

SURVEY & LOT SPLIT FOR GIDEON BENDER

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING
PART OF SECTION NO. 1 WITHIN SAID TOWNSHIP.

JULY, 2005

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES
AND PREPARED THIS MAP IN ACCORDANCE WITH THE
PROVISIONS OF CHAPTER 4733.37 OF THE OHIO
ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET
AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN
ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES
ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE
BEST OF MY KNOWLEDGE.



JOSEPH GUTOSKEY, P.S. No. 7567

DATE

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

PAK 7/20/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER

ANDY A.F. & JUDY RENEE BYLER
VOL. 968, PG. 822
P.P.N. 32-015900

ATLEE C. & CHRISTINA M. WEAVER
VOL. 1754, PG. 884
P.P.N. 32-074185

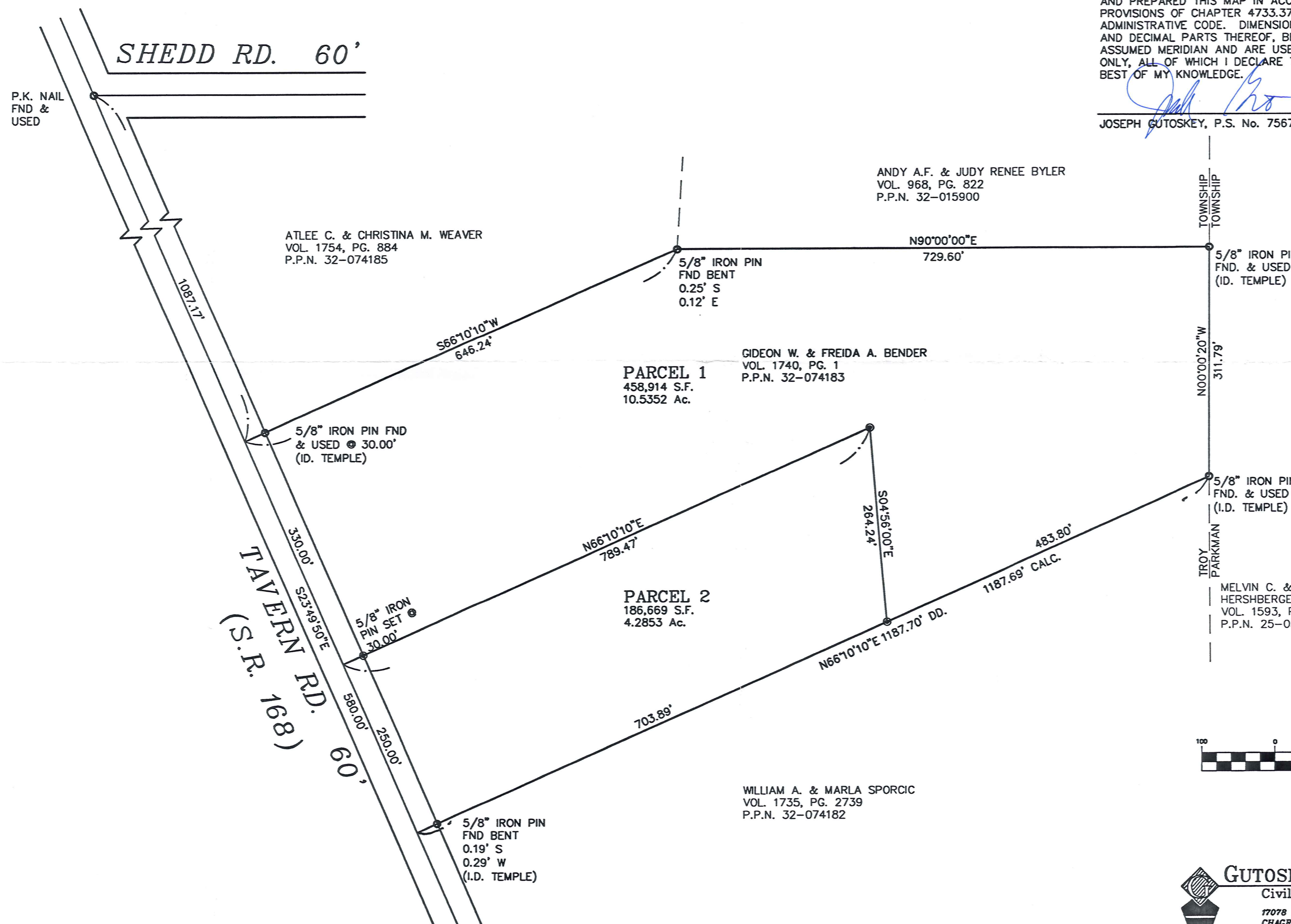
PARCEL 1
458,914 S.F.
10.5352 Ac.

GIDEON W. & FREIDA A. BENDER
VOL. 1740, PG. 1
P.P.N. 32-074183

PARCEL 2
186,669 S.F.
4.2853 Ac.

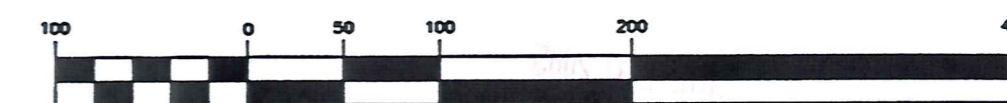
MELVIN C. & SALOMA L.
HERSHBERGER
VOL. 1593, PG. 1
P.P.N. 25-058010

WILLIAM A. & MARLA SPORCIC
VOL. 1735, PG. 2739
P.P.N. 32-074182



● 5/8" IRON PIN SET

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors

17078 Mann Road, Unit 3 TEL (440) 543-6900
CHACRIN FALLS, OHIO 44023 FAX (440) 543-7176



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Bender
Pick up date
8-3-05

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

32-074183

Vol. 1783 - Pg. 848

Legal Description

Parcel 1

10.5352 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Section No. 1 within said township and is further described as follows;

Beginning in the centerline of Tavern Road (SR 168) (60 feet wide) at a point which is **South 23° 49' 50" East**, along said centerline, **1087.17 feet** from a P.K. nail found at the intersection of said centerline with the centerline of Shedd Road (60 feet wide) said point being the southwesterly corner of a parcel of land conveyed to Atlee C. and Christina M. Weaver by Deed recorded in Volume 1754 Page 884 of Geauga County Records;

Course I Thence **North 66° 10' 10" East**, (passing through an iron pin found at **30.00 feet**, I.D. Temple) along said Weaver's southerly line, **646.24 feet** to a point, at said Weaver's southeast corner also being the southwest corner of a parcel of land conveyed to Andy A.F. and Judy Renee Byler by deed recorded in Volume 968, Page 822 of Geauga County Deed Records, (witness a 5/8" iron pin found bent 0.25 feet south and 0.12 feet east);

Course II Thence **North 90° 00' 00" East**, along said Byler's south line, **729.60 feet** to a 5/8" iron pin found (ID Temple) at said Byler's southeast corner and in the west line of a parcel of land convey to Melvin C. and Saloma L. Hershberger by deed recorded in Volume 1593, Page 1 of Geauga County Records, said line also being the township line between Troy Township and Parkman Township;

Course III Thence **South 00° 00' 20" East**, along the west line of the said Hershberger and with said township line, **311.79 feet** to 5/8" iron pin found (ID Temple) at the northeast corner of a parcel of land conveyed to William A. and Marla Sporcic by Deed Recorded in Volume 1735, Page 2739 of Geauga County Records;

Course IV Thence **South 66° 10' 10" West**, along said Sporcic's north line, **483.80 feet** to a 5/8" iron pin set;

Course V Thence **North 4° 56' 00" West**, **264.24 feet** to a 5/8" iron pin set;

Course VI Thence **South 66° 10' 10" West**, **789.47 feet** (and passing over a 5/8" iron pin set at 759.47 feet) to a point in the centerline of said Tavern Road;

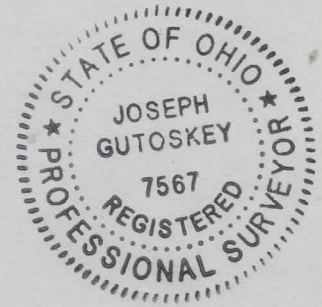
TRD 00145

Legal Description

Course VII Thence **North 23° 49' 50" West**, along the centerline of said Tavern Road **330.00 feet** to the Place of Beginning and containing 10.5352 Acres (458,914 square feet) of land as surveyed and described in July, 2005 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

Prior deed of Record Volume 1740 Page 1

Joseph Gutoskey PS
7/2005



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

PAK *7/25/05*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

TR0 00145

Bender
picked up 3/3/05



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

32-074333

VOI.1783 Pg.848

Legal Description

Parcel 2
4.2853 Acres

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Section No. 1 within said township and is further described as follows;

Beginning in the centerline of Tavern Road (S.R. 168) (60 feet wide) at a point which is **South 23° 49' 50" East**, along said centerline **1417.17 feet** from a P.K. nail found at the intersection of said centerline with the centerline of Shedd Road (60 feet wide);

Course I Thence **North 66° 10' 10" East**, (passing through a 5/8" iron pin set at **30.00 feet**) **789.47 feet** to a 5/8" iron pin set;

Course II Thence **South 04° 56' 00" East**, **264.24 feet** to a 5/8" iron pin set in the north line of a parcel of land conveyed to William A. and Marla Sporcic by deed recorded in Volume 1735, Page 2739 of Geauga County Records;

Course III Thence **South 66° 10' 10" West**, along said Sporcic's north line, **703.89 feet** to a point in the centerline of said Tavern Road (witness a 5/8" iron pin found bent (ID Temple) 0.19 feet south and 0.29 feet west at 673.89 feet);

Course IV Thence **North 23° 49' 50" West**, along the centerline of Tavern Road, **250.00 feet** to the Place of Beginning and containing 4.2853 Acres (186,669 square feet) of land as surveyed and described in July, 2005 by Joseph Gutoskey PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

Prior deed of Record Volume 1740 Page 1

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

PAK 7/25/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Handwritten signature: Paul P. Gutoskey
7/25/05

