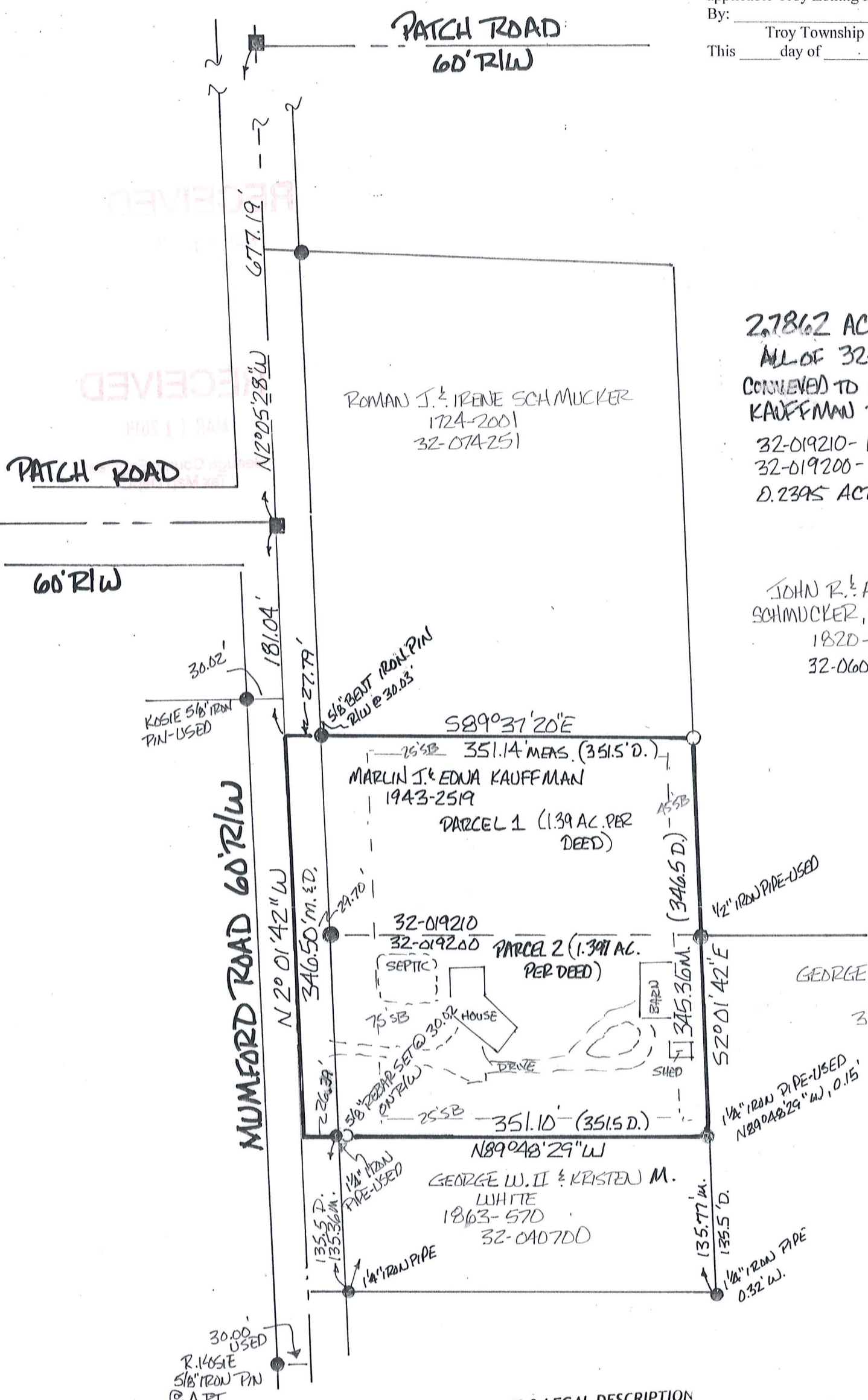


TRO 00265 (19-031)

This consolidation of land complies with the applicable Troy Zoning Resolution.

TRO 00265

By: Troy Township Zoning Inspector
This ___ day of ___, 2019



2.7862 ACRE CONSOLIDATION
ALL OF 32-019210 & 32-019200
CONVEYED TO MARLIN J. & EDNA
KAUFFMAN BY DEED 1943-2519
32-019210 - 1.39 ACRES PER DEED
32-019200 - 1.397 ACRES PER DEED
0.2395 ACRES IN R/W

JOHN R. & ANNIE M.
SCHMUCKER, TRUSTEES
1820-1061
32-060600

GEORGE W. & ESTHER P. WHITE
1873-6960
32-070300

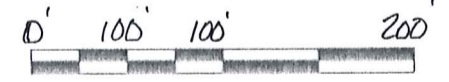
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

[Signature] 3/14/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

M = MEASURED DISTANCE
D = DEED DISTANCE

■ = 1" IRON PIN IN MONUMENT BOX
● = IRON PINS OR PIPES FOUND

○ = 5/8" x 30" CAPPED REBARS SET:
"C.H. MCGUIRE, P.S. 7770"



BEARING BASIS WAS ASSUMED
DOCUMENTS USED: ALL DEEDS AS SHOWN
HEREIN.
SURVEYS BY R. KOSIE FOR ELI E. YODER 4-30-2004
TRO 00091
MAP SURVEYING FOR J. & A. SCHMUCKER
11-8-1996 TRO 0004A
J.W. DANIEL FOR G. WHITE 10-2004
TRO 00021

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

[Signature]
CLIFFORD H. MCGUIRE, P.S. #7770

MAP OF SURVEY
FOR
MARLIN KAUFFMAN
SECTION 2 TROY TWP.
GEAUGA COUNTY, OHIO
SCALE 1"=100' DATE FEB, 2019
SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

TRO 00265
TRO 00265

Kauffman, Marlin
19-031
picked up 3/12/19
VOL. 2071 Pg 558
pn# 32-019200

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

Description of Land
for
Marlin Kauffman



2.7862 Acre Consolidation,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 2 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Mumford Road (60' R/W) at the southwest corner of lands conveyed to Roman J. & Irene Schmucker by deed 1724-2001 of Geauga County Record of Deeds (GCRD) (P.N. 32-074251), said point being South 2° 01' 42" East, a distance as measured along said road centerline of 181.04 feet from a 1" iron pin found in a monument assembly at the centerline intersection of Patch Road (60' R/W) and said Mumford Road;

thence South 89° 37' 20" East, along the south line of said Roman J. & Irene Schmucker, Trustees and passing over 5/8" bent iron pin found at 27.79 feet (R/W at 30.03 feet), a total distance of 351.14 feet to a 5/8" capped rebar set on the west line of lands conveyed to John R. & Annie M. Schmucker, Trustees by deed 1820-1061(32.060600) of GCRD;


thence South 2° 01' 42" East, along the west line of said John R. & Annie M. Schmucker and along the west line of lands conveyed to George W. & Esther P. White by deed 1873-696 (32-070300) of GCRD, a distance of 345.36 feet to a point at the northeast corner of lands conveyed to George W., II & Kristen M. White by deed 1863-570 (32-040700) of GCRD, as witnessed by a 1 1/4" iron pipe found, North 89° 48' 29" West, 0.15 feet;

thence North 89° 48' 29" West, along the north line of said George W., II & Kristen White and passing over 5/8" capped rebar set at 321.08 feet on right of way and a 1 1/4" iron pipe found at 324.71 feet, a total distance of 351.10 feet to a point on said Mumford Road centerline;

thence North 2° 01' 42" West, along said centerline, a distance of 346.50 feet to the point of beginning and containing 2.7862 acres of land of which 0.2395 acres are in the road right-of-way as surveyed in February, 2019 by Clifford H. McGuire, Professional Surveyor No. 7770.

The basis of bearing was assumed. The intent of this description is to describe a 2.7862 consolidation of two parcels conveyed to Marlin J. & Edna Kauffman by deed 1943-2519 (P.N. 32-019210, Parcel 1, 1.39 acres) and (32-019200, Parcel 2, 1.397 acres) of GCRD. 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


GEAUGA COUNTY ENGINEER
TAX MAP DEPT. 3/11/19