



TRD 00254

Miller, Joseph III & Joanna (18-005)  
Picked-Up 6/11/18

TRD 00254

LEGAL DESCRIPTION FOR LOT SPLIT

OUT OF PN. 32-074182

PARCEL 1

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section 1 in said township and further bounded and described and follows:

**Beginning** at a 1 inch iron pin in a monument box found on the centerline of Shedd Road (TR 126) marking the northwest corner of Parkman Township (ref. Shedd Road Monuments Map, T.R. 126, Sections A & B, dated 2-4-99, by Geauga County Engineer's Office) ;

thence S89°13'44"W, 1758.29 feet along said centerline of Shedd Road to a point on the centerline of Tavern Road (SR 168), 60' wide;

thence S 23°49'50"E, 1667.17 feet along the centerline of Tavern Road to the southerly corner of lands conveyed to Gideon W. and Freida A. Bender by deed recorded in Vol. 1783 P. 848 of Geauga County Record of Deeds (PPN 32-074333);

thence S 23°49'50"E , 45.00 feet, continuing along the Centerline of Tavern Road, to the **Principal Place of Beginning** of the lands to be described herein;

thence N 66°10'10"E, and passing through a rebar set at 30.00 feet, a total distance of 539.03 feet to a rebar set;

thence S 00°00'00"E, 357.32 feet to a rebar set on the north line of lands conveyed to Joe J. and Fannie Miller by Vol. 1899 p. 2992 of Geauga County Records of Deeds (PPN 32-074295);

thence S 76°29'16"W along the north line of said Joe J. and Fannie Miller, and passing through a 5/8' rebar at 370.66 feet, a total distance of 401.15 feet to the centerline of Tavern Road;

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JUN 12 2018  
Gaugua County Auditor  
Tax Map Dept.

PARCEL 1 (CONT).

thence N 23°49'50"W, 255.00 feet along the centerline of Tavern Road to the the **Principal Place of Beginning** and containing 3.177 acres of land (3.000ac. exclusive of R/W) according to a survey made in March, 2018 by Douglas T. Harrison, Ohio P.S. #7002 for Harrison Surveys, LLC, be the same more or less but subject to all legal highways and easements of record.

The intent is to split the parcel of land herein described out of PPN 32-074182.

All rebar set are 5/8 inch x 30 inch rebar with "HARRISON/7002" survey cap.

Basis of Bearings C/L Tavern Road N 23° 49' 50"W.

Prior instrument reference Vol. 2015 P. 3177.

Legal Description prepared by: Douglas T. Harrison, P.S. #7002, State of Ohio, for Harrison Surveys, LLC

236 Burton St., Fairport Harbor, OH 44077

Ph/fax 440.357.9094 Cell 440.477.9525 Email Harrisonsurveysllc@gmail.com

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

**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

*Douglas T. Harrison, P.S.*  
*June 2, 2018*  
DOUGLAS T. HARRISON  
7002  
PROFESSIONAL SURVEYOR  
STATE OF OHIO  
REGISTERED

LEGAL DESCRIPTION FOR LOT SPLIT

OUT OF PN 32-074182

PARCEL 2

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section 1 in said township and further bounded and described and follows:

**Beginning** at a 1 inch iron pin in a monument box found on the centerline of Shedd Road (TR 126) marking the northwest corner of Parkman Township (ref. Shedd Road Monuments Map, T.R. 126, Sections A & B, dated 2-4-99, by Geauga County Engineer's Office) ;

thence S89°13'44"W, 1758.29 feet along the centerline of Shedd Road to a point on the centerline of Tavern Road (SR 168), 60' wide;

thence S 23°49'50"E, 1667.17 feet along the centerline of Tavern Road to the southwest corner of lands conveyed to Gideon W. and Freida A. Bender by deed recorded in Vol. 1783 P. 848 of Geauga County Record of Deeds (PN 32-074333); and the **Principal Place of Beginning** of the lands to be described herein ;

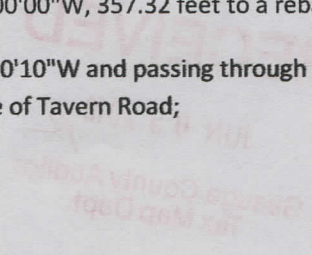
thence N 66°10'10"E, and passing through a 5/8" rebar found at 30.00 feet and a 5/8" rebar "Gutoskey" at 703.89 feet, a total distance of 1187.70 feet along the south lines of said Bender (PN's 32-074333 and 32-074183) to a 5/8" rebar found on the west line of lands conveyed to Melvin C. and Saloma L. Hershberger by deed recorded in Vol. 1593 P. 1 of Geauga County Record of Deeds (PN 25-058010), said point also being on the west line of Parkman Township;

thence S 00°00'58"E, 522.31 feet along said Hershberger's west line also being the west line of Parkman Township to a 5/8" rebar found at the southwest corner of said Hershberger, and northeast corner of lands conveyed to Joe J. and Fannie Miller by Vol. 1899 P. 2992 of Geauga County Records of Deeds (PPN 32-074295);

thence S 76°29'16"W, 591.71 feet along the north line of Joe J. and Fannie Miller to a 5/8" rebar set;

thence N 00°00'00"W, 357.32 feet to a rebar set;

thence S 66°10'10"W and passing through a 5/8" rebar set at 509.03 feet, a total distance of 539.03 feet to the centerline of Tavern Road;



PARCEL 2 (CONT.)

thence N 23°49'50"W, 45.00 feet along the centerline of Tavern Road to the the **Principal Place of Beginning** and containing 6.700 acres of land (6.669 ac. exclusive of R/W) according to a survey made in March, 2018 by Douglas T. Harrison, Ohio P.S. #7002 for Harrison Surveys, LLC, be the same more or less but subject to all legal highways and easements of record.

The intent is to split the parcel of land herein described out of PPN 32-074182.

All rebar set are 5/8 inch x 30 inch rebar with "HARRISON/7002" survey cap.

Basis of Bearings C/L Tavern Road N 23° 49' 50"W.

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SURVEY PLAN & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]*  
06/12/18  
GEALIGA COUNTY AUDITOR  
TAX MAP DEPT.  
*R*

*Douglas T. Harrison*  
*June 2, 2018*

