

Lot Subdivision

Roy H. Miller and Susan I. Miller

PN: 32-035400, OR Book 1812 Page 818
part of Original Section 4, Township of Troy
County of Geauga, State of Ohio

- A** Marvin J. Miller and Erma Miller
PN: 32-074127, OR Book 1921 Page 2917
- B** Philip Kimpton & Raymond Kimpton & Emily Kimpton
PN: 32-074342, OR Book 1828 Page 649

NOTES:

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

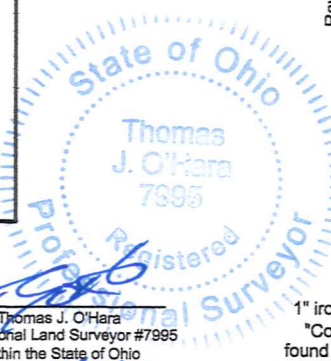
The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Homeowners Soil Scientist O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.

This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 06/14/17
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

Raymond A. Kimpton & Emily G. Kimpton
 PN: 32-074248
 OR Book 1360 Page 1183

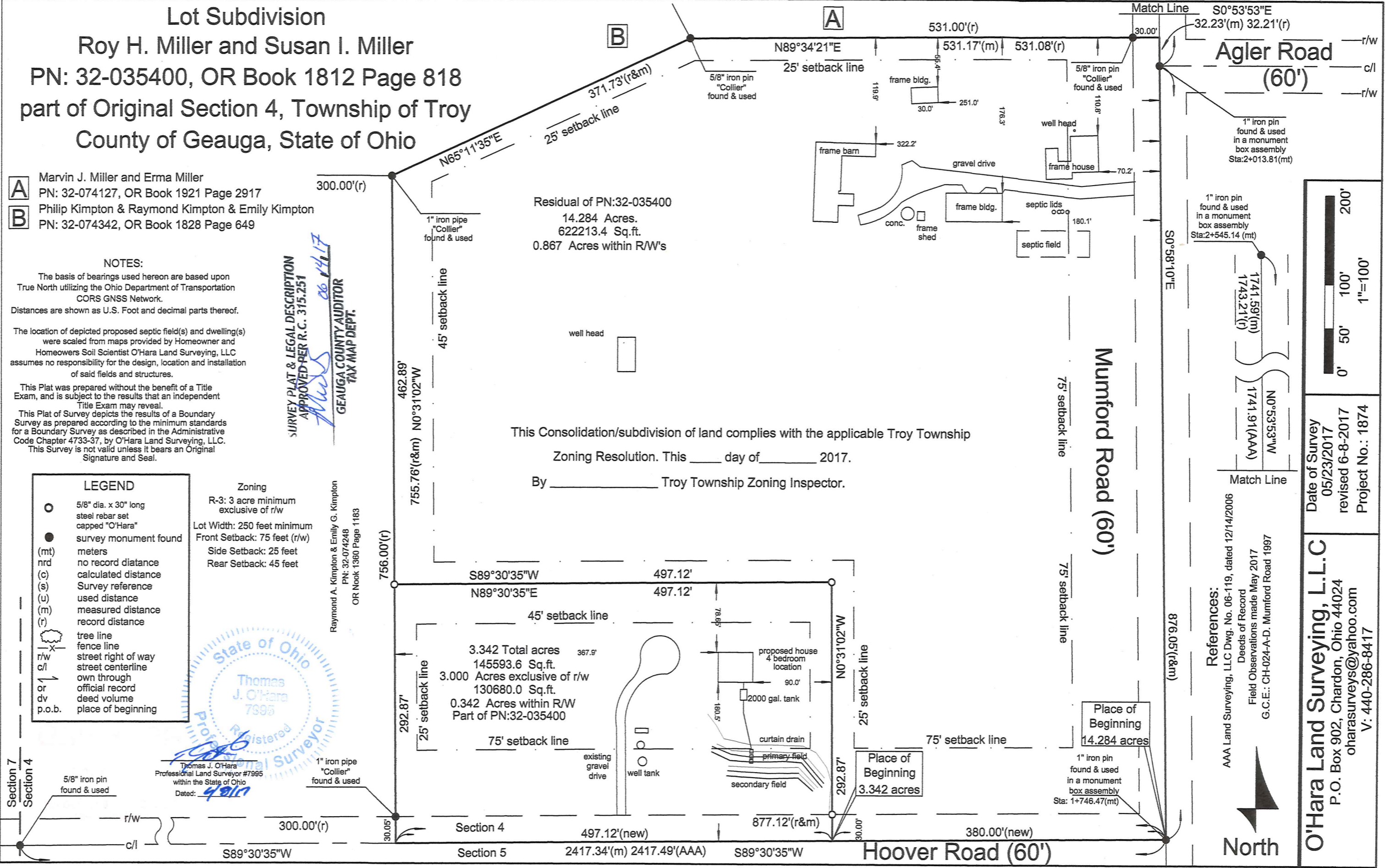


LEGEND	
○	5/8" dia. x 30" long steel rebar set capped "O'Hara" survey monument found
●	no record distance
(mt)	meters
nrd	no record distance
(c)	calculated distance
(s)	Survey reference
(u)	used distance
(m)	measured distance
(r)	record distance
	tree line
	fence line
r/w	street right of way
c/l	street centerline
	own through official record
dv	deed volume
p.o.b.	place of beginning

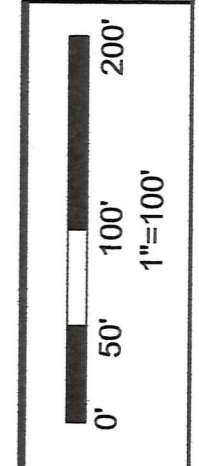
Zoning
R-3: 3 acre minimum exclusive of r/w
Lot Width: 250 feet minimum
Front Setback: 75 feet (r/w)
Side Setback: 25 feet
Rear Setback: 45 feet

Residual of PN:32-035400
14.284 Acres.
622213.4 Sq.ft.
0.867 Acres within R/W's

This Consolidation/subdivision of land complies with the applicable Troy Township Zoning Resolution. This ____ day of ____ 2017.
By _____ Troy Township Zoning Inspector.



References:
AAA Land Surveying, LLC Dwg. No. 06-119, dated 12/14/2006
Deeds of Record
Field Observations made May 2017
G.C.E.: CH-024-A-D, Mumford Road 1997



Date of Survey
05/23/2017
revised 6-8-2017
Project No.: 1874

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon, Ohio 44024
oharasurveys@yahoo.com
V: 440-286-8417

TRO 00245

TRO 00245

Miller, Roy H. & Susan I. (17-078)
Picked Up 06/15/17
REPLACES 17-069

Vol. 2040 pg 2347
pn # 32-074403

**Lot Subdivision, Roy H. Miller and Susan I. Miller
part of PN: 32-035400, OR Book 1812 Page 818
3.342 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 4, within said Township: Beginning at the point of intersection of the centerline of Mumford Road (60') with the centerline of Hoover Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, said point being on the South line of Section Number 4. Thence South 89°30'35" West along the South line of Section Number 4, and the centerline of Hoover Road, a distance of 380.00 feet to a point, said point being a new property corner created. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°30'35" West** along the South line of Section Number 4, and the centerline of Hoover Road, a distance of **497.12** feet to a point, said point being the southeast corner of land now or formerly owned by Raymond A. Kimpton & Emily G. Kimpton, PN: 32-074248, as recorded in OR Book 1360 Page 1183, in Geauga County Record of Deeds, (GCRD).

Thence **North 00°31'02" West** along the East line of land now or formerly owned by Kimpton, aforementioned, passing through a 1" iron pipe "Collier" found at 30.05 feet, a total distance of **292.87 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 89°30'35" East** along a new property line established, a distance of **497.12 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°31'02" East** along a new property line established, a distance of **292.87 feet** to a point in the centerline of Hoover Road, passing through an iron pin set at 30.00 feet therefrom, said point being the Place of Beginning, and containing **3.342 total acres** of land, 0.342 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (1874) dated May, 2017, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe part of the land now owned by Roy H. Miller and Susan I. Miller, part of PN: 32-035400, as recorded in OR Book 1812 Page 818, Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

Thomas J. O'Hara Dated: 6/8/17
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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

Thomas J. O'Hara 06/11/17
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

RECORDED
INDEXED
JUN 15 2017
1000 12 11 17

**Lot Subdivision, Roy H. Miller and Susan I. Miller
Residual of PN: 32-035400, OR Book 1812 Page 818
14.284 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 4, within said Township: Beginning at the point of intersection of the centerline of Mumford Road (60') with the centerline of Hoover Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, said point being on the South line of Section Number 4. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°30'35" West** along the South line of Section Number 4, and the centerline of Hoover Road, a distance of **380.00 feet** to a point, said point being a new property corner created.

Thence **North 00°31'02" West** along a new property line established, passing through an iron pin set at 30.00 feet, a total distance of **292.87 feet** to a point, said point being a new property corner created.

Thence **South 89°30'35" West** along a new property line established a distance of **497.12 feet** to a point, said point being on the East line of land now or formerly owned by Raymond A. Kimpton & Emily G. Kimpton, PN: 32-074248, as recorded in OR Book 1360 Page 1183, in Geauga County Record of Deeds, (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 00°31'02" West** along the East line of land now or formerly owned by Kimpton, aforementioned, a distance of **462.89 feet** to a point, said point being the southeast corner of land now or formerly owned by Philip Kimpton and Raymond Kimpton and Emily Kimpton, PN: 32-074342, as recorded in OR Book 1828 Page 649 in GCRD, said point witnessed by a 1" iron pipe "Collier" found.

Thence **North 65°11'35" East** along a southerly line of Kimpton (PN: 32-074342) aforementioned, a distance of **371.73 feet** to a point, said point being the southwest corner of land now or formerly owned by Marvin J. Miller and Erma Miller, PN: 32-074127, as recorded in OR Book 1921 Page 2917 in GCRD, said point witnessed by a 5/8" iron pin "Collier" found.

Thence **North 89°34'21" East** along the South line of Miller, aforementioned, a distance of **531.17 feet** to a point in the centerline of Mumford Road, passing through a 5/8" iron pin "Collier" found at 30.00 feet therefrom.

Thence **South 00°53'53" East** along the centerline of Mumford Road, a distance of **32.23 feet** to a point, said point being the centerline intersection of Mumford Road and Alger Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly.

Thence **South 00°58'10" East** along the centerline of Mumford Road, a distance of **876.05 feet** to a point, said point being the Place of Beginning, and containing **14.284 total acres** of land, 0.867 acres within the right of ways, be the same more or less, but subject to all legal highways pursuant to a Survey (1874) dated May, 2017, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

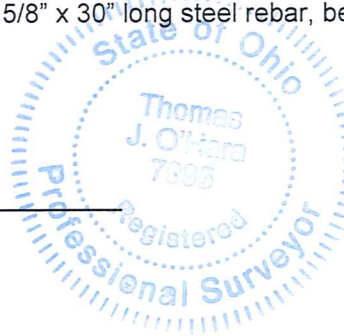
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe the residual portion of the land now owned by Roy H. Miller and Susan I. Miller, part of PN: 32-035400, as recorded in OR Book 1812 Page 818, Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".




Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 6/2/17



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



**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**