

LOT SPLIT

FOR HENRY M., Jr. & RUTH E. MILLER

FEBRUARY, 2008

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF
GEUAGA AND STATE OF OHIO AND KNOWN AS BEING
PART OF ORIGINAL SECTION NO. 2.

DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND
ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE
ANGULAR VALUE BETWEEN LINES. ALL OF WHICH I DECLARE TO
BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Joseph Gutoskey PS 3/11/8
JOSEPH GUTOSKEY P.S. 7567 DATE:



● 5/8" IRON PIN SET, ID. GUTOSKEY PS 7567

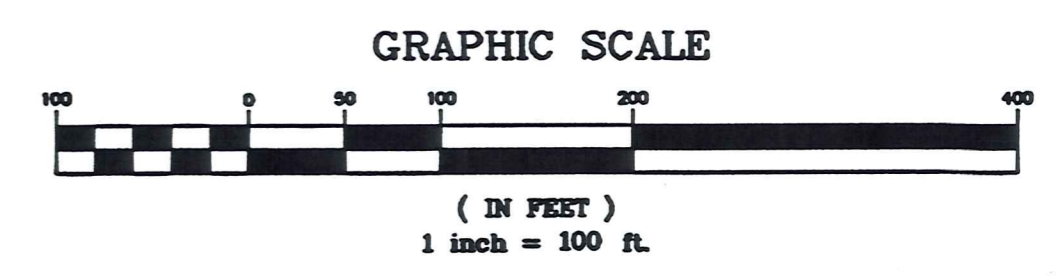
REFERENCES :

PRIOR DEED OF RECORD
H.M., J.R. AND R.E. MILLER VOLUME 1822, PAGE 1961
OF GEAGA COUNTY RECORDS

PLAT OF SURVEY PREPARED BY ROBERT L. KOSIE,
PLAT NO. 603 07

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

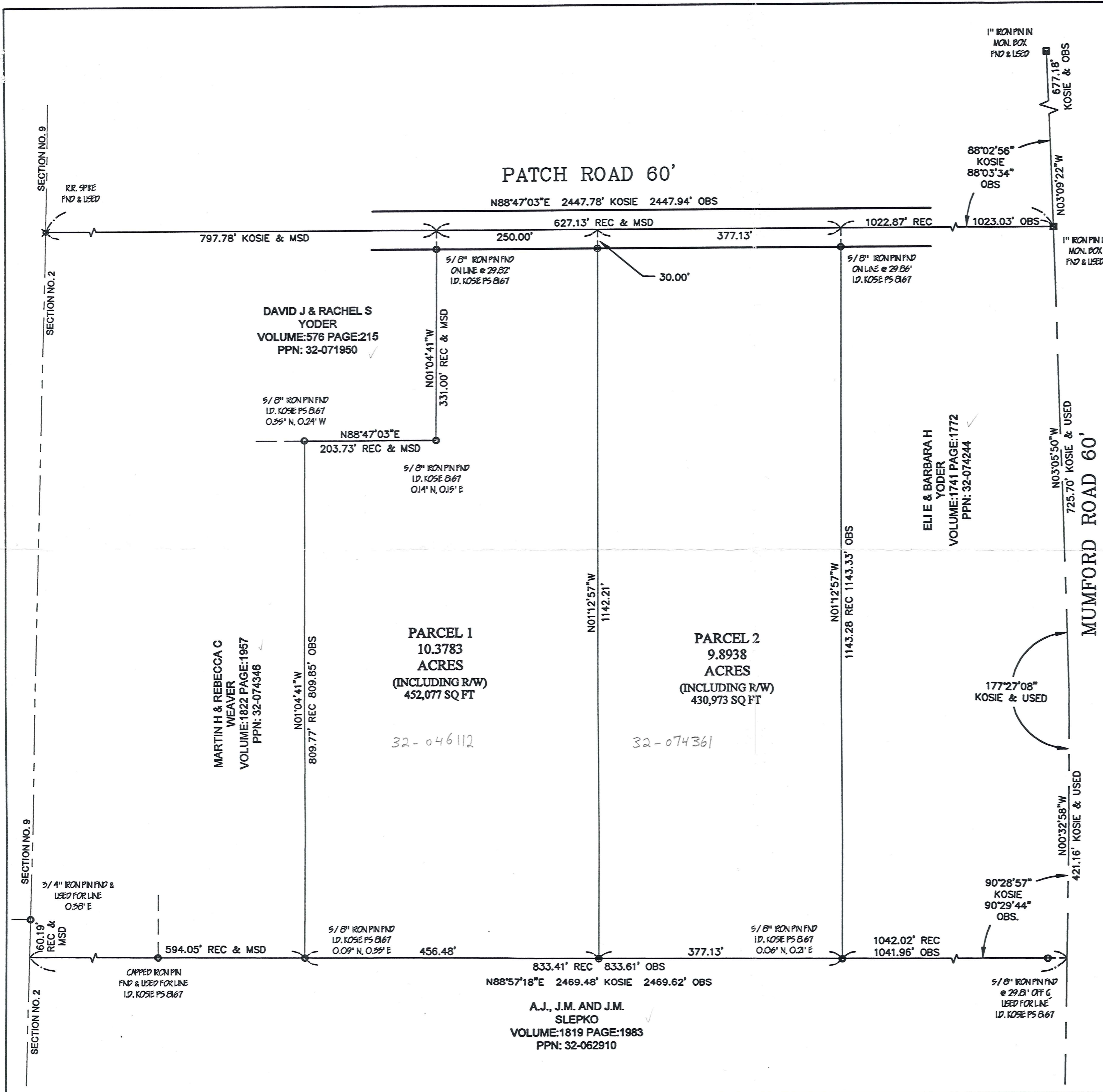
R.S. 03/18/08
OFFICE OF THE
GEAGA COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors, and Land Planners

17078 MUNN ROAD, SUITE 3 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

CONTRACT NO.
07-2320





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Troy-00001

Parcel 1 Legal Description 10.3783 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 2 in said Township and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at an angle point at the intersection of Patch Road (60 feet wide) and Mumford Road (60 feet wide);

Thence **South 88° 47' 03" West**, along the centerline of said Patch Road, **1400.16 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 12' 57" East**, (and passing through a 5/8" iron pin (ID Gutoskey P.S. 7567) set at 30.00 feet) a total distance of **1,142.21 feet** to a 5/8" iron pin (ID Gutoskey P.S. 7567) set in the northerly line of a parcel of land conveyed to A.J., J.M. and J.M. Slepko, by deed recorded in Volume 1819, Page 1983 of Geauga County Records;

Course II Thence **South 88° 57' 18" West**, along said Slepko's northerly line, **456.48 feet** to a point at the southeast corner of a parcel of land conveyed to Martin H. and Rebecca C. Weaver, by deed recorded in Volume 1822, Page 1957 of Geauga County Records (witness a 5/8" iron pin found, ID Kosie PS 8167, 0.09 feet North and 0.33 feet East);

Course III Thence **North 01° 04' 41" West**, along said Weaver's easterly line, **809.85 feet** to a point in the southerly line of a parcel of land conveyed to David J. and Rachel S. Yoder, by deed recorded in Volume 576, Page 215 of Geauga County Records (witness a 5/8" iron pin found 0.35 feet North and 0.24 feet West, ID Kosie P.S. 8167);

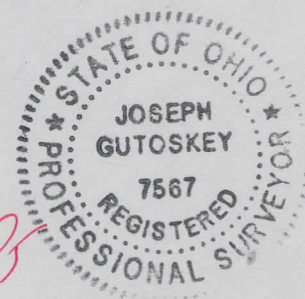
Course IV Thence **North 88° 47' 03" East**, along said Yoder's southerly line, **203.73 feet** to a point at the southeast corner of said Yoder's parcel (witness a 5/8" iron pin found 0.14 feet North and 0.15 feet East, ID Kosie P.S. 8167);

Course V Thence **North 01° 04' 41" West**, along said Yoder's easterly line (and passing through a 5/8" iron pin found (ID Kosie P.S. 8167) at 301.18 feet), a total distance of **331.00 feet** to a point in the centerline of said Patch Road at

the northeast corner of said Yoder's parcel;

Course VI Thence **North 88° 47' 03" East**, along said centerline, **250.00 feet** to the Principal Place of Beginning and containing 10.3783 Acres (452,077 sq. ft.) of land as surveyed and described in February 2008 by Joseph Gutoskey P.S. 7567, being the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Prior Deed of Reference: Volume 1822, Page 1961



Joseph Gutoskey
3/17/08

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

R.S. 03/18/08

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED

MAR 17 2008



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Parcel 2 Legal Description 9.8938 Acre Parcel

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 2 in said Township and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at an angle point at the intersection of Patch Road (60 feet wide) and Mumford Road (60 feet wide);

Thence **South 88° 47' 42" West**, along the centerline of said Patch Road **1,023.03 feet** to a point, said point being a northwesterly corner of a parcel of land conveyed to Eli E. and Barbara H. Yoder by deed recorded in Volume 1741, Page 1772 of Geauga County Records, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 12' 57" East**, along the westerly line of said Yoder, (and passing through a 5/8" iron pin found (ID Kosie P.S. 8167) at 29.86 feet) a total distance of **1,143.33 feet** to a point in the northerly line of a parcel of land conveyed to A.J., J.M. and J.M. Slepko, by deed recorded in Volume 1819, Page 1983 of Geauga County Records (witness a 5/8" iron pin found at 0.06 feet North and 0.21 feet East, ID Kosie P.S. 8167);

Course II Thence **South 88° 57' 18" West**, along said Slepko's northerly line, **377.13 feet** to a 5/8" iron pin set (ID Gutoskey P.S. 7567),

Course III Thence **North 01° 12' 57" West**, **1142.21 feet** to a point in the centerline of said Patch Road (and passing through a 5/8" iron pin set (ID Gutoskey P.S. 7567) on a southerly right of way of said road at a distance of 1112.21 feet);

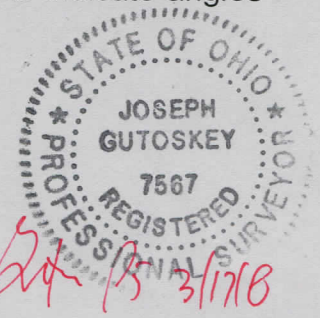
Course IV Thence **North 88° 47' 03" East**, along said centerline, **377.13 feet**, to the Principal Place of Beginning and containing 9.8938 Acres (430,973 sq. ft.) of land as surveyed and described in February, 2008 by Joseph Gutoskey (P.S. 7567) be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Prior Deed of Reference: Volume 1822, Page 1961

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Legal Description
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