

SUBDIVISION AND PLAT OF SURVEY PREPARED FOR: H.M., JR. AND R.E. MILLER (H.M., JR. AND R.E. MILLER SUBDIVISION)

DEED OF RECORD: H.M., JR. AND R.E. MILLER VOLUME 1752, PAGE 386

TRO 00019 TR0 00079 (07-050)

TOWNSHIP/CITY/VILLAGE: TROY TOWNSHIP

MONTH: APRIL

YEAR: 2007

PAGE: ONE OF ONE

SURVEY FOR: H.M., JR. AND R.E. MILLER

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF SECTION NO. 2 WITHIN SAID TOWNSHIP.

ENCROACHMENTS
 ADJACENT LAND OWNER: R. AND P. DOBAY
 1.) WIRE FENCE IS 28.5+ FEET WEST OF BOUNDARY LINE.
 2.) WIRE FENCE IS 17.0+ FEET NORTH OF ROAD MARGIN.
 3.) WIRE FENCE IS 12.0+ FEET SOUTH OF BOUNDARY LINE.

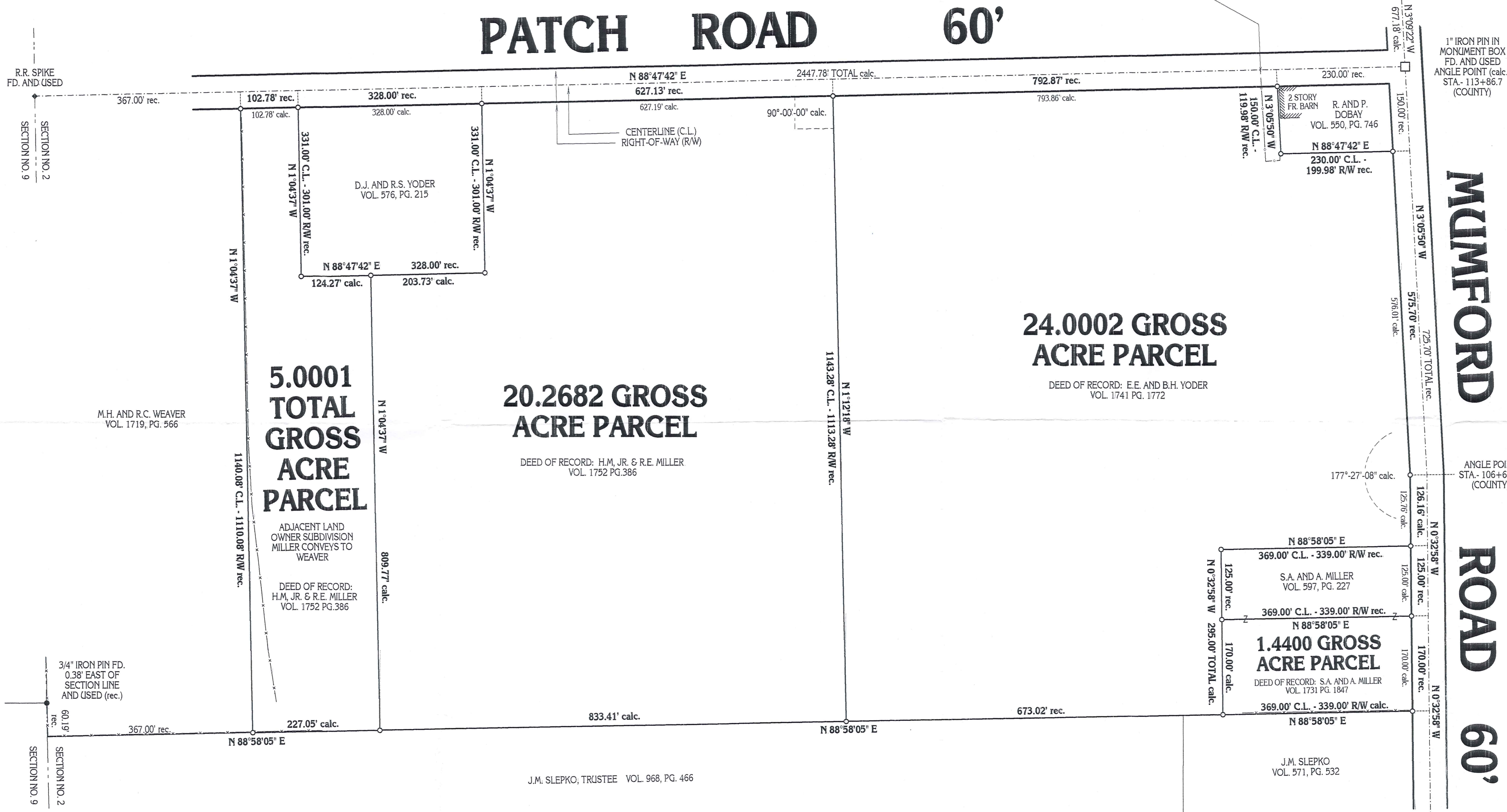
1" IRON PIN IN MONUMENT BOX FD. AND USED ANGLE POINT STA. - 120+64.5 (COUNTY)

1" IRON PIN IN MONUMENT BOX FD. AND USED ANGLE POINT STA. - 113+86.7 (COUNTY)



GRAPHIC SCALE: 1" = 100'

O - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
 --- DENOTES BARBED WIRE FENCE FOUND
 - - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)



BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEauga COUNTY ENGINEER'S OFFICE.
 ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 PAK 415107
 OFFICE OF THE GEauga COUNTY ENGINEER

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS. BEARINGS ARE TO TRUE NORTH USING NAD83 (NGVD 29), APRIL 2004.

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.

ROBERT L. KOSIE, P.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 8167



PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
 Registered Land Surveyors
 202 South Street
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 FAX (440) 285-4579
 http://www.dbksurveys.com



DBK PLAT NO. 603 07

TRO-00079

Vol. 1822-Pg. 1957 H.M. Miller (07-056)

TRO 00079

Delmar B. Kosie & Associates

Picked up 04-06-07
32-074346

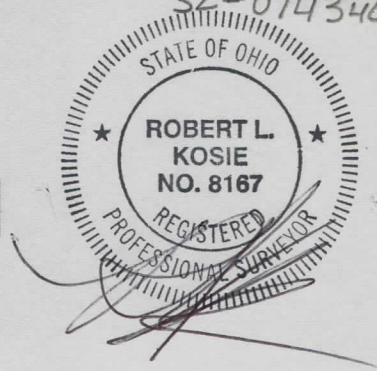
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5.0001 GROSS ACRE PARCEL

DEED OF RECORD: H.M., JR. AND R.E. MILLER VOLUME 1752, PG. 386

Date: APRIL 4 2007

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 2 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT AT THE INTERSECTION OF PATCH ROAD (60 FEET WIDE) AND MUMFORD ROAD (60 FEET WIDE). SAID POINT BEING KNOWN AS CENTERLINE STATION 113+86.70 OF THE GEauga COUNTY ENGINEER'S RECORDS.

THENCE S88°47'42"W ALONG THE CENTERLINE OF PATCH ROAD A DISTANCE OF 1978.00 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO D.J. AND R.S. YODER AS RECORDED IN VOL. 576, PG. 215 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S01°04'37"E ALONG AN EASTERLY LINE OF SAID YODER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 30.00 FEET A TOTAL DISTANCE OF 331.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID YODER'S LAND.

THENCE N88°47'42"E ALONG A SOUTHERLY LINE OF SAID YODER'S LAND A DISTANCE OF 124.27 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S01°04'37"E ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 809.77 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO J.M. SLEPKO, TRUSTEE AS RECORDED IN VOL. 968, PG. 466 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S88°58'05"W ALONG SAID SLEPKO'S NORTHERLY LINE A DISTANCE OF 227.05 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO M.H. AND R.C. WEAVER AS RECORDED IN VOL. 1719, PG. 566 OF GEauga COUNTY RECORDS AND DEEDS.

TR-0 00079

(07-056)

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5.0001 GROSS ACRE PARCEL

(CONTINUED)

THENCE N 01°04'37"W ALONG AN EASTERLY LINE OF SAID WEAVER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 1110.08 FEET A TOTAL DISTANCE OF 1140.08 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID PATCH ROAD. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID WEAVER'S LAND. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N88°47'42"E ALONG SAID CENTERLINE A **FRONTAGE DISTANCE** OF 102.78 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 5.0001 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING NAD83 (NGVD 29) APRIL, 2004. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 4/5/07
OFFICE OF THE
GEAUGA COUNTY ENGINEER

TRO 00079

(07-056)

Delmar B. Kosie & Associates

Registered Land Surveyors

32-046112
Vol. 1822 - Pg. 1961

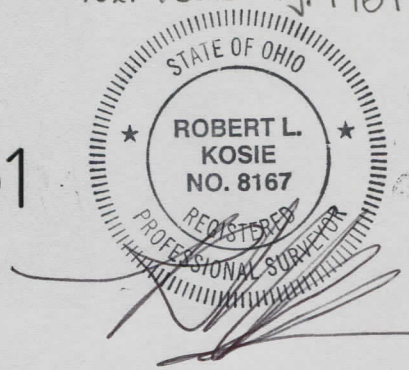


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20.2682 GROSS ACRE PARCEL

DEED OF RECORD: H.M., JR. AND R.E. MILLER VOLUME 1752, PG. 386

Date: APRIL 4 2007

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 2 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT AT THE INTERSECTION OF PATCH ROAD (60 FEET WIDE) AND MUMFORD ROAD (60 FEET WIDE). SAID POINT BEING KNOWN AS CENTERLINE STATION 113+86.70 OF THE GEauga COUNTY ENGINEER'S RECORDS.

THENCE S88°47'42"W ALONG THE CENTERLINE OF PATCH ROAD A DISTANCE OF 1022.87 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO E.E. AND B.H. YODER AS RECORDED IN VOL. 1741, PG. 1772 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S01°12'18"E ALONG THE WESTERLY LINE OF SAID YODER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 30.00 FEET A TOTAL DISTANCE OF 1143.28 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO J.M. SLEPKO, TRUSTEE AS RECORDED IN VOL. 968, PG. 466 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

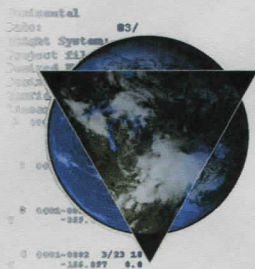
THENCE S88°58'05"W ALONG SAID SLEPKO'S NORTHERLY LINE A DISTANCE OF 833.41 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N01°04'37"W ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 809.77 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO D.J. AND R.S. YODER AS RECORDED IN VOL. 576, PG. 215 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N88°47'42"E ALONG SAID SOUTHERLY LINE OF YODER'S LAND A DISTANCE OF 203.73 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID YODER'S LAND.

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20.2682 GROSS ACRE PARCEL

(CONTINUED)

THENCE N01°04'37"W ALONG AN EASTERLY LINE OF SAID YODER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 301.00 FEET A TOTAL DISTANCE OF 331.00 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID PATCH ROAD. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID YODER'S LAND. SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N88°47'42"E ALONG SAID CENTERLINE A **FRONTAGE DISTANCE** OF 627.13 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 20.2682 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING NAD83 (NGVD 29) APRIL, 2004. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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