

TOWNSHIP/CITY/VILLAGE: SECTION NO. 2 IN TROY TOWNSHIP GEAUGA COUNTY, OHIO	MONTH: 31 MARCH YEAR: 2015	PAGE: ONE OF ONE
SURVEY FOR: HENRY M. AND SADIE R. MILLER		

PLAT OF RE-SURVEY AND LOT SPLIT OF:
PPN 32-046111,
HENRY M. AND SADIE R. MILLER
DOR: VOLUME 619, PAGE 727, PARCEL NO. 2

**CITY / TOWNSHIP, LOT, TRACT, SECTION,
SUBDIVISION, COUNTY, STATE AND
WESTERN RESERVE INFORMATION**

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.

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 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.

ZONING ACCEPTANCE

THIS RE-SURVEY AND LOT SPLIT COMPLIES WITH
THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____, 2015.

AND IS ACCEPTED BY:

SIGNED _____
PRINTED _____
TROY TOWNSHIP ZONING INSPECTOR.

VARIANCE INFORMATION:

TRUE NORTH (GEODETTIC)
NORTH
O.D.O.T. VRS AND CORS GNSS NETWORK
NAD83 (2011), NAVD88, GRS80, GEOID12A



GRAPHIC SCALE: 1" EQUALS 100'

- - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- (wavy line) — DENOTES APPROX. EDGE OF TREE LINE
- (x-x) — DENOTES BARBED WIRE FENCE FOUND
- ⊙ DENOTES EXISTING TELEPHONE POLE

ADDITIONAL DENOTATION

- c. - DENOTES CALCULATED MEASUREMENT
- r. - DENOTES RECORD MEASUREMENT
- d. - DENOTES DEED MEASUREMENT
- p. - DENOTES PLAT MEASUREMENT
- u. - DENOTES USED MEASUREMENT
- FD. - DENOTES FOUND MONUMENT
- C.L. - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY
- POB - DENOTES "POINT OF BEGINNING"
- DOR - DENOTES DEED OF RECORD
- PL - DENOTES PROPERTY LINE

NOTE:
NO LOT EVALUATION
WILL BE REQUIRED
FOR THE PROPOSED
CEMETARY.

PPN 32-046114
HENRY M. AND SADIE R. MILLER
VOLUME 619, PAGE 727, PARCEL NO. 5 (IN PART)
17205 MUMFORD ROAD

1" IRON PIPE FD.:
N. 0.01', E. 0.44',
30.44' FROM C.L. AND
USED FOR PROPERTY
LINE AND CORNER
REFERENCE

PATCH ROAD
(T.R. NO. 205, 60 FEET WIDE)
N 88°47'42" E
1" IRON PIN IN
MONUMENT BOX
FD. AND USED
C.L. STA.: 113+83.75 c.&u.
(113+86.7 COUNTY)

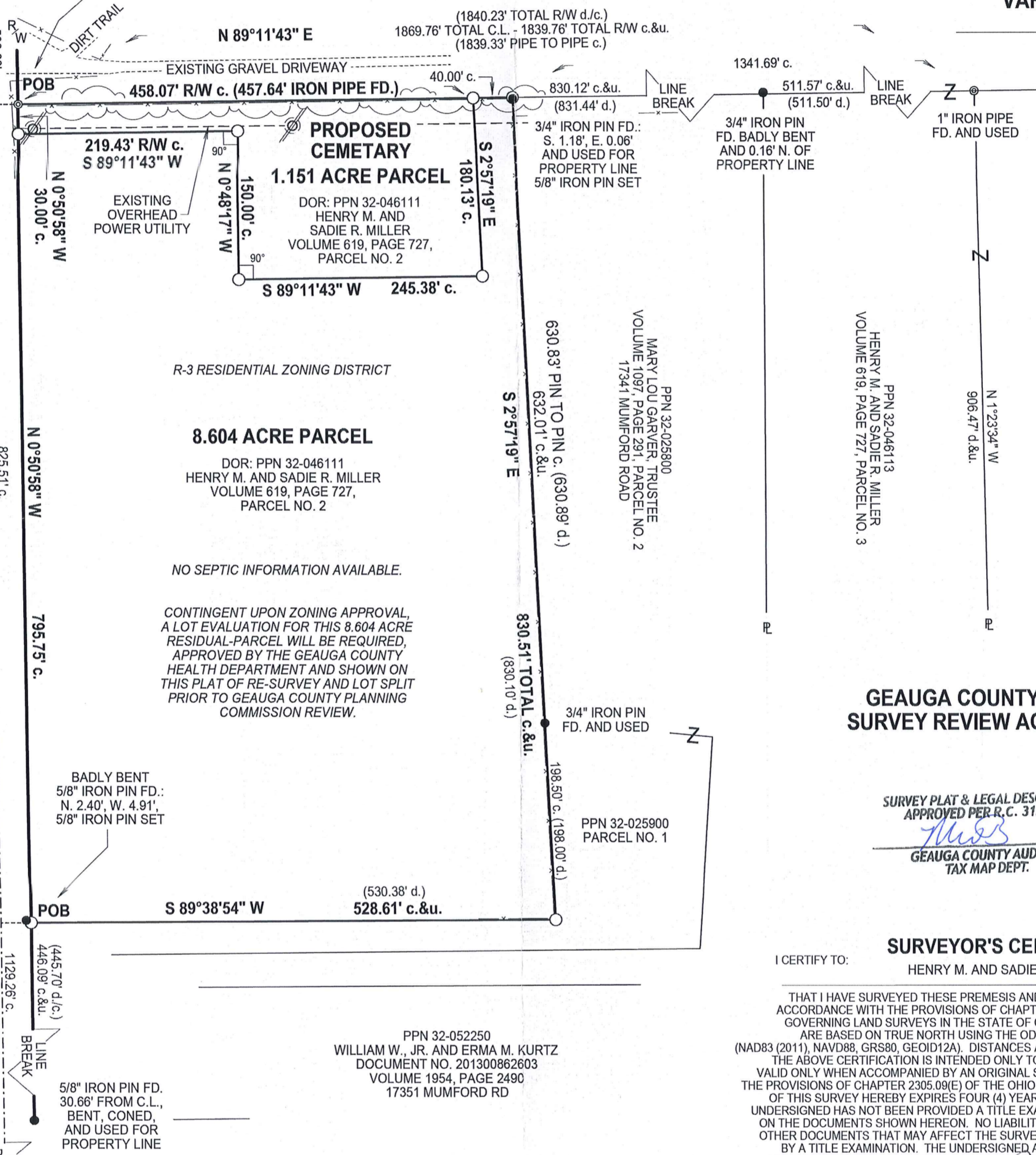
C.L. PI STA.: 106+58.33 c.&u.
(106+61.00 COUNTY)

C.L. PI STA.: 90+76.44 c.&u.
(90+78.50 COUNTY)

THE CENTERLINE OF MUMFORD ROAD (C.H. NO. 24) SHOWN HEREON IS BASED ON THE 1956 OHIO DEPARTMENT OF TRANSPORTATION (ODOT) IMPROVEMENT PLANS OF MUMFORD ROAD (ODOT PROJECT NO. S-121.9 (1) - SECTIONS E, F, G, AND H) AND RECORDED IN ODOT RECORDS (CH-024-E-H-MUMFORD ROAD 1956 PLANS.PDF IN THE GEAUGA COUNTY ENGINEERS RECORDS)

MUMFORD ROAD

(AKA MUMFORDS CORNERS ROAD, C.H. NO. 24, 60 FEET WIDE)



**GEAUGA COUNTY AUDITOR
SURVEY REVIEW ACCEPTANCE**

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature]
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

SURVEYOR'S CERTIFICATION

I CERTIFY TO:
HENRY M. AND SADIE R. 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 TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83 (2011), NAVD88, GRS80, GEOID12A). 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. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN HEREON. 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 UNDERSIGNED 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.

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

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com



DBK PLAT NO.: 882 2015

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
SECTION NO. 2 IN TROY TOWNSHIP GEAUGA COUNTY, OHIO	MARCH	ONE
SURVEY FOR: HENRY M. AND SADIE R. MILLER	YEAR:	OF ONE
	2015	

Revised: May 9th, 2017

CITY / TOWNSHIP, LOT, TRACT, SECTION, SUBDIVISION, COUNTY, STATE AND WESTERN RESERVE INFORMATION

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.

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 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.

ZONING ACCEPTANCE

THIS RE-SURVEY AND LOT SPLIT COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____, 2017.

AND IS ACCEPTED BY:

SIGNED _____
PRINTED _____
TROY TOWNSHIP ZONING INSPECTOR.

VARIANCE INFORMATION:

ZP-16-14 granted by the Troy Township Board of Zoning Appeals on July 26th, 2016

ZONING SETBACK INFORMATION

R-3 RESIDENTIAL ZONING DISTRICT
Minimum setback (R/W): 75'
Minimum sideyard setback: 25'
Minimum rear yard setback: 45'

PROPOSED SEPTIC SYSTEM DISCLAIMER

All proposed septic system information shown hereon was provided by: Eli M Troyer, 12083 Fenstermaker Road - Garrettsville, OH 44231

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the proposed location, future placement, condition, type or size, nor for any use or reliance upon any information that is shown hereon, any mistitling or malpropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

GEAUGA COUNTY AUDITOR SURVEY REVIEW ACCEPTANCE

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

GEAUGA COUNTY AUDITOR R-PC
TAX MAP DEPT.

SURVEYOR'S CERTIFICATION

I CERTIFY TO: HENRY M. AND SADIE R. MILLER

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 GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83 (2011), NAVD88, GRS80, GEOID12A). 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. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN HEREON. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED 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.

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

5-9-17



TRUE NORTH (GEODETIC NORTH)
O.D.O.T. VRS AND CORS GNSS NETWORK
NAD83 (2011), NAVD88, GRS80, GEOID12A



GRAPHIC SCALE: 1" EQUALS 100'

- DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- DENOTES APPROX. EDGE OF TREE LINE
- DENOTES BARBED WIRE FENCE FOUND
- ⊙ DENOTES EXISTING TELEPHONE POLE

1" IRON PIPE FD.: N. 0.01', E. 0.44', 30.44' FROM C.L. AND USED FOR PROPERTY LINE AND CORNER REFERENCE

NOTE: NO LOT EVALUATION WILL BE REQUIRED FOR THE PROPOSED CEMETARY.

PPN 32-046114
HENRY M. AND SADIE R. MILLER
VOLUME 619, PAGE 727, PARCEL NO. 5 (IN PART)
17205 MUMFORD ROAD

ADDITIONAL DENOTATION

- c - DENOTES CALCULATED MEASUREMENT
- r - DENOTES RECORD MEASUREMENT
- d - DENOTES DEED MEASUREMENT
- p - DENOTES PLAT MEASUREMENT
- u - DENOTES USED MEASUREMENT
- FD - DENOTES FOUND MONUMENT
- C.L. - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY
- POB - DENOTES "POINT OF BEGINNING"
- DOR - DENOTES DEED OF RECORD
- R - DENOTES PROPERTY LINE

PATCH ROAD
(T.R. NO. 205, 60 FEET WIDE)
N 88°47'42" E

1" IRON PIN IN MONUMENT BOX FD. AND USED
C.L. STA.: 113+83.75 c.&u.
(113+86.7 COUNTY)

C.L. PI STA.: 106+58.33 c.&u.
(106+61.00 COUNTY)

C.L. PI STA.: 90+76.44 c.&u.
(90+78.50 COUNTY)

THE CENTERLINE OF MUMFORD ROAD (C.H. NO. 24) SHOWN HEREON IS BASED ON THE 1956 OHIO DEPARTMENT OF TRANSPORTATION (ODOT) IMPROVEMENT PLANS OF MUMFORD ROAD (ODOT PROJECT NO. S-121.9 (1) - SECTIONS E.F.G. AND H) AND RECORDED IN ODOT RECORDS (CH-024-E-H-MUMFORD ROAD 1956 PLANS, PDF IN THE GEAUGA COUNTY ENGINEER'S RECORDS)

MUMFORD ROAD

(AKA MUMFORDS CORNERS ROAD, C.H. NO. 24, 60 FEET WIDE)

C.L. PI STA.: 66+12.99 c.&u.
(66+14.10 COUNTY)

NASH ROAD
(T.R. NO. 207, 60 FEET WIDE)

1" IRON PIN IN MONUMENT BOX FD. AND USED
C.L. PI STA.: 37+23.6
COUNTY AND USED AS INITIAL STATION

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying



11040 Madison Road
Montville, Ohio 44064

440.286.2131

Fax 440.968.3578

www.dbksurveys.com



DBK PLAT NO.: 882R 2015

TRO 00229
TRO 00229

Miller, Henry & Sadie (15-030)
Picked Up. 04/06/15
Vol. 2040 pg 2361
pnt 32-074404

EXHIBIT " "

D.B. Kosie & Associates



Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
www.dbksurveys.com

PROPOSED CEMETERY - 1.151 ACRE PARCEL

Deed of Record: PPN 32-046111, Henry M. and Sadie R. Miller,
Volume 619, Page 727, Parcel No. 2

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 the centerline intersection of Nash Road (T.R. No. 207, 60 feet wide) and Mumford Road (aka Mumfords Corners Road, C.H. No. 24, 60 feet wide). Said point known as being Centerline PI Station 37+23.6 as shown on The 1956 Ohio Department of Transportation (ODOT) Improvement Plans of Mumford Road (ODOT Project No. S-121.9 (1) - Sections E,F,G and H.) and recorded in ODOT records.

Thence N 0°59'58" W, along the centerline of said Mumford Road, a distance of 2889.39 feet to an angle point therein.

Thence N 0°50'58" W, continuing along the centerline of said Mumford Road, a distance of 1954.77 feet to a point. Said point being the southwesterly corner of PPN 32-046114 as conveyed to Henry M. and Sadie R. Miller and recorded in Volume 619, Page 727, Parcel No. 5 (in part) of Geauga County Records and Deeds (GCRD).

Thence N 89°11'43" E, along the southerly line of said Miller's land a distance of 30.00 feet to a point on the eastern margin of Mumford Road. Said point referenced by a 1" iron pipe found 0.01 feet north and 0.44 feet east therefrom. Said point also being the northwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

PROPOSED CEMETERY - 1.151 ACRE PARCEL

(Continued)

Thence N 89°11'43" E, continuing along said Miller's southerly line, and passing through said 1" iron pipe found at 0.44 feet, a total distance of 458.07 feet to a 5/8" iron pin set. Said point being the northeasterly corner of the parcel herein described.

Thence S 2°57'19" E, along the easterly line of the parcel herein described, a distance of 180.13 feet to a 5/8" iron pin set. Said point being the southeasterly corner of the parcel herein described.

Thence S 89°11'43" W, along a southerly line of the parcel herein described, a distance of 245.38 feet to a 5/8" iron pin set. Said point being a southwesterly corner of the parcel herein described.

Thence N 0°48'17" W, along a westerly line of the parcel herein described, a distance of 150.00 feet to a 5/8" iron pin set.


Thence S 89°11'43" W, along a southerly line of the parcel herein described, a distance of 219.43 feet to a 5/8" iron pin set on the eastern margin of the aforesaid Mumford Road. Said point being a southwesterly corner of the parcel herein described.

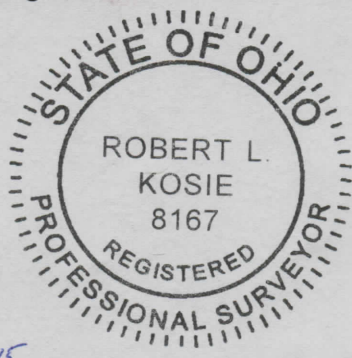
Thence N 0°50'58" W, along the eastern margin of said Mumford Road, a distance of 30.00 feet to **The Principal Place of Beginning of this Survey** and containing 1.151 Acres of Land as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 (2011), NAVD88, GRS80, and Geoid2012a).

Date: March 31, 2015. Be the same, more or less, but subject to all legal highways.

The intent of this survey is to divide 1.151 Acres of Land from PPN 32-046111 as conveyed to Henry M. and Sadie R. Miller and recorded in Volume 619, Page 727, Parcel No. 2, of GCRD, for use as a Cemetery.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 3 31 15

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

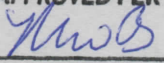

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** 04/06/15

EXHIBIT " "

**D.B. Kosie
& Associates****Professional Land Surveying**11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com**8.604 ACRE PARCEL**Deed of Record: PPN 32-046111, Henry M. and Sadie R. Miller,
Volume 619, Page 727, Parcel No. 2

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 the centerline intersection of Nash Road (T.R. No. 207, 60 feet wide) and Mumford Road (aka Mumfords Corners Road, C.H. No. 24, 60 feet wide). Said point known as being Centerline PI Station 37+23.6 as shown on The 1956 Ohio Department of Transportation (ODOT) Improvement Plans of Mumford Road (ODOT Project No. S-121.9 (1) - Sections E,F,G and H.) and recorded in ODOT records.

Thence N 0°59'58" W, along the centerline of said Mumford Road, a distance of 2889.39 feet to an angle point therein.

Thence N 0°50'58" W, continuing along the centerline of said Mumford Road, a distance of 1129.26 feet to a point.

Thence N 89°38'54" E, a distance of 30.00 feet to a 5/8" iron pin set on the eastern margin of said Mumford Road. Said point being a northwesterly corner of PPN 32-025900 as conveyed to Mary Lou Garver, Trustee and recorded in Volume 1097, Page 291, Parcel No. 1, of Geauga County Records and Deeds (GCRD). Said point also being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence N 0°50'58" W, along the eastern margin of said Mumford Road, a distance of 795.75 feet to 5/8" iron pin set. Said point being a northwesterly corner of the parcel herein described.

Thence N 89°11'43" E, along a northerly line of the parcel herein described, a distance of 219.43 feet to a 5/8" iron pin set. Said point being a northeasterly corner of the parcel herein described.

8.604 ACRE PARCEL

(Continued)

Thence S 0°48'17" E, along an easterly line of the parcel herein described, a distance of 150.00 feet to a 5/8" iron pin set.

Thence N 89°11'43" E, along a northerly line of the parcel herein described, a distance of 245.38 feet to a 5/8" iron pin set.

Thence N 2°57'19" W, along a westerly line of the parcel herein described, a distance of 180.13 feet to a 5/8" iron pin set on the southerly line of PPN 32-046114 as conveyed to Henry M. and Sadie R. Miller and recorded in Volume 619, Page 727, Parcel No. 5 (in part) of GCRD.

Thence N 89°11'43" E, along the southerly line of said Miller's land, a distance of 40.00 feet to a 5/8" iron pin set. Said point being a northwesterly corner of PPN 32-025800 as conveyed to Mary Lou Garver, Trustee and recorded in Volume 1097, Page 291, Parcel No. 2, of GCRD. Said point also being a northeasterly corner of the parcel herein described and referenced by a 3/4" iron pin found 1.18 feet south and 0.06 feet east therefrom.

Thence S 2°57'19" E, along a westerly line of said Garver's land, and also along a westerly line of the aforesaid Garver's land (PPN 32-025900) and passing through said 3/4" iron pin found at 1.18 feet and a 3/4" iron pin found at 632.01 feet, a total distance of 830.51 feet to a 5/8" iron pin set. Said point being the southeasterly corner of the parcel herein described.

Thence S 89°38'54" W, along a northerly line of said Garver's Land, a distance of 528.61 feet **The Principal Place of Beginning of this Survey** and containing 8.604 Acres of Land as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 (2011), NAVD88, GRS80, and Geoid2012a).

Date: March 31, 2015. Be the same, more or less, but subject to all legal highways.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

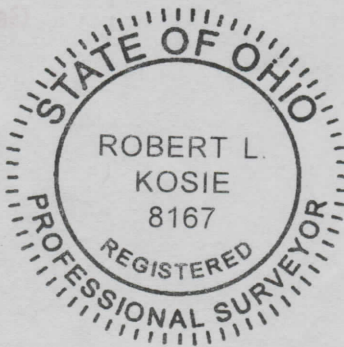
The intent of this survey is to describe the residual of PPN 32-046111 as conveyed to Henry M. and Sadie R. Miller and recorded in Volume 619, Page 727, Parcel No. 2, of GCRD, after a 1.151 Acre division therefrom.

Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167

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

[Handwritten signature] 04/04/15

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



Dated: 3 31 15