

TRO 00095

TRO-00095

Miller
picked up 4-18-06
VOL 1792 PG 3009
32-022401

WM. R. GRAY ASSOCIATES, INC

TERRENCE G. GERSON P.E., P.S.
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03/16/06
Revised 03/31/06
4/18/06

LEGAL DESCRIPTION OF 1.229 ACRE RESIDUAL PARCEL
PPN. 32-022401

10 APRIL 06

Situated in the Township of Troy, County of Geauga, State of Ohio and being known as part of Section 23, and being more fully described as follows:

Beginning at the intersection of the centerlines of Main Market Road (60') and Rapids Road (60');

Thence, N 83°57'43" W along the centerline of said Main Market Road a distance of 235.00 feet to a point, said point being a southeast corner of a parcel of land conveyed to John Such and Earl William Aurelius (PPN. 32-022400) recorded in Volume 1718 Page 3411 of the Geauga County Records;

Thence, N 05°50'00" E, along a easterly line of said Such and Aurelius parcel, passing through a 5/8 inch iron pin set at 30.00 feet, at the northerly right of way line of Rapids Road, a total distance of 227.36 feet to a 5/8 inch iron pin set;

Thence, S 84°10'00" E, passing through a 5/8 inch iron pin set at 205.00 feet, at the westerly right of way line of said Rapids Road, a total distance of 235.00 feet to the centerline of said Rapids Road;

Thence, S 05°50'00" W a distance of 228.20 feet, along the centerline of said Rapids Road, to the Place of Beginning and containing 1.229 acres of land as surveyed and described by Daniel J. Gerson, P.S. #8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same, more or less, but subject to all legal highways and easements; Surveyed March 15th 2006.

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

Deed of record is Volume 1757 Page 2557.

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

Basis of bearing Rapids Road (60') N 05°50'00" E

R.S. 4/18/06
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

1.513 ACRES (PPN 32-022401 ORIGINAL)
-0.284 ACRES ADDED TO (PPN 32-022500)

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03/16/06
Revised 03/31/06
4/18/06

LEGAL DESCRIPTION OF 1.284 ACRE PARCEL
PPN. 32-022500

10 APRIL 06

Situated in the Township of Troy, County of Geauga, State of Ohio and being known as part of Section 23, and being more fully described as follows:

Beginning at the intersection of the centerlines of Main Market Road (60') and Rapids Road (60'), Thence, N 05°50'00" E along the centerline of said Rapids Road a distance of 228.20 feet to a point, said point being the Principal Place of Beginning of the parcel herein intended to be described;

Thence, N 84°10'00" W passing through a 5/8 inch iron pin set at 30.00 feet, at the westerly right of way line of said Rapids Road, a total distance of 235.00 feet to a 5/8 inch iron pin set at an easterly line of a parcel of land conveyed to John Such and Earl William Aurelius (PPN. 32-022400) recorded in Volume 1718 Page 3411 of the Geauga County Records;

Thence, N 05°50'00" E along said easterly line of the Such and Aurelius parcel, a distance of 238.04 feet to a 5/8 inch iron pin set at a southerly line of a parcel of land conveyed to Susan Miller, Trustee (PPN. 32-066350) recorded in Volume 1757 Page 2555 of the Geauga County Records;

Thence, S 84°10'00" E along said southerly line of the Miller parcel, passing through a 5/8 inch iron pin set at 205.00 feet, a total distance of 235.00 feet to the centerline of said Rapids Road said point being the southeast corner of said Miller parcel;

Thence, S 05°50'00" W along the centerline of said Rapids Road, a distance of 238.04 feet to the Principal Place of Beginning and containing 1.284 acres of land as surveyed and described by Daniel J. Gerson, P.S. #8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same, more or less, but subject to all legal highways and easements; Surveyed March 15th 2006.

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

Deed of record is Volume ~~378~~ Page ~~550~~
1757 2557

Basis of bearing Rapids Road (60') N 05°50'00" E
1.000 ACRES (PPN 32-022500)
0.284 ACRES (PPN 32-022401)

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 4/18/06
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER