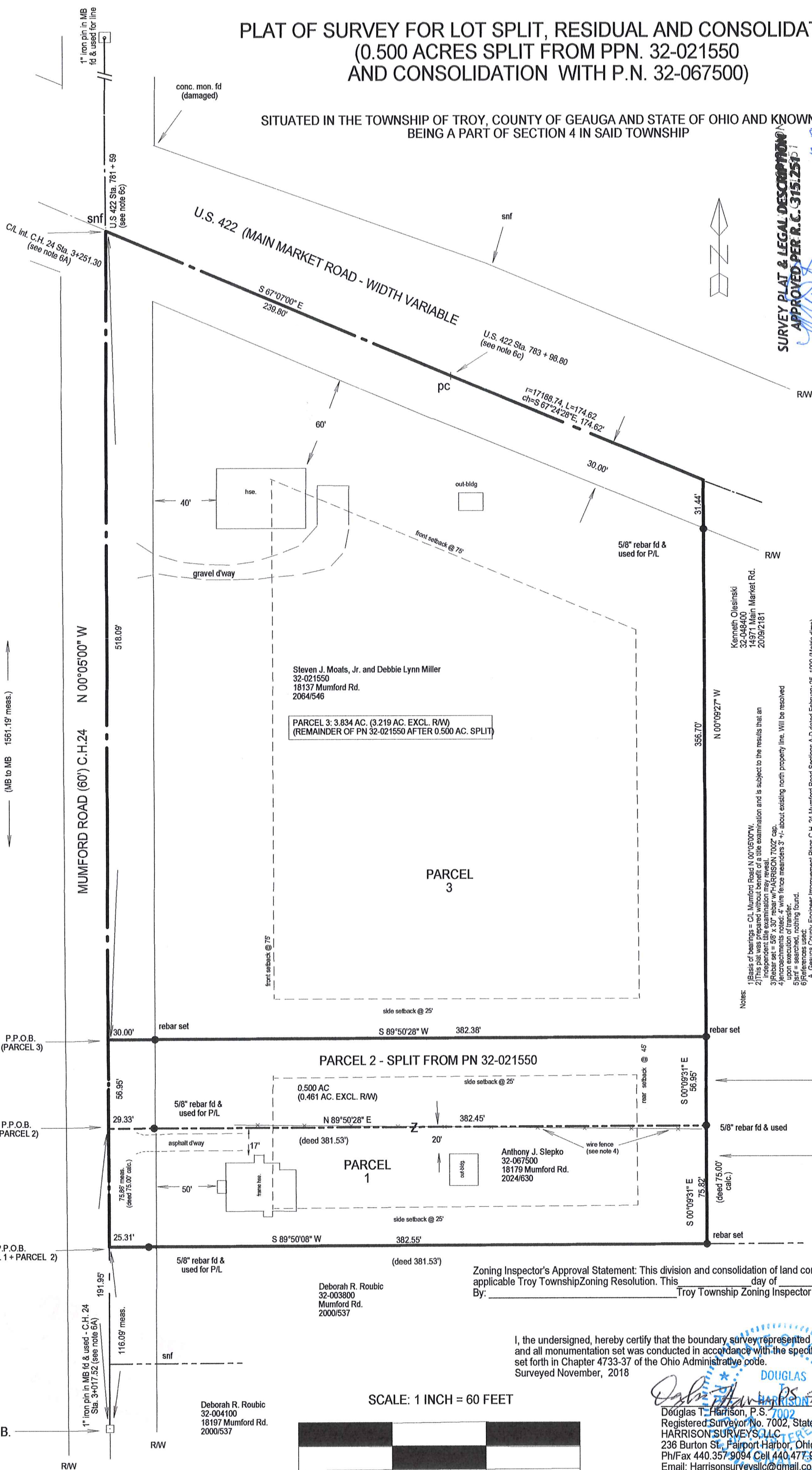


# PLAT OF SURVEY FOR LOT SPLIT, RESIDUAL AND CONSOLIDATION (0.500 ACRES SPLIT FROM PPN. 32-021550 AND CONSOLIDATION WITH P.N. 32-067500)

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS  
BEING A PART OF SECTION 4 IN SAID TOWNSHIP

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*02/18/19*  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**



Notes:  
1) Basis of bearings = C.L. Mumford Road N 00°05'00\"/>  
2) Plat prepared for benefit of a title examination and is subject to the results that an independent title examination may reveal.  
3) Rebar set = 5/8\"/>  
4) Encroachments noted: 4\"/>  
5) snf = searched, nothing found.  
6) References used:  
A. Geauga County Engineer Improvement Plans C.H. 24 Mumford Road Sections A-D dated February 25, 1999 (Metric dims).  
B. Geauga County Improvement Plans C.H. 24 Mumford Road dated April 15, 1929.  
C. C.D.O.T. Improvement Plans U.S. 422 dated April 27, 1938. (TRO 00237)  
D. Kelle survey dated October 31, 2016.  
E. Schwertz survey dated May 7, 2014 (TRO 00219)  
G. Geauga County GIS

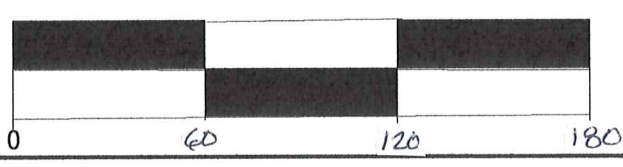
PARCEL (1 + 2) = 1.166 AC. (1.075 AC. EXCL. RW)  
PARCEL 1 = PN 32-067500, 0.666 AC. (0.614 AC. EXCL. RW)  
PARCEL 2 = 0.500 AC SPLIT FROM PN 32-021550

Zoning Inspector's Approval Statement: This division and consolidation of land complies with the applicable Troy Township Zoning Resolution. This \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.  
By: \_\_\_\_\_ Troy Township Zoning Inspector

I, the undersigned, hereby certify that the boundary survey represented by this plat and all monumentation set was conducted in accordance with the specifications set forth in Chapter 4733-37 of the Ohio Administrative code.  
Surveyed November, 2018

**DOUGLAS**  
*Douglas T. Harrison*  
Douglas T. Harrison, P.S. 7002 Date  
Registered Surveyor No. 7002, State of Ohio, for  
HARRISON SURVEYS, LLC  
236 Burton St., Fairport Harbor, Ohio 44077  
Ph/Fax 440.357.9094 Cell 440.477.9525  
Email: Harrisonsurveysllc@gmail.com

SCALE: 1 INCH = 60 FEET



Deborah R. Roubic  
32-004100  
18197 Mumford Rd.  
2000/537

P.O.B.

(MB to MB 1561.19' meas.)

MUMFORD ROAD (60') C.H.24 N 00°05'00\"/>

518.09'

U.S. 422 Sta. 761 + 59 (see note 6c)

1\"/>

C/L Int. C.H. 24 Sta. 3+251.30 (see note 6A)

snf

con. mon. fd (damaged)

U.S. 422 (MAIN MARKET ROAD - WIDTH VARIABLE)

S 67°07'00\"/>

239.80'

U.S. 422 Sta. 783 + 98.80 (see note 6c)

pc

R=17188.74, L=174.62  
ch=S 67°24'28\"/>

174.62'

60'

30.00'

31.44'

5/8\"/>

used for P/L

RW

Kenneth Olesinski  
32-048400  
14971 Main Market Rd.  
2009/2181

N 00°09'27\"/>

356.70'

front setback @ 75'

hse.

40'

out-bldg

front setback @ 75'

gravel d'way

side setback @ 25'

Steven J. Moats, Jr. and Debbie Lynn Miller  
32-021550  
18137 Mumford Rd.  
2064/546

PARCEL 3: 3.834 AC. (3.219 AC. EXCL. RW)  
(REMAINDER OF PN 32-021550 AFTER 0.500 AC. SPLIT)

PARCEL 3

side setback @ 25'

S 89°50'28\"/>

382.38'

rebar set

30.00'

P.P.O.B. (PARCEL 3)

rebar set

PARCEL 2 - SPLIT FROM PN 32-021550

0.500 AC. (0.461 AC. EXCL. RW)

side setback @ 25'

N 89°50'28\"/>

382.45'

5/8\"/>

used for P/L

56.95'

P.P.O.B. (PARCEL 2)

29.33'

asphalt d'way

17'

frame hse.

50'

out-bldg

side setback @ 25'

Anthony J. Slepko  
32-067500  
18179 Mumford Rd.  
2024/630

wire fence (see note 4)

side setback @ 25'

S 00°09'31\"/>

56.95'

rebar set

near setback @ 45'

5/8\"/>

used

75.82'

(deed 75.00' calc.)

rebar set

S 00°09'31\"/>

75.82'

rebar set

25.31'

P.P.O.B. (PARCEL 1 + PARCEL 2)

5/8\"/>

used for P/L

(deed 381.53')

S 89°50'08\"/>

382.55'

Deborah R. Roubic  
32-003800  
Mumford Rd.  
2000/537

snf

116.09' meas.

191.95'

1\"/>

Sta. 3+017.52 (see note 6A)

C.H. 24

1\"/>

MB fd & used

RW

RW

TR000264  
TR0 00264

Moats, Miller - Slepko

(18-155)  
picked up 2/13/19  
Vol 2072 pg 2085  
pn# 32-067500

LEGAL DESCRIPTION FOR COMBINATION  
TROY TOWNSHIP, OHIO

PARCEL 1 (ALL OF PN 32-067500) + PARCEL 2 (SPLIT FROM PN 32-021550) COMBINED

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section 4 in said township and further bounded and described and follows:

**Beginning** at a found 1" iron pin in a monument box marking the centerline of Mumford Road (C.H. 24, 60 feet wide) at Sta. 3+017.52 (metric) as per Geauga County Improvement Plans for Mumford Road Sections A-D dated February 25, 1999 and on the west line of lands conveyed to Deborah R. Roubic by Vol. 2000 P. 537 of Geauga County Record of deeds (P.N. 32-004100, said point also located S 00°05'00"E, 766.99 feet from the centerline of Main Market Road (U.S. 422, variable width), as calculated from aforesaid Plans;

thence N 00°05'00"W, 116.09 feet along the centerline of Mumford Road and the westerly lines of Roubic's lands (P.N.'s 32-004100 and 32-003800) to the southwest corner of lands conveyed to Anthony J. Slepko by Vol. 2024 p. 630 of Geauga county Record of Deeds (P.N. 32-067500) and the **Principal Place of Beginning** of the lands to be described herein;

thence N00°05'00"W, 132.81 feet continuing along the centerline of Mumford Road along Slepko's west line and along and the west line of lands conveyed to Steven J. Moats, Jr. and Debbie Lynn Miller by Vol. 2064 P. 546 of Geauga County Record of Deeds (P.N. 32-021550) to a point;

thence N 89°50'28"E and passing through a rebar set at 30.00 feet, a total distance of 382.38 feet to a rebar set on the west line of lands conveyed to Kenneth Olesinski by Vol. 2009 P. 2181 of Geauga County Record of Deeds (P.N. 32-048400);

thence S 00°09'31"E, and passing through a 5/8" rebar found at 56.95 feet along Olesinski's west line a total distance of 132.77 feet to a 5/8" rebar set on the north line of Roubic (P.N. 32-003800) ;

thence S 89°50'08"W, along Roubic's north line and passing through a 5/8" rebar found at 357.24 feet, a total distance of 382.55 feet to the **Principal Place of Beginning** and containing 1.166 acres of land (1.075 acres excluding R/W) according to a survey made in November, 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 combine a 0.500 acre parcel from part of PN 32-021550 as conveyed to Steven J. Moats and Debbie Lynn Miller by Vol.2064, P. 546 of the Geauga County Record of Deeds (P.N. 32-021550) to existing P.N. 32-067500.

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

Basis of Bearings C/L Mumford Road N 00° 05' 00"W. Prior deed reference Vol. 2024 P. 630.

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

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*[Signature]*  
02/13/19  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.



TRO 00264

18-155

VOL. 2072 pg 2082

pn# 32-074410

PARCEL 2

LEGAL DESCRIPTION FOR LOT LINE SPLIT

OUT OF P.N. 32-021550 - TROY TOWNSHIP, OHIO

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section 4 in said township and further bounded and described and follows:

**Beginning** at a found 1" iron pin in a monument box marking the centerline of Mumford Road (C.H. 24, 60 feet wide) at Sta. 3+017.52 (metric) as per Geauga County Improvement Plans for Mumford Road Sections A-D dated February 25, 1999 and on the west line of lands conveyed to Debora R. Roubic by Vol. 2000 P. 537 of Geauga County Record of deeds (P.N. 32-004100, said point also located S 00°05'00"E, 766.99 feet from the centerline of Main Market Road (U.S. 422, variable width), as calculated from aforesaid Plans;

thence N 00°05'00"W, 191.95 feet along the centerline of Mumford Road and along the westerly lines of Roubic's lands (P.N.'s 32-004100 and 32-003800) and along the west line of lands conveyed to Anthony J. Slepko by Vol. 2024 P. 630 of Geauga County Record of Deeds (P.N. 32-067500) to Slepko's northwest corner and the **Principal Place of Beginning** of the lands to be described herein;

thence N00°05'00"W, 56.95 feet continuing along the centerline of Mumford Road and the west line of lands conveyed to Steven J. Moats and Debbie Lynn Miller by Vol. 2064 P. 546 of Geauga County Record of Deeds (P.N. 32-021550) to a point;

thence N 89°50'28"E and passing through a rebar set at 30.00 feet, a total distance of 382.38 feet to a rebar set on the west line of lands conveyed to Kenneth Olesinski by Vol. 2009 P. 2181 of Geauga County Record of Deeds (P.N. 32-048400);

thence S 00°09'31"E, 56.95 feet along Olesinski's west line to a 5/8" rebar found at aforesaid Slepko's northeast corner;

thence S 89°50'28"W, along Slepko's north line and passing through a 5/8" rebar found at 353.12 feet, a total distance of 382.45 feet to the **Principal Place of Beginning** and containing 0.500 acres of land (0.461 acres excluding R/W) according to a survey made in November, 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.

and Debbie Lynn Miller

The intent is to split a 0.500 acre parcel from part of PN 32-021550 as conveyed to Steven J. Moats, Jr. Vol. 2064 P. 546 the Geauga County Record of Deeds (P.N. 32-021550) . The lands described herein shall be consolidated with existing P. N. 32-067500.

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

Basis of Bearings C/L Mumford Road N 00° 05' 00"W.

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

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GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

02/13/19



TRO 002604

18-155

Vol. 2072 pg 2088

PN# 32-021550

LEGAL DESCRIPTION FOR REMAINDER

P.N. 32-021550 - TROY TOWNSHIP, OHIO

PARCEL 3

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section 4 in said township and further bounded and described and follows:

**Beginning** at a found 1" iron pin in a monument box marking the centerline of Mumford Road (C.H. 24, 60 feet wide) at Sta. 3+017.52 (metric) as per Geauga County Improvement Plans for Mumford Road Sections A-D dated February 25, 1999 and on the west line of lands conveyed to Deborah R. Roubic by Vol. 2000 P. 537 of Geauga County Record of deeds (P.N. 32-004100, said point also located S 00°05'00"E, 766.99 feet from the centerline of Main Market Road (U.S. 422, variable width), as calculated from aforesaid Plans;

thence N 00°05'00"W, 248.90 feet along the centerline of Mumford Road and along the westerly lines of Roubic's lands (P.N.'s 32-004100 and 32-003800), and along the westerly line of lands conveyed to Anthony J. Sleplo by Vol. 2024 p. 630 of Geauga County Record of Deeds (P.N. 32-067500) and the westerly line of lands conveyed to Steven J. Moats and Debbie Lynn Miller by Vol. 2064 P. 546 of Geauga County Record of Deeds (P.N. 32-021550) to the **Principal Place of Beginning** of the lands to be described herein;

thence N00°05'00"W, 518.09 feet continuing along the centerline of Mumford Road and along Moats/Miller's westerly line to the centerline of Main Market Road (U.S. Rt. 422-variable width);

thence S 67°07'00"E, 239.80 feet along said centerline of Main Market Road to a point of curvature;

thence continuing along the centerline of Main Market Road and along a curve deflecting to the left and having a radius of 17188.74 feet and a chord bearing S 67°24'28"E, 174.62 feet, a total distance of 174.62 feet to the northwest corner of lands conveyed to Kenneth Olesinski by Vol. 2009 P. 2181 of Geauga County Record of Deeds (P.N. 32-048400);

thence S 00°09'27"E along Olesinski's westerly line and passing through a 5/8" rebar found at 31.44 feet, a total distance of 356.70 feet to a 5/8" rebar set;

thence S 89°50'28"W and passing through a 5/8" rebar set at 352.38 feet, a total distance of 382.38 feet to the **Principal Place of Beginning** and containing 3.834 acres of land (3.219 acres excluding R/W) according to a survey made in November, 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 describe the residual parcel (PN 32-021550) after transferring a 0.500 acre parcel to adjacent owner of existing P.N. 32-067500.

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

Basis of Bearings C/L Mumford Road N 00° 05' 00"W. Prior deed reference Vol. 2064 P. 546

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

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*[Signature]*  
02/13/19  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

