

KERRY E. STACK, TR.
1965-835
32-064760

MARVIN W. & MARY ELLEN BYLER
1708-95 32-074292

D.5578 ACRE SPLIT
FROM 32-008800
(0.0207 AC. IN RLW)

5.2029 ACRE CONSOLIDATION
0.1734 AC. IN RLW
A. 6451-32-074270
B. 5578- SPLIT FROM 32-008800

MARVIN W. & MARY ELLEN BYLER
1708-95
32-068810

JACOB W. & LEONA BYLER
1949-996
32-008800

WILLIAM J. & ADA S. BYLER
1708-93
32-061400

ELMER W. & SUSAN W. BYLER
1122-578
32-074270

MUMFORD ROAD 60' RLW

808.94' S86°10'38"E

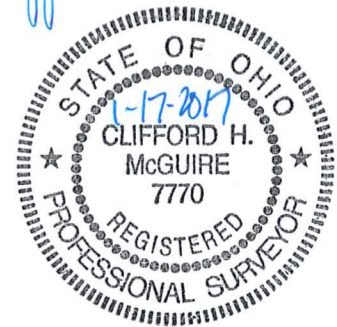
N86°10'38"W

NASH ROAD 60' RLW

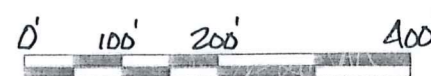
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Clifford H. McGuire

CLIFFORD H. MCGUIRE, P.S. #7770



● = 5/8" DANIEL REBARS FOUND-UNLESS SHOWN OTHERWISE
○ = 5/8" x 30" CAPPED REBARS SET: "C.H. MCGUIRE, P.S. 7770"



This division of lots and consolidation complies with the applicable Troy Township Zoning Resolution
This _____ day of _____, 2017.
By: _____
Troy Township Zoning Inspector

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 01/20/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

BEARING BASIS: DEED OF RECORD FOR D.5578 ACRE SPLIT-1949-996 TO JACOB W. & LEONA BYLER 32-008800
DOCUMENTS USED: ALL DEEDS SHOWN TR-0207C-NASH ROAD 2016 MONUMENT MAP-RET-2016-11-07
DEED OF RECORD FOR 5.2029 ACRE CONSOLIDATION-1122-578 TO ELMER W. & SUSAN W. BYLER 32-074270

MAP OF SURVEY FOR
ELMER & SUSAN BYLER
SECTION 3 TROY TWP.
GEAUGA COUNTY, OHIO
SCALE 1"=200' DATE DEC. 2016
SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Ohio 44288
330-472-2029

Description of Land
for
Elmer and Susan Byler

5.2029 Acre Consolidation,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Nash Road (60' R/W), said point being South 86° 10' 38" East, a distance as measured along said road centerline of 808.94 feet from a 1" iron pin found in a monument assembly at the centerline intersection of said Nash Road (60' R/W) and Mumford Road (60' R/W);

thence North 4° 05' 00" East, along a new line and passing over a 5/8" capped rebar set at 30.00 feet, a total distance of 810.07 feet to a 5/8" capped rebar set on the south line of lands conveyed to Kerry E. Stack, Tr. by deed 1965-835 (P.N. 32-064760) of Geauga County Record of Deeds (GCRD);

thence South 85° 55' 00" East, along the south line of said Stack, a distance of 280.00 feet to a 5/8" capped "Daniel" rebar found at the northwest corner of lands conveyed to Marvin W. and Mary Ellen Byler by deed 1708-95 (GCRD) (P.N. 32-068810);

thence South 4° 05' 00" West, along the west line of said Marvin W. and Mary Ellen Byler and along the west line of lands conveyed to William J. and Ada S. Byler by deed 1708-93 (GCRD) (P.N. 32-061400) and passing over a 5/8" capped rebar set at 778.79 feet, a total distance of 808.79 to a point on said road centerline;

thence North 86° 10' 38" West, along said road centerline, a distance of 280.00 feet to the point of beginning and containing 5.2029 acres of land of which 0.1734 acres are in the road right-of-way as surveyed in December, 2016 by Clifford H. McGuire, Professional Surveyor No. 7770.

The basis of bearing was taken from deed 1949-996 (P.N.32-008800) to Jacob W. and Leona Byler. The intent of this description is to describe a consolidation of a 0.5578 acre split from said parcel 32-008800 with all of the acreage from lands conveyed to Elmer W. and Susan W. Byler by deed 1122-578 (P.N. 32-074270). All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

[Signature] 01/20/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*



RECEIVED
1/26/17
Gaugu County Auditor
Tax Map Dept

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Ohio 44288
330-472-2029

Description of Land
for
Elmer and Susan Byler

0.5578 Acre Split,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Nash Road (60' R/W), said point being South 86° 10' 38" East, a distance as measured along said road centerline of 808.94 feet from a 1" iron pin found in a monument assembly at the centerline intersection of said Nash Road (60' R/W) and Mumford Road (60' R/W);

thence North 4° 05' 00" East, along a new line and passing over a 5/8" capped rebar set at 30.00 feet, a total distance of 810.07 feet to a 5/8" capped rebar set on the south line of lands conveyed to Kerry E. Stack, Tr. by deed 1965-835 (P.N. 32-064760) of Geauga County Record of Deeds (GCRD);

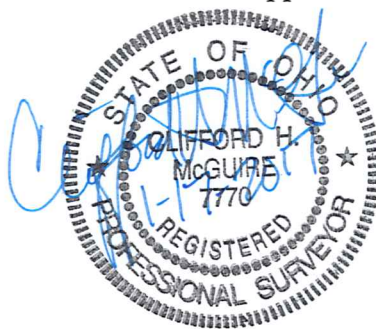
thence South 85° 55' 00" East, along the south line of said Stack, a distance of 30.00 feet to a 5/8" capped "Daniel" rebar found at the northwest corner of lands conveyed to Elmer W. & Susan W. Byler by deed 1122-578 (GCRD) (P.N. 32-074270);

thence South 4° 05' 00" West, along the west line of said Elmer W. & Susan W. Byler and passing over a 5/8" capped rebar set at 779.93 feet, a total distance of 809.93 to a point on said road centerline;

thence North 86° 10' 38" West, along said road centerline, a distance of 30.00 feet to the point of beginning and containing 0.5578 acres of land of which 0.0207 acres are in the road right-of-way as surveyed in December, 2016 by Clifford H. McGuire, Professional Surveyor No. 7770.

The basis of bearing was taken from the deed of record 1949-996 (P.N.32-008800) to Jacob W. and Leona Byler and the intent of this description is to describe a 0.5578 acre split from said parcel 32-008800. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MSB 01 2017
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*



RECEIVED

JAN 1 10 2017
TAX MAP DEPT.
GEAUGA COUNTY AUDITOR