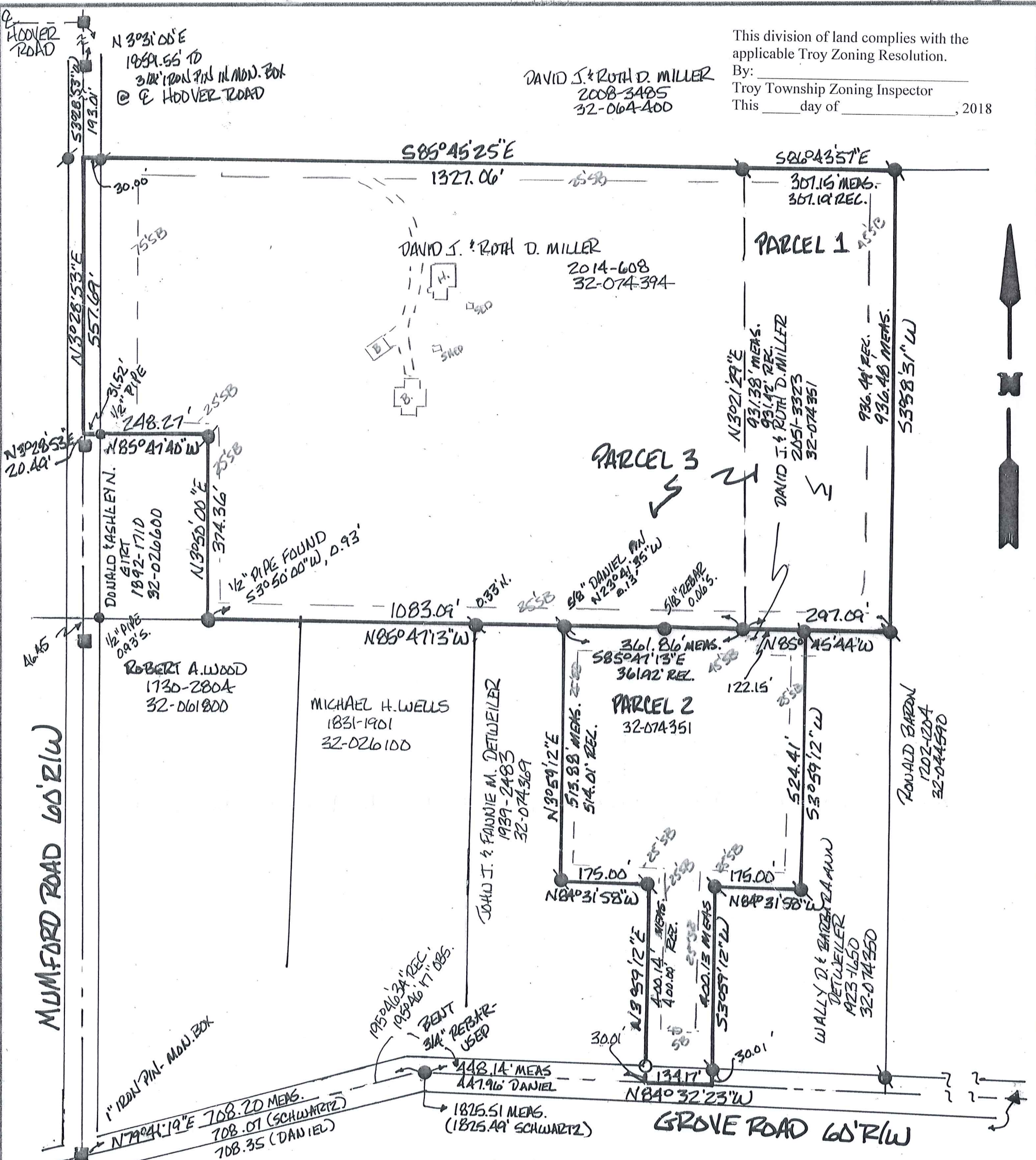


This division of land complies with the applicable Troy Zoning Resolution.
By: _____
Troy Township Zoning Inspector
This _____ day of _____, 2018

DAVID J. & RUTH D. MILLER
2008-3485
32-064-400



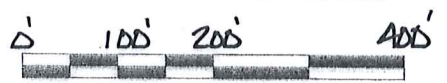
PARCEL 1- 6.4771 ACRE SPLIT FROM
32-074351

PARCEL 2- 7.0006 ACRE RESIDUAL
AFTER 6.4771 ACRE SPLIT FROM 32-074351
0.0924 AC. IN RIW

PARCEL 3- 32.7567 ACRE CONSOLIDATION
0.3841 AC. IN RIW - 6.4771 AC. SPLIT FROM
32-074351 AND ALL OF 32-074394

BEARING BASIS: DEED 2014-608
DOCUMENTS USED: DANIEL SURVEYS-
THOMAS BLAIR JR. MAY 2009 &
DALE GATES JUNE 2007
SCHWARTZ SURVEY FOR BODNAR 5-13-2017
C.H.-02A-A-H-MUMFORD 1929 PLANS
TR-0211-C-GROVE ROAD 2007 MONUMENT MAP

- ▲ = 1" PIN IN EPOXY (BOXLESS MON.)
- = 5/8"x30" CAPPED REBAR SET "C.H. McGUIRE, P.S. 7770"
- = 5/8" CAPPED McGUIRE REBARS FOUND
- = 5/8" CAPPED DANIEL REBARS FOUND
- = 1/2" IRON PINS OR PIPES FOUND
- = 3/4" IRON PINS FOUND IN MONUMENT BOXES



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.



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
S.M.M.B. 12/24/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

MAP OF SURVEY FOR DAVID MILLER
SECTION 5 TROY TWP.
GEAUGA COUNTY, OHIO
SCALE 1" = 200' DATE DEC. 2018
SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

TRO 00243

TRO 00263

Miller, David + Ruth
(18-153)

Picked up 12/26/18

Vol. 2020 pg 1445

pn# 32-074409

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

Description of Land
for
David Miller



Parcel 1, 6.4771 Acre Split,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 5 of said township and further bounded and described as follows:

Commencing at a 3/4" iron pin found in a monument assembly at the centerline intersection of Hoover Road (60' R/W) and Mumford Road (60' R/W);

thence South 3° 31' 00" West, along said Mumford Road centerline, a distance of 1859.55 feet to a 3/4" iron pin found in a monument assembly at an angle point;

thence South 3° 28' 53" West, continuing along said road centerline, a distance of 193.01 feet to a point and the southwest corner of lands conveyed to David J. and Ruth D. Miller by deed 2008-3485 (P.P.N. 32-064400) of Geauga County Record of Deeds (GCRD);

thence South 85° 45' 25" East, along the south line of said David J. & Ruth D. Miller and passing over a 5/8" capped "McGuire" rebar found at 30.00 feet, a distance of 1327.06 feet to a 5/8" capped "Daniel" rebar found at the northwest corner of lands conveyed to David J. & Ruth D. Miller by deed 2051-3323 (P.P.N. 32-074351) of GCRD, said point being *the true point of beginning* for the parcel herein described;

thence South 86° 43' 57" East, continuing along the south line of said David J. & Ruth D. Miller (P.P.N. 32-064400), a distance of 307.15 feet to a 5/8" capped "Daniel" rebar found at the northwest corner of lands conveyed to Ronald Baron by deed 1202-1204 (GCRD) (P.P.N. 32-044590);

thence South 3° 58' 31" West, along the west line of said Ronald Baron, a distance of 936.48 feet to a 5/8" capped "Daniel" rebar found at the northeast corner of lands conveyed to Wally D. & Barbara Ann Detweiler by deed 1923-1650 (GCRD) (P.P.N. 32-074350);

thence North 85° 45' 44" West, along the north line of said Wally D. & Barbara Ann Detweiler and an extension thereof and passing over a 5/8" capped "Daniel" rebar found at 174.95, a total distance of 297.09 feet to a 5/8" iron pin found at the southeast corner of said David J. & Ruth D. Miller by deed 2014-608 (GCRD) (P.P.N. 32-074394);

thence North 3° 21' 29" East, along the west line of said David J. & Ruth D. Miller (P.P.N. 32-074394), a distance of 931.38 feet to *the true point of beginning* and containing 6.4771 acres of land as surveyed in December, 2018 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing was taken from deed 2014-608. All corners set were 5/8"x 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770". The intent of this description is to define a split from lands conveyed to David J. & Ruth D. Miller by deed 2051-3323 (GCRD) (P.P.N. 32-074351).

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

S. m. B. 12/26/18
GEAUGA 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
David Miller



Parcel 2, 7.0006 Acre Residual,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 5 of said township and further bounded and described as follows:

Commencing at a 1" iron pin found in a monument assembly at the centerline intersection of Grove Road (60' R/W) and Mumford Road (60' R/W);

thence North 79° 41' 19" East, along said Grove Road centerline, a distance of 708.20 feet to a 3/4" bent rebar found at an angle point;

thence South 84° 32' 23" East, continuing along said Grove Road centerline, a distance of 448.14 feet to a point and the southeast corner of lands conveyed to John J. & Fannie M. Detweiler by deed 1939-2483 of Geauga County Record of Deeds (GCRD) (P.P.N. 32-074369), said point being *the true point of beginning* for the parcel herein described;

thence North 3° 59' 12" East, along the east line of said John J. & Fannie M. Detweiler and passing over a 5/8" capped rebar set at 30.01 feet on the road right of way, a total distance of 400.14 feet to a 5/8" capped "Daniel" rebar found at a northeast corner thereof;

thence North 84° 31' 58" West, along a north line of said John J. & Fannie M. Detweiler a distance of 175.00 feet to a 5/8" capped "Daniel" rebar found at an interior corner thereof;

thence North 3° 59' 12" East, along an east line of said John J. & Fannie M. Detweiler, a distance of 513.88 feet to a point on the south line of lands conveyed to David J. & Ruth D. Miller by deed 2014-608 (P.P.N. 32-074394) as witnessed by a 5/8" capped "Daniel" rebar found North 23° 41' 35" West, 0.13 feet;

thence South 85° 47' 13" East, along the south line of said David J. & Ruth D. Miller (P.P.N. 32-074394), a distance of 361.86 feet to a 5/8" iron pin found at the southeast corner thereof;

thence South 85° 45' 44" East, along a new line, a distance of 122.15 feet to a 5/8" capped "Daniel" rebar found at the northwest corner of lands conveyed to Wally D. & Barbara Ann Detweiler by deed 1923-1650 (GCRD) (P.P.N. 32-074350);

thence South 3° 59' 12" West, along a west line of said Wally D. & Barbara Ann Detweiler, a distance of 524.41 feet to a 5/8" capped "Daniel" rebar found at an interior corner thereof;

thence North 84° 31' 58" West, along a north line of said Wally D. & Barbara Ann Detweiler, a distance of 175.00 feet to a 5/8" capped "Daniel" rebar found at a northwest corner thereof;

thence South 3° 59' 12" West, along the west line of said Wally D. & Barbara Ann Detweiler and passing over a 5/8" capped "Daniel" rebar found at 370.12 feet on the road right of way, a total distance of 400.13 feet to a point on the centerline of said Grove Road;

Page 2, 7.0006 Acre Residual,

thence North 84° 32' 23" West, along said road centerline, a distance of 134.17 feet to *the true point of beginning* and containing 7.0006 acres of land of which 0.0924 acres lie within the road right of way as surveyed in December, 2018 by Clifford H. McGuire, Professional Surveyor No. 7770. Basis of bearing was taken from deed 2014-608. All corners set were 5/8"x30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770". The intent of this description is to define the residual after a 6.4771 acre split from lands conveyed to David J. & Ruth D. Miller by deed 2051-3323 (GCRD) (P.P.N. 32-074351).

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

S.M. I.M.B. 12/26/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

TRO 00263

18-153

Vol. 2070/291447
pn# 32-074394

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

Description of Land
for
David Miller



Parcel 3, 32.7567 Acre Consolidation,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 5 of said township and further bounded and described as follows:

Commencing at a $\frac{3}{4}$ " iron pin found in a monument assembly at the centerline intersection of Hoover Road (60' R/W) and Mumford Road (60' R/W);

thence South $3^{\circ} 31' 00''$ West, along said Mumford Road centerline, a distance of 1859.55 feet to a $\frac{3}{4}$ " iron pin found in a monument assembly at an angle point;

thence South $3^{\circ} 28' 53''$ West, continuing along said road centerline, a distance of 193.01 feet to a point and the southwest corner of lands conveyed to David J. and Ruth D. Miller by deed 2008-3485 (P.P.N. 32-064400) of Geauga County Record of Deeds (GCRD), said point being *the true point of beginning* for the parcel herein described;

thence South $85^{\circ} 45' 25''$ East, along the south line of said David J. & Ruth D. Miller and passing over a $\frac{5}{8}$ " capped "McGuire" rebar found at 30.00 feet, a distance of 1327.06 feet to a $\frac{5}{8}$ " capped "Daniel" rebar found;

thence South $86^{\circ} 43' 57''$ East, continuing along the south line of said David J. & Ruth D. Miller (P.P.N. 32-064400), a distance of 307.15 feet to a $\frac{5}{8}$ " capped Daniel" rebar found at the northwest corner of lands conveyed to Ronald Baron by deed 1202-1204 (GCRD) (P.P.N. 32-044590);

thence South $3^{\circ} 58' 31''$ West, along the west line of said Ronald Baron, a distance of 936.48 feet to a $\frac{5}{8}$ " capped "Daniel" rebar found at the northeast corner of lands conveyed to Wally D. & Barbara Ann Detweiler by deed 1923-1650 (GCRD) (P.P.N. 32-074350);

thence North $85^{\circ} 45' 44''$ West, along the north line of said Wally D. & Barbara Ann Detweiler and an extension thereof and passing over a $\frac{5}{8}$ " capped "Daniel" rebar found at 174.95, a total distance of 297.09 feet to a $\frac{5}{8}$ " iron pin found at a interior corner of lands conveyed to David J. & Ruth D. Miller by deed 2051-3323 (GCRD) (P.P.N. 32-074351);

thence North $85^{\circ} 47' 13''$ West, along the a north line of said David J. & Ruth D. Miller (P.P.N. 32-074351) and along the north line of lands conveyed to John J. and Fannie M. Detweiler by deed 1939-2483 (P.P.N. 32-074369) of GCRD and along the north line of lands conveyed to Michael H. Wells by deed 1831-1901 (P.P.N. 32-026100) of GCRD and along the north line of lands conveyed to Robert A. Wood by deed 1730-2804 (P.P.N. 32-061800) of GCRD, a distance of 1083.09 feet to a point at the southeast corner of lands conveyed to Donald and Ashley N. Girt by deed 1892-1710 (P.P.N. 32-026600) of GCRD as witnessed by a $\frac{1}{2}$ " iron pipe found South $3^{\circ} 50' 00''$ West, 0.93 feet;

thence North $3^{\circ} 50' 00''$ East, along the east line of said Donald and Ashley Girt, a distance of 374.36 feet to a $\frac{5}{8}$ " capped rebar set at the northeast corner thereof;

TR0 00263

Page 2, 32.7567 Acre Consolidation,

thence North $85^{\circ} 47' 40''$ West, along the north line of said Girt and passing over a $\frac{1}{2}''$ iron pipe found at 216.75 (R/W at 218.27 feet), a total distance of 248.27 feet to a point on said road centerline witnessed by a $\frac{3}{4}''$ iron pin found in a monument assembly South $3^{\circ} 28' 53''$ West, 20.49 feet;

thence North $3^{\circ} 28' 53''$ East, along said road centerline, a distance of 557.69 feet to *the true point of beginning* and containing 32.7567 acres of land of which 0.3841 acres lie within the road right-of-way as surveyed in December, 2018 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing was taken from deed 2014-608. All corners set were $\frac{5}{8}''$ X 30'' rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770". The intent of this description is to consolidate a 6.4771 acre split from lands conveyed to David J. & Ruth D. Miller by deed 2051-3323 (P.P.N. 32-074351) with all of that acreage conveyed to David J. & Ruth D. Miller by deed 2014-608 (P.P.N. 32-074394).

SURVEY PLAT & LEGAL DESCRIPTIC^{ON}
APPROVED PER R.C. 315.251

S. M. I. M. B. 12/26/18
GEAUGA COUNTY AUDITOR *SM*
TAX MAP DEPT.