

REFERENCES USED:

- DEEDS OF RECORD
- MAP OF SURVEY JIM MILLER BY ARTHUR TEMPLE 8/14/05
- PLAT OF SURVEY AND LOT SPLIT OF THE WOOD ESTATE BY SCHWARTZ LAND SURVEYING 4/25/00
- PLAT OF SURVEY FOR FRANK TRUHAN BY DELMAR B. KOSIE 1/26/99
- PLAT OF SUBDIVISION FOR P&P BURZANKO BY PAT SALANGO 3/14/97
- MAP OF SURVEY FOR JOHN H. AND EDNA D. MILLER BY JERRY DANIEL 4/17/99

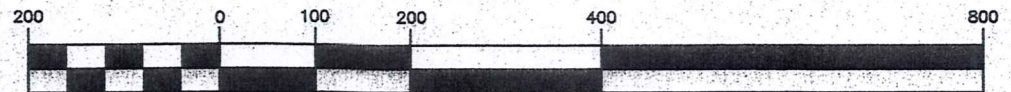
SYMBOL LEGEND

☐	TELEPHONE PEDISTAL
⊠	TRANSFORMER
⊞	CURB INLET
○	MANHOLE
⊕	WATER VALVE
⊗	FIRE HYDRANT
⊙	YARD DRAIN
⊚	POWER POLE
⊛	LIGHT POLE
⊜	LIGHT POWER POLE
⊝	GAS MARKER
⊞	CABLE TV BOX
⊠	GUARD POST
⊡	CATCH BASIN
⊣	WATER VALVE
⊤	GUY WIRE
⊥	GAS VALVE
⊦	MAIL BOX
⊧	GAS VALVE
⊨	CLEAN OUT

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- ⊞ i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. Centerline
- s/p Edge of Pavement
- P. Plat record information

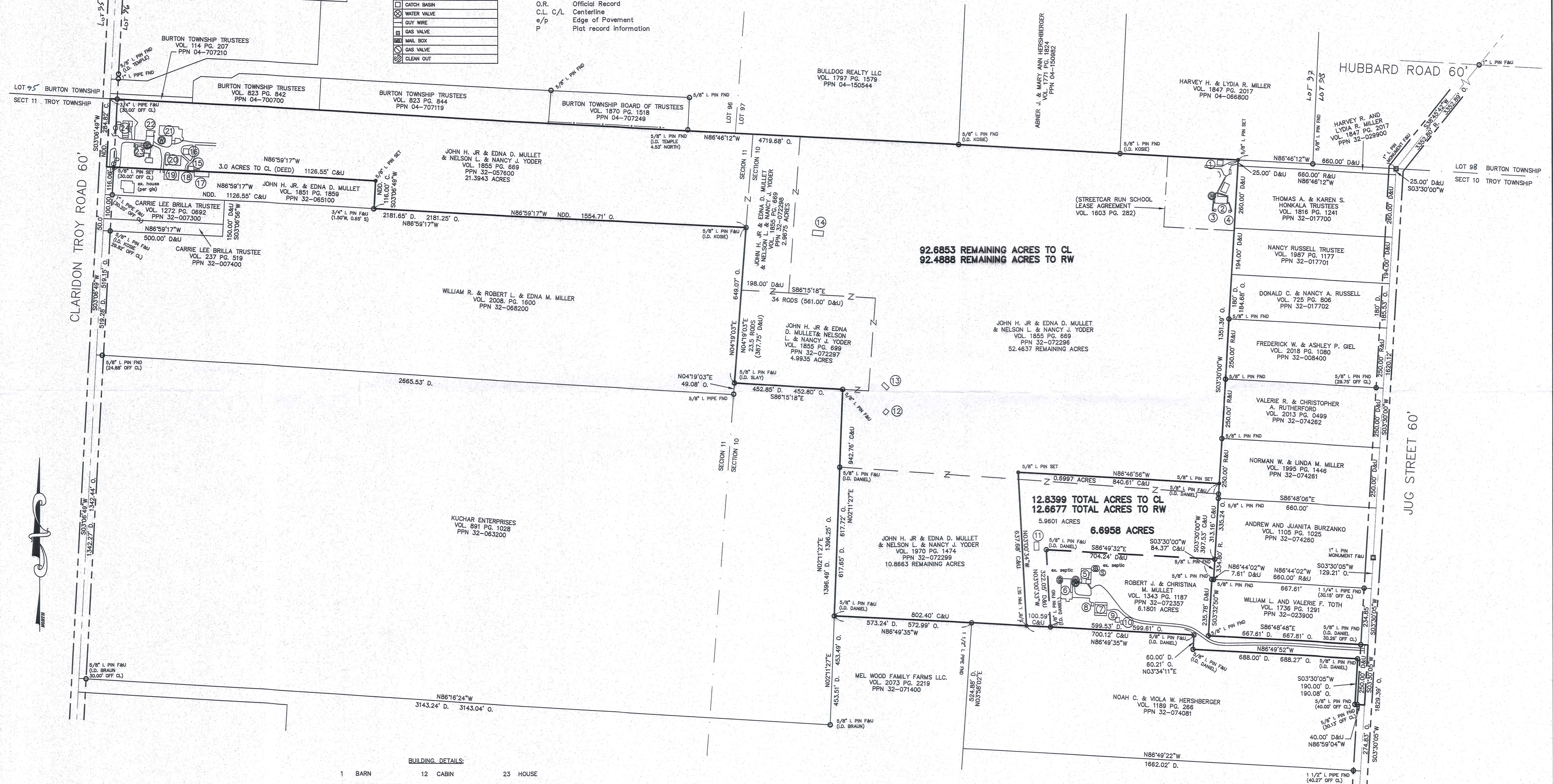
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.
NOVEMBER 4, 2019

PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION
For
JOHN H. MULLET Jr. AND EDNA D. MULLET, AND NELSON L. AND NANCY J. YODER

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTIONS 10 AND 11 IN SAID TOWNSHIP.



BUILDING DETAILS:

1 BARN	12 CABIN	23 HOUSE
2 SCHOOL HOUSE	13 LEAN TO	24 STORE
3 BATH ROOM	14 SHED	
4 BATH ROOM	15 SHEDS	
5 HOUSE	16 SHED	
6 WORKSHOP	17 GREENHOUSE	
7 BARN	18 PAVILLION	
8 SHED	19 MACHINE SHOP	
9 PAVILLION	20 BARN	
10 SHED	21 BARN	
11 SUGAR SHACK	22 GARAGE	

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



RUDY E. SCHWARTZ, P.S. #7193 Date 11.12.19

PREPARED FOR:
JOHN D. AND EDNA D. MULLET
AND NELSON L. AND NANCY J. YODER
16339 CLARIDON TROY RD
BURTON OH, 44021

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEOUGA COUNTY ENGINEER
TAX MAP DEPT.

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2019.
BY _____
TROY TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2019.
BY _____
TROY TOWNSHIP ZONING INSPECTOR

TRO 00248
TRO 00268

MULLET AND YODER

19-119
RULED UP = 11/13/19

LEGAL DESCRIPTION
OF A
6.6598 ACRE PARCEL
FOR
ROBERT J. AND CHRISTINA M. MULLET

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 10, also being known as part of a parcel of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-072296) by deed recorded in Volume 1855 Page 669 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Jug Street, 60 feet wide, at the Northeasterly corner of land conveyed to Harvey R. and Lydia R. Miller (PPN 32-029900) by deed recorded in Volume 1847, Page 2017 of Geauga County Deed Records, said monument also being on the shared line of Lot 98 (Burton Twp) and Section 10 (Troy Twp), said point lying **South 38° 45' 42" West**, along said centerline of Jug Street, a distance of **3352.89 feet** from a 1 inch iron pin found at its intersection with the centerline of Hubbard Road, 60 feet wide;

Thence **North 86° 46' 12" West**, along the Northerly line of land so conveyed to Harvey R. and Lydia R. Miller, also being said shared line of Lot 98 (Burton Twp) and Section 10 (Troy Twp), a distance of **660.00 feet** to a 5/8 inch iron pin set Northwesterly corner thereof;

Thence **South 3° 30' 00" West**, along the Westerly line of land so conveyed to Harvey R. and Lydia R. Miller, and along the Westerly lines of lands conveyed to Thomas A and Karen S. Honkala Trustees (PPN 32-017700) by deed recorded in Volume 1816, Page 1241, Nancy Russell, Trustee (PPN 32-017701) by deed recorded in Volume 1987, Page 1177, Donald C. and Nancy A. Russell (PPN 32-017702) by deed recorded in Volume 725, Page 806, Frederick W. and Ashley P. Giel (PPN 32-008400) by deed recorded in Volume 2018, Page 1080, Valerie R. and Christopher A. Rutherford (PPN 32-074262) by deed recorded in Volume 2013, Page 499 of Geauga County Deed Records, and Norman W. and Linda M. Miller (PPN 32-074261) by deed recorded in Volume 1995, Page 1446, a distance of **1351.39 feet** to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 3° 30' 00" West**, along the Westerly line of land so conveyed to Norman W. and Linda M. Miller, and along the Westerly lines of land conveyed to Andrew and Juanita Burzanko (PPN 32-074260) by deed recorded in Volume 1105, Page 1025 of Geauga County Deed Records, a distance of **313.16 feet** to a 5/8 inch iron pin found at a Northeasterly corner of land conveyed to Robert J. and Christina M. Mullet (PPN 32-072357) by deed recorded in Volume 1343, Page 1187 of Geauga County Deed Records;

COURSE II Thence **North 86° 49' 32" West**, along a Northerly line of land so conveyed to Robert J. and Christina M. Mullet, a distance of **704.24 feet** to a 5/8 inch iron pin found (I.D. Daniel) at the Northwesterly corner thereof;

COURSE III Thence **South 3° 00' 33" East**, along the Westerly line of land so conveyed to Robert J. and Christina M. Mullet, a distance of **322.05 feet** to a 5/8 inch iron pin found (I.D. Daniel) on the Northerly line of land conveyed to Noah C. and

Viola W. Hershberger (PPN 32-074081) by deed recorded in Volume 1189, Page 266 of Geauga County Deed Records;

- COURSE IV Thence **North 86° 49' 35" West**, along said Northerly line of land so conveyed to Noah C. and Viola W. Hershberger, a distance of **100.59 feet** to a 5/8 inch iron pin set;
- COURSE V Thence **North 3° 00' 34" West** (creating a new line) a distance of **637.68 feet** to a 5/8 inch iron pin set;
- COURSE VI Thence **South 86° 46' 56" East** (creating a new line) a distance of **840.61 feet** to the Principal Place of Beginning and containing **6.6598 acres** of land (5.9601 acres part of PPN 32-072299, and 0.6997 acres part of PPN 32-072296) as surveyed, calculated and described, on October 28, 2019 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



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

 GEauga COUNTY ENGINEER
 TAX MAP DEPT.

RECEIVED
 NOV 21 2019

11-21-19
 DATE

[Signature]
 RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
LEGAL DESCRIPTION
OF A
12.8399 ACRE PARCEL
FOR
ROBERT J. AND CHRISTINA M. MULLET

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 10, also being known as part of a parcel of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-072296) by deed recorded in Volume 1855 Page 669 of Geauga County Deed Records, Aand also being all of a parcel of land conveyed to Robert J. and Christina M. Mullet (PPN 32-072357) by deed recorded in Volume 1343, Page 1187 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Jug Street, 60 feet wide, at the Northeasterly corner of land conveyed to Harvey R. and Lydia R. Miller (PPN 32-029900) by deed recorded in Volume 1847, Page 2017 of Geauga County Deed Records, said monument also being on the shared line of Lot 98 (Burton Twp) and Section 10 (Troy Twp), said point lying **South 38° 45' 42" West**, along said centerline of Jug Street, a distance of **3352.89 feet** from a 1 inch iron pin found at its intersection with the centerline of Hubbard Road, 60 feet wide;

Thence **North 86° 46' 12" West**, along the Northerly line of land so conveyed to Harvey R. and Lydia R. Miller, also being said shared line of Lot 98 (Burton Twp) and Section 10 (Troy Twp), a distance of **660.00 feet** to a 5/8 inch iron pin set Northwesterly corner thereof;

Thence **South 3° 30' 00" West**, along the Westerly line of land so conveyed to Harvey R. and Lydia R. Miller, and along the Westerly lines of lands conveyed to Thomas A and Karen S. Honkala Trustees (PPN 32-017700) by deed recorded in Volume 1816, Page 1241, Nancy Russell, Trustee (PPN 32-017701) by deed recorded in Volume 1987, Page 1177, Donald C. and Nancy A. Russell (PPN 32-017702) by deed recorded in Volume 725, Page 806, Frederick W. and Ashley P. Giel (PPN 32-008400) by deed recorded in Volume 2018, Page 1080, Valerie R. and Christopher A. Rutherford (PPN 32-074262) by deed recorded in Volume 2013, Page 499 of Geauga County Deed Records, and Norman W. and Linda M. Miller (PPN 32-074261) by deed recorded in Volume 1995, Page 1446, a distance of **1351.39 feet** to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

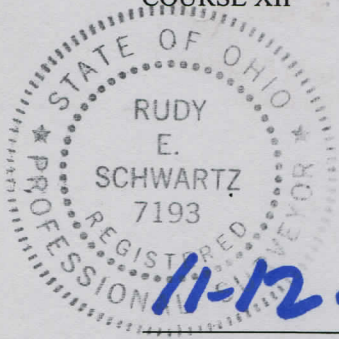
COURSE I

Thence **South 3° 30' 00" West**, along the Westerly line of land so conveyed to Norman W. and Linda M. Miller, and along the Westerly lines of land conveyed to Andrew and Juanita Burzanko (PPN 32-074260) by deed recorded in Volume 1105, Page 1025 of Geauga County Deed Records, a distance of **397.53 feet** to a 5/8 inch iron pin found on the Northerly line of land conveyed to William L. and Valerie F. Toth (PPN 32-023900) by deed recorded in Volume 1735, Page 1291 of Geauga County Deed Records;

COURSE II

Thence **North 86° 44' 02" West**, along said Northerly line of land so conveyed to William L. and Valerie F. Toth, a distance of **7.61 feet** to a 5/8 inch iron pin found (I.D. Daniel) at the Northwesterly corner thereof;

- COURSE III Thence **South 3° 32' 50" West**, along the Westerly line of land so conveyed to William L. and Valerie F. Toth, a distance of **235.78 feet** to a 5/8 inch iron pin found at the Southwesterly corner thereof;
- COURSE IV Thence **South 86° 48' 48" East**, along the Southerly line of land so conveyed to William L. and Valerie F. Toth, passing through a 5/8 inch iron pin found at 637.55 feet, a total distance of **667.81 feet** to a point in the centerline of Jug Street at the Southeasterly corner thereof;
- COURSE V Thence **South 3° 30' 05" West**, along said centerline of Jug Street, a distance of **250.00 feet** to a point at a Northeasterly corner of land conveyed to Noah C. and Viola W. Hershberger (PPN 32-074081) by deed recorded in Volume 1189, Page 266 of Geauga County Deed Records;
- COURSE VI Thence **North 86° 59' 04" West**, along a Southerly line of land so conveyed to Noah C. and Viola W. Hershberger, passing through a 5/8 inch iron pin found at 30.13 feet, a total distance of **40.00 feet** to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE VII Thence **North 3° 30' 05" East**, along an Easterly line of land so conveyed to Noah C. and Viola W. Hershberger, a distance of **190.08 feet** to a 5/8 inch iron pin found at a Northeasterly corner thereof;
- COURSE VIII Thence **North 86° 49' 52" West**, along a Northerly line of land so conveyed to Noah C. and Viola W. Hershberger, a distance of **688.27 feet** to a 5/8 inch iron pin found (I.D. Daniel);
- COURSE IX Thence **North 3° 34' 11" East**, along an Easterly line of land so conveyed to Noah C. and Viola W. Hershberger, a distance of **60.21 feet** to a 5/8 inch iron pin found (I.D. Daniel) at a Northeasterly corner thereof;
- COURSE X Thence **North 86° 49' 35" West**, along a Northerly line of land so conveyed to Noah C. and Viola W. Hershberger, a distance of **700.12 feet** to a 5/8 inch iron pin set;
- COURSE XI Thence **North 3° 00' 34" West** (creating a new line) a distance of **637.68 feet** to a 5/8 inch iron pin set;
- COURSE XII Thence **South 86° 46' 56" East** (creating a new line) a distance of **840.61 feet** to the Principal Place of Beginning and containing **12.8399 acres** of land (12.6677 acres excepting the area within the right-of-way of Jug Street, 5.9601 acres part of PPN 32-072299, 0.6997 acres part of PPN 32-072296, and 6.1801 acres all of PPN 32-072357) as surveyed, calculated and described, on October 28, 2019 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



DATE

11-12-19

[Handwritten Signature]

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

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

[Handwritten Signature] 11/12/19

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
92.6853 ACRE PARCEL
 FOR
JOHN H. Jr. AND EDNA D. MULLET
AND NELSON L. AND NANCY J. YODER

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Sections 10 and 11, also being known as part of a parcel of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-072296) by deed recorded in Volume 1855 Page 669 of Geauga County Deed Records, and being part of a parcel of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-072299) by deed recorded in Volume 1970 Page 1474 of Geauga County Deed Records, and being all of a parcel of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-072297) by deed recorded in Volume 1855 Page 699 of Geauga County Deed Records, and being all of a parcel of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-072298) by deed recorded in Volume 1855 Page 699 of Geauga County Deed Records, and being all of a parcel of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-057600) by deed recorded in Volume 1855 Page 699 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Jug Street, 60 feet wide, at the Northeasterly corner of land conveyed to Harvey R. and Lydia R. Miller (PPN 32-029900) by deed recorded in Volume 1847, Page 2017 of Geauga County Deed Records, said monument also being on the shared line of Lot 98 (Burton Twp) and Section 10 (Troy Twp), said point lying **South 38° 45' 42" West**, along said centerline of Jug Street, a distance of **3352.89 feet** from a 1 inch iron pin found at its intersection with the centerline of Hubbard Road, 60 feet wide;

Thence **North 86° 46' 12" West**, along the Northerly line of land so conveyed to Harvey R. and Lydia R. Miller, also being said shared line of Lot 98 (Burton Twp) and Section 10 (Troy Twp), a distance of **660.00 feet** to a 5/8 inch iron pin set Northwesterly corner thereof, said pin also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I

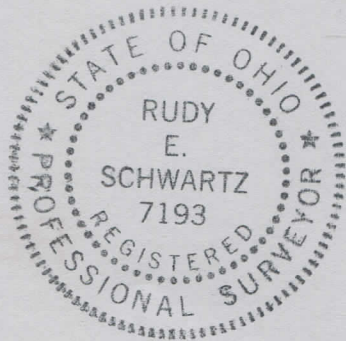
Thence **South 3° 30' 00" West**, along the Westerly line of land so conveyed to Harvey R. and Lydia R. Miller, and along the Westerly lines of lands conveyed to Thomas A and Karen S. Honkala Trustees (PPN 32-017700) by deed recorded in Volume 1816, Page 1241, Nancy Russell, Trustee (PPN 32-017701) by deed recorded in Volume 1987, Page 1177, Donald C. and Nancy A. Russell (PPN 32-017702) by deed recorded in Volume 725, Page 806, Frederick W. and Ashley P. Giel (PPN 32-008400) by deed recorded in Volume 2018, Page 1080, Valerie R. and Christopher A. Rutherford (PPN 32-074262) by deed recorded in Volume 2013, Page 499 of Geauga County Deed Records, and Norman W. and Linda M. Miller (PPN 32-074261) by deed recorded in Volume 1995, Page 1446, a distance of **1351.39 feet** to a 5/8 inch iron pin set;

COURSE II

Thence **North 86° 46' 56" West** (creating a new line) a distance of **840.61 feet** to a 5/8 inch iron pin set;

- COURSE III Thence **South 3° 00' 34" East** (creating a new line) a distance of **637.68 feet** to a 5/8 inch iron pin set on the Northerly line of land conveyed to Noah C. and Viola W. Hershberger (PPN 32-074081) by deed recorded in Volume 1189, Page 266 of Geauga County Deed Records;
- COURSE IV Thence **North 86° 49' 35" West**, along said Northerly line of land so conveyed to Noah C. and Viola W. Hershberger, and along the Northerly line of land conveyed to Mel Wood Family Farms LLC. (PPN 32-071400) by deed recorded in Volume 2073, Page 2219 of Geauga County Deed Records, a distance of **802.40 feet** to a 5/8 inch iron pin found (I.D. Daniel) on the Easterly line of land conveyed to Kuchar Enterprises (PPN 32-063200) by deed recorded in Volume 891, Page 1028 of Geauga County Deed Records;
- COURSE V Thence **North 2° 11' 27" East**, along said Easterly line of land so conveyed to Kuchar Enterprises, a distance of **942.76 feet** to a 5/8 inch iron pin found at the Northeasterly corner thereof;
- COURSE VI Thence **North 86° 15' 18" West**, along a Northerly line of land so conveyed to Kuchar Enterprises, a distance of **452.80 feet** to a 5/8 inch iron pin found (I.D. Slay) on the Easterly line of land conveyed to William R. and Robert L. and Edna M. Miller (PPN 32-068200) by deed recorded in Volume 2008, Page 1600 of Geauga County Deed Records;
- COURSE VII Thence **North 4° 19' 03" East**, along said Easterly line of land so conveyed to William R. and Robert L. and Edna M. Miller, a distance of **649.07 feet** to a 5/8 inch iron pin found (I.D. Kosie) at the Northeasterly corner thereof;
- COURSE VIII Thence **North 86° 59' 17" West**, along the Northerly line of land so conveyed to William R. and Robert L. and Edna M. Miller, a distance of **1554.71 feet** to a point at the Southeasterly corner of land conveyed to John H. and Edna D. Mullet (PPN 32-065100) by deed recorded in Volume 1851, Page 1854 of Geauga County Deed Records;
- COURSE IX Thence **North 3° 06' 49" East**, along the Easterly line of land so conveyed to John H. and Edna D. Mullet, a distance of **116.00 feet** to a 5/8 inch iron pin set at the Northeasterly corner thereof;
- COURSE X Thence **North 86° 59' 17" West**, along the Northerly line of land so conveyed to John H. and Edna D. Mullet, passing through a 5/8 inch iron pin set at 1096.55 feet, a total distance of **1126.55 feet** to a point in the centerline of Claridon Troy Road, 60 feet wide;
- COURSE XI Thence **North 3° 06' 49" East**, along said centerline of Claridon Troy Road, a distance of **284.82 feet** to a point at the Southwesterly corner of land conveyed to Burton Township Trustees (PPN 04-707210) by deed recorded in Volume 114, Page 207 of Geauga County Deed Records, said point also being on the shared line between Lot No. 96 (Burton Twp) and Section 11 (Troy Twp);
- COURSE XII Thence **South 86° 46' 12" East**, along the Southerly line of land so conveyed to Burton Township Trustees (PPN 04-707210), and along the Southerly line of

lands conveyed to Burton Township Trustees (PPN 32-700700) by deed recorded in Volume 823, Page 842, Burton Township Trustees (PPN 04-707119) by deed recorded in Volume 823, Page 844, Burton Township Board of Trustees (PPN 04-707249) by deed recorded in Volume 1870, 1518, Bulldog Realty LLC. (PPN 04-150544) by deed recorded in Volume 1797, Page 1579, Abner J. and Mary Ann Hershberger (PPN 04-150982) by deed recorded in Volume 1771, Page 1824, Harvey H. and Lydia R. Miller (PPN 04-066800) by deed recorded in Volume 1847, Page 2017 of Geauga County Deed Records, a distance of **4719.68 feet** to the Principal Place of Beginning and containing **92.6853 acres** of land (**92.4888 acres** excepting the area within the right-of-way Claridon Troy Road, 21.3943 acres all of PPN 32--057600, 2.9675 acres all of PPN 32-072298, 4.9935 acres all of PPN 32-072297, 10.8663 acres part of PPN 32-072299, and 52.4637 acres part of PPN 32-072296) as surveyed, calculated and described, on October 28, 2019 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193. This property includes within its boundaries a non-taxable area within the 92.6583 acres, being 2.000 acres (PPN 32-702569) per tax exemption for school per State Auditor, no description available.



11-12-19

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.