Hunter (PPN 12-048800) by deed recorded in Volume 2063, Page 475 of Geauga County Deed Records, also being said shared line between Lot no. 3, Section 14, East Survey (Claridon Twp) and Lot 8 (Burton Township), a distance of **1206.15 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of said PPN 12-048800;

Thence **North 0° 48' 14" West**, along the Easterly line of land so conveyed to Jeremy A. and Julie M. Hunter (PPN 12-048800), a distance of **423.37 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **North 0° 48' 14" West**, continuing along the Easterly line of land so conveyed to Jeremy A. and Julie M. Hunter (PPN 12-048800), a distance of **511.39 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to Nate and Lindsey Wengerd (PPN 12-026900) by deed recorded 2118, Page 347 of Geauga County Deed Records;

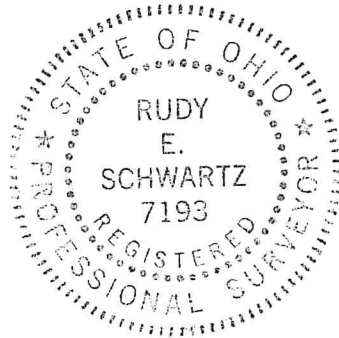
COURSE II Thence **North 88° 52' 32" East**, along a Southerly line of land so conveyed to Nate and Lindsey Wengerd, a distance of **223.16 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at a Southeasterly corner thereof;

- COURSE III Thence **North 0° 48' 13" West**, along an Easterly line of land so conveyed to Nate and Lindsey Wengerd, and along the Easterly line of land conveyed to Mervin and Dorothy Miller (PPN 12-095275) by deed recorded in Volume 2120, Page 2209 of Geauga County Deed Records, and along an Easterly line of land conveyed to Daniel and Lindsey Hershberger (PPN 12-095276) by deed recorded in Volume 2121, Page 2745 of Geauga County Deed Records, a distance of **819.84 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at an interior corner thereof, said pin also being on the shared line of Lot No. 2, Section 14, and Lot 3, Section 14;
- COURSE IV Thence **North 88° 36' 04" East**, along a Southerly line of land so conveyed to Daniel and Lindsey Hershberger, and along the Southerly line of land conveyed to Steve L. and Donna B. Johnson (PPN 12-033320) by deed recorded in Volume 868, Page 1003 of Geauga County Deed Records, also being said shared line of Lot No. 2, Section 14, and Lot 3, Section 14, and the shared line between Lots 2 and 3, in Section 15, passing through a 1 1/2" iron pipe found at 956.34 feet at the shared corners of Lot Nos. 2 and 3, Section 14, and Lot Nos. 2 and 3, Section 15, a total distance of **1456.35 feet** to a point at the Northwesterly corner of a parcel of land conveyed to Jarred J. and Jody L. Miller (PPN 12-095244) by deed recorded in Volume 2057, Page 3122 of Geauga County Deed Records (witness a 5/8 inch iron pin found, I.D. Alban, 0.67 feet West);
- COURSE V Thence **South 0° 48' 13" East**, along the Westerly line of land so conveyed to Jarred J. and Jody L. Miller, a distance of **1237.27 feet** to a 5/8 inch iron pin found at the Northeasterly corner of land conveyed to Paul D. and Linda N. Burkholder(PPN 12-095265) by deed recorded in Volume 2068, Page 509 of Geauga County Deed Records;
- COURSE VI Thence **South 88° 45' 01" West**, along the Northerly line of land so conveyed to Paul D. and Linda N. Burkholder, a distance **250.00 feet** to a 5/8 inch iron pin found at the Northwesterly corner thereof;
- COURSE VII Thence **South 0° 48' 13" East**, along the Westerly line of land so conveyed to Paul D. and Linda N. Burkholder, a distance **523.09 feet** to a 5/8 inch iron pin found on the Northerly right-of-way of Durkee Road, 60 feet wide, also being the shared line of Lot no. 3, Section 15 (Claridon Twp) and Lot 9 (Burton Township);
- COURSE VIII Thence **South 88° 46' 46" West**, along said Northerly right-of-way of Durkee Road, 60 feet wide, also being the shared line of Lot no. 3, Section 15, East Survey (Claridon Twp) and Lot 9 (Burton Township), a distance **250.00 feet** to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Simon Miller (PPN 12-011350) by deed recorded in Volume 2095, Page 2511 of Geauga County Deed Records, being the shared corner between Lot No. 3, Section 14 and Lot No. 3, Section 15

(Claridon Twp), also being the Northerly line of Lot No. 9 (Burton Township);

COURSE IX Thence **North 0° 48' 13" West**, along the Easterly line of land so conveyed to Simon Miller, also being said shared line between Lot No. 3, Section 14 and Lot No. 3, Section 15 (Claridon Twp), a distance of **422.91 feet** to a 5/8 inch iron pin set;

COURSE X Thence **South 88° 53' 07" West** (creating a new line) and along the Northerly line of land so conveyed to Joe K. and Emma Miller (PPN 12-048700), a distance of **1179.46 feet** to the Principal Place of Beginning and containing **49.0937 acres** of land (4.0239 acres part of PPN 12-011350, and 45.0698 acres part of PPN 12-095241) as surveyed, calculated and described, on January 16, 2019 and November 12, 2019, and May 19, 2021 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.



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/26/2021

21-087

5.25.21

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
3.3288 ACRE PARCEL
FOR
SIMON MILLER

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 3, Section 14, East Survey, and further known as being part of a parcel of land conveyed to Simon Miller (PPN 12-011350) by deed recorded in Volume 2095, Page 2511 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Forest Road, 60 feet wide, at its intersection with the shared line between Lot no. 3, Section 14, East Survey (Claridon Twp) and Lot 8 (Burton Township), said pin also being at the Southwesterly corner of a parcel of land conveyed to Robert J. and Danielle S. Hebler (PPN 12-081760) by deed recorded in Volume 2065, Page 2760 of Geauga County Deed Records;

Thence **North 88° 53' 07" East**, along the Southerly line of land so conveyed to Robert J. and Danielle S. Hebler, and along the Southerly line of lands conveyed to Jeremy A. and Julie M. Hunter (PPN 12-095100) by deed recorded in Volume 1984, Page 1681 of Geauga County Deed Records, and Jeremy A. and Julie M. Hunter (PPN 12-048800) by deed recorded in Volume 2063, Page 475 of Geauga County Deed Records, and along the Southerly line of land conveyed to Joe K. and Emma Miller(PPN 12-048700) by deed recorded in Volume 2097, Page 1086 of Geauga County Deed Records, also being said shared line between Lot no. 3, Section 14, East Survey (Claridon Twp) and Lot 8 (Burton Township), a distance of **2042.97 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner thereof, and being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence North 0° 48' 13" West , along the Easterly line of land so conveyed to Joe K. and Emma Miller (PPN 12-048700), a distance of 423.37 feet to a 5/8 inch iron pin set; |
| COURSE II | Thence North 88° 53' 07" East (creating a new line) a distance of 342.64 feet to a 5/8 inch iron pin set (I.D. Schwartz) on a Westerly line of land conveyed to Simon J. Miller (PPN 12-095241) by deed recorded in Volume 2097, Page 1081 of Geauga County Deed Record, said pin also being on the shared line between Lot 3, Section 14 and Lot 3, Section 15; |
| COURSE III | Thence South 0° 48' 13" East , along said Westerly line of land so conveyed to Simon J. Miller, said line also being said shared line between Lot 3, Section 14 and Lot 3, Section 15, a distance of 422.91 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Northerly right- |

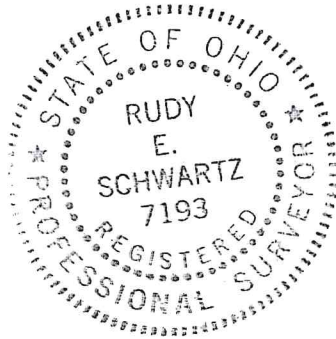
of-way of Durkee Road, 60 feet wide, said pin also being on the shared line of Lot No. 3, Section 14, (Claridon Twp) and Lot 9 (Burton Twp);

COURSE IV

Thence **South 88° 46' 46" West**, along said Northerly right-of-way of Durkee Road, also being said shared line of Lot No. 3, Section 14, (Claridon Twp) and Lot 9 (Burton Twp), a distance of **245.82 feet** to a point at the shared corner of lots 8 and 9 (Burton Twp).

COURSE IV

Thence **South 88° 53' 07" West**, along said Northerly right-of-way of Durkee Road, also being said shared line of Lot No. 3, Section 14, (Claridon Twp) and Lot 8 (Burton Twp) and along the Easterly extension of the Northerly line of land so conveyed to Joe K. and Emma Miller (PPN 12-048700), a distance of **96.82 feet** to the Principal Place of Beginning and containing **3.3288 acres** of land as surveyed, calculated and described, on January 16, 2019 and November 12, 2019, and May 19, 2021 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.



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/26/2021

21-087

5.25.21

DATE

RUDY E. SCHWARTZ, P.S. 7193