

**PLAT OF LOT SPLIT  
&  
CONSOLIDATION  
FOR  
RAYMOND MILLER**

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEAUGA AND STATE OF OHIO: AND KNOWN AS BEING PART OF SECTION 9.

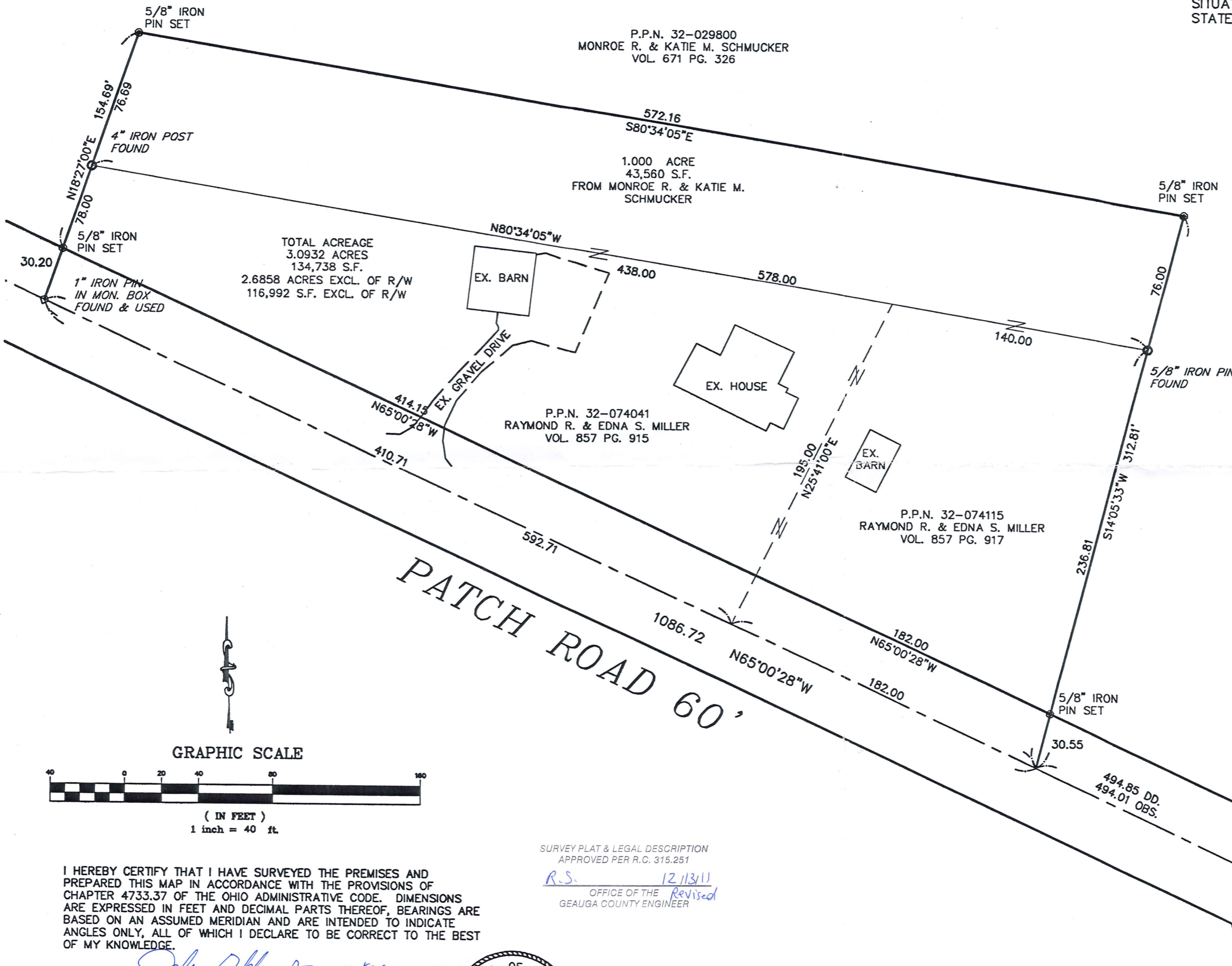
NOVEMBER, 2011

**APPROVALS**

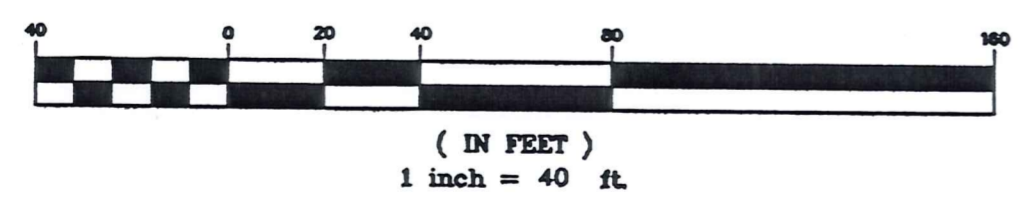
|                                |      |
|--------------------------------|------|
| TROY TOWNSHIP ZONING INSPECTOR | DATE |
|--------------------------------|------|

**LEGEND**

● 5/8" X 30" LONG IRON PIN SET, I.D. GUTOSKEY P.S. 7567



**GRAPHIC SCALE**



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 BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey* P.S. 7567  
DATE 12/16/11



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 12/13/11  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER  
*Revised*



**GUTOSKEY & ASSOCIATES NC.**  
Civil Engineers, Surveyors & Land Planners  
17078 MUNN ROAD, SUITE 1  
CHAGRIN FALLS, OHIO 44023  
Tel (440) 543-6900  
Fax (440) 543-7176

CONTRACT No.  
11-2664

TRO 00209 (TRO 00209)

Miller - Schmucker (11-108)  
Picked up 12-14-11



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

**Legal Description**  
1.000 Acre parcel  
Schmucker to Miller

32-074380  
Vol. 1918 - Pg. 3140

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Troy Township Section No. 9, and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Patch Road (60 feet wide) with the centerline of Jug Street (60 feet wide);

Thence **North 65° 00' 28" West**, along said centerline, **494.01 feet** to a point at the southeast corner of a parcel of land conveyed to Raymond R. and Edna S. Miller (P.P.N. 32-074115) by deed recorded in Volume 857, Page 917 of Geauga County Records;

Thence **North 14° 05' 33" East**, along said Miller's east line, (passing over a 5/8" iron pin set at 30.55 feet), **236.81 feet** to a 5/8" iron pin found at the northeast corner of said Miller and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 80° 34' 05" West**, along said Miller's north line and the north line of an additional parcel of land conveyed to Raymond R. and Edna S. Miller (P.P.N. 32-074041) by deed recorded in Volume 857, Page 915 of Geauga County Records, **578.00 feet** to a 4" iron post found at the northwest corner of said Miller;

Course II Thence **North 18° 27' 00" East**, **76.69 feet** to a 5/8" iron pin set;

Course III Thence **South 80° 34' 05" East**, **572.16 feet** to a 5/8" iron pin set;

Course IV Thence **South 14° 05' 33" West**, **76.00 feet** to said 5/8" iron pin found at the Principal Place of Beginning and containing 1.000 Acres (43,560 square feet) of land as surveyed and described in November, 2011 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.

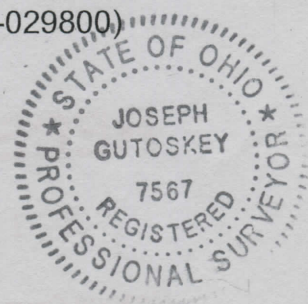
All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

Prior deed of record: Volume 671, Page 326 (P.P.N. 32-029800)

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

*Joseph Gutoskey PS 12/12/11*

R.S. 12/13/11  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

32-074041  
Vol. 1918 - Pg. 3142

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

## Legal Description

3.0932 Acres

Consolidated Miller Parcels

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Troy Township Section No. 9, and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Patch Road (60 feet wide) with the centerline of Jug Street (60 feet wide);

Thence **North 65° 00' 28" West**, along said centerline, **494.01 feet** to a point at the southeast corner of a parcel of land conveyed to Raymond R. and Edna S. Miller (P.P.N. 32-074115) by deed recorded in Volume 857, Page 917 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 65° 00' 28" West**, continuing along said centerline and along said Miller's south line and the south line of an additional parcel of land conveyed to Raymond R. and Edna S. Miller (P.P.N. 32-074041) by deed recorded in Volume 857, Page 915 of Geauga County Records, **592.71** to a 1" iron pin found in a monument box at an angle point in the centerline of said Patch Road and at the southwest corner of said Miller;

Course II Thence **North 18° 27' 00" East**, along said Miller's west line and a northerly prolongation thereof, (passing over a 5/8" iron pin set at 30.20 feet and a 4" iron post found at 78.00 feet), **154.69 feet** to a 5/8" iron pin set;

Course III Thence **South 80° 34' 05" East**, **572.16 feet** to a 5/8" iron pin set;

Course IV Thence **South 14° 05' 33" West**, along the northerly prolongation of the easterly line of said P.P.N. 32-074115 and the easterly line of same (passing over a 5/8" iron pin found at 76.00 feet and a 5/8" iron pin set at 282.26 feet), **312.81 feet** to a point at the Principal Place of Beginning and containing 3.0932 Acres (134,738 square feet) (2.6858 Acres (116,992 square feet) exclusive of right-of-way) of land as surveyed and described in November, 2011 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.

All iron pins set are 5/8" diameter by 30" long with ID 'GUTOSKEY PS 7567'

Prior deeds of record: Volume 671, Page 326 (P.P.N. 32-029800) 1.000 Acres

Volume 857, Page 915 (P.P.N. 32-074041) 1.3065 Acres

Volume 857, Page 917 (P.P.N. 32-074115) 0.7867 Acres

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

R.S.

12/13/11

OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

