

TOWNSHIP/CITY/VILLAGE:	MONTH: 27	PAGE: ONE
TROY TOWNSHIP	DECEMBER	OF ONE
SURVEY FOR:	YEAR: 2007	
ABNER J. AND MARY Y. MILLER		

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
 Registered Land Surveyors  
 11040 Madison Road  
 Montville, Ohio 44064  
 (440) 286-2131  
 or (440) 968-3578  
 http://www.dbksurveys.com

**ADJACENT LAND OWNER SUBDIVISION AND PLAT OF RE-SURVEY  
 PREPARED FOR: ABNER J. AND MARY Y. MILLER**

DEED OF RECORD: ABNER J. AND MARY Y. MILLER  
 VOLUME 835, PAGE 934

**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.



GRAPHIC SCALE: 1" = 50'

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

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

*R.S.* 12/28/07  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

E. AND E. BYLER  
 VOLUME 841, PAGE 153

**MUMFORD ROAD 60'**  
 N16°46'31" E

1906.15' TOTAL 3/4" IRON PIN - M.B. rec.  
 392.72' rec.  
 392.73' calc.

1" IRON PIN IN MONUMENT BOX FD. AND USED P.I. STA. - 170+33.0

C.S. AND A.J. YODER VOLUME 845, PAGE 1154

N85°22'18" W  
 520.35' C.L. - 489.66' R/W calc.

N85°22'18" W  
 14.13' calc.

5/8" IRON PIN WITH CAP BEARING: "KOSIE 5276" FD. AND USED

N1°34'40" W

N1°55'11" W

RESIDUAL  
**5.1360 GROSS ACRE PARCEL**  
 (4.8655 NET ACRES)

DEED OF RECORD: A.J. AND M.Y. MILLER  
 VOLUME 835, PAGE 934  
 PERMANANT PARCEL NO. 32-074102

MILLER CONVEYS TO YODER  
**0.1349 GROSS ACRE PARCEL**  
 DEED OF RECORD: A.J. AND M.Y. MILLER  
 VOLUME 835, PAGE 934

I CERTIFY TO: ABNER J. AND MARY Y. MILLER

THAT I HAVE SURVEYED THESE PREMESIS AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMESIS THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.

*[Signature]*  
 ROBERT L. KOSIE, P.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 8167

5/8" IRON PIN WITH CAP BEARING: "KOSIE 5276" FD. AND USED

644.76' C.L. - 614.07' R/W calc.  
 N85°21'10" W

N85°21'10" W  
 16.45' calc.

386.40' calc.

386.66' rec.

C.S. AND A.J. YODER VOLUME 1762, PAGE 1069 DOCUMENT NO. 200500717900

W. AND B. MILLER  
 VOLUME 800, PAGE 1091



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

3/4" IRON PIN FOUND AND USED P.I. STA. - 151+27.6

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

*R.S. 12/28/07*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

TRO-00174 TRO 00174 Vol 1837, Pg. 2593 32-074354 (07-208)

# Delmar B. Kosie & Associates

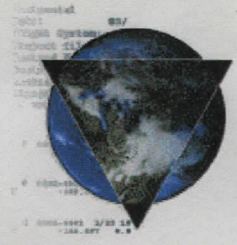
Registered Land Surveyors

11040 Madison Road  
Montville, Ohio 44064

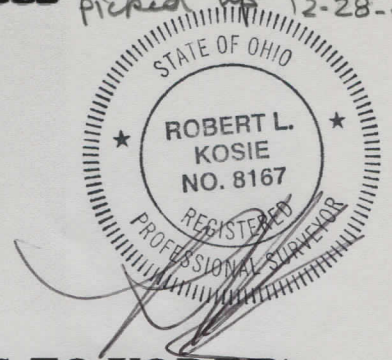
(440) 286-2131

or (440) 968-3578

<http://www.dbksurveys.com>



*A.J. & M.Y. Miller  
picked up 12-28-07*



## 0.1349 ACRE PARCEL (MILLER CONVEYS TO YODER)

DEED OF RECORD: A.J. AND M.Y. MILLER VOLUME 835, PAGE 934

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

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT ON THE CENTERLINE OF MUMFORD ROAD (60 FEET WIDE). SAID POINT KNOWN AS BEING COUNTY CENTERLINE STATION P.I. 170+33.0 AS RECORDED IN THE GEAUGA COUNTY ENGINEER'S RECORDS.

THENCE S16°46'31"W ALONG THE CENTERLINE OF SAID MUMFORD ROAD A DISTANCE OF 873.66 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO C.S. AND A.J. YODER AS RECORDED IN VOL. 845, PG. 1154 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE S85°22'18"E ALONG A SOUTHERLY 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 30.69 FEET A TOTAL DISTANCE OF 520.35 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 NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S01°34'40"E ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 386.40 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 ANOTHER PARCEL OF LAND CONVEYED TO C.S. AND A.J. YODER AS RECORDED IN VOL. 1762, PG. 1069 (DOCUMENT NO. 200500717900) OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S85°21'10"E ALONG THE NORTHERLY LINE OF SAID YODER'S LAND A DISTANCE OF 16.45 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 A PARCEL OF LAND CONVEYED TO E. AND E. BYLER AS RECORDED IN VOL. 841, PG. 153 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N01°55'11"W ALONG A WESTERLY LINE OF SAID BYLER'S LAND A DISTANCE OF 386.66 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID BYLER'S LAND. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N85°22'18"W ALONG THE SOUTHERLY LINE OF THE SAID YODER PARCEL A DISTANCE OF 14.13 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.1349 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: DECEMBER 27TH, 2007. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

# Delmar B. Kosie & Associates

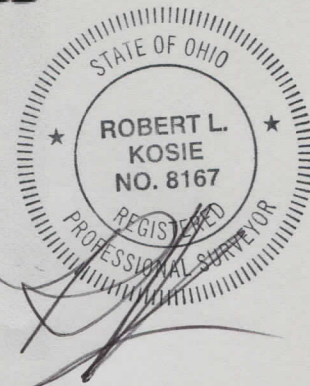
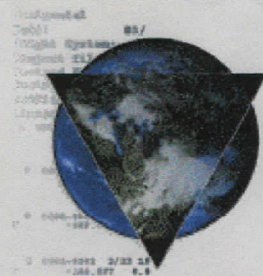
## Registered Land Surveyors

11040 Madison Road  
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

<http://www.dbksurveys.com>



### 5.1360 GROSS ACRE PARCEL (RESIDUAL)

DEED OF RECORD: A.J. AND M.Y MILLER  
VOLUME 835, PAGE 934

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

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT ON THE CENTERLINE OF MUMFORD ROAD (60 FEET WIDE). SAID POINT KNOWN AS BEING COUNTY CENTERLINE STATION P.I. 170+33.0 AS RECORDED IN THE GEAUGA COUNTY ENGINEER'S RECORDS.

THENCE S16°46'31"W ALONG THE CENTERLINE OF SAID MUMFORD ROAD A DISTANCE OF 873.66 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO C.S. AND A.J. YODER AS RECORDED IN VOL. 845, PG. 1154 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S85°22'18"E ALONG A SOUTHERLY 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 30.69 FEET A TOTAL DISTANCE OF 520.35 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 NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S01°34'40"E ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 386.40 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 ANOTHER PARCEL OF LAND CONVEYED TO C.S. AND A.J. YODER AS RECORDED IN VOL. 1762, PG. 1069 (DOCUMENT NO. 200500717900) OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N85°21'10"W ALONG THE NORTHERLY 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. 5276" FOUND AT 614.07 FEET A TOTAL DISTANCE OF 644.76 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID MUMFORD ROAD. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID YODER'S LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N16°46'31"E ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 392.72 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 5.1360 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: DECEMBER 27TH, 2007. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

*R.S.* 12 28/07