

CLIFFORD H. MCGUIRE
PROFESSIONAL SURVEYOR NO. 7770
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

Description of Land
 for
 Christ and Ada Yoder



16.080 Acre Residual,

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

Beginning at a point on the centerline of Mumford Road, said point being South 16° 25' 00" West, a distance as measured along said road centerline of 53.01 feet from a 1" iron pin found in a monument assembly at road station P. I. 170+33.0 taken from State of Ohio C. H. No. 24, Sec's E-F-G-H, Project 1219- 1956 plans, said 1" iron pin being located South 15° 38' 00" West along the centerline of said Mumford Road, a distance of 826.74 feet from the centerline intersection of said Mumford Road and Tavern Road (S. R. 168, 60' R/W); ,

thence North 77° 00' 54" East, along a new line and passing over a 5/8" capped rebar set at 34.44 feet, a total distance of 265.04 feet to a 5/8" iron pin found at the southwest corner of lands conveyed to Allen J. Miller by deed 1828-2775 of Geauga County Record of Deeds (GCRD) (P.N. 32-074067);

thence North 61° 01' 00" East, along the south line of said Allen J. Miller and passing over a 5/8" iron pin found at 215.59 feet (R/W at 213.95), a total distance of 244.38 feet to a point on the centerline of said Tavern Road;

thence South 19° 17' 53" East, along said road centerline, a distance of 1106.86 feet to a point and the northeast corner of lands conveyed to Eli & Esther Byler by deed 841-153 (GCRD) (P.N. 32-074106);

thence North 85° 44' 54" West, along the north line of said Eli & Esther Byler and passing over a 5/8" iron pins found at 33.11 feet (R/W at 32.73 feet) and 1041.96 (R/W at 1042.03 feet) and along the north line of lands conveyed to Christ S. and Ada J. Yoder by deed 1837-2593(GCRD) (P.N. 32-074354) and along the north line of lands conveyed to Abner J. & Mary Y. Miller by deed 835-934 (GCRD) (P.N. 32-074102), a total distance of 1072.72 feet to a point on the centerline of said Mumford Road;

thence North 16° 25' 00" East, along said road centerline, a distance of 820.63 feet to the point of beginning and containing 16.080 acres of land of which 1.325 acres are in the road right-of-ways as surveyed in July, 2020 by Clifford H. McGuire, Professional Surveyor No. 7770.

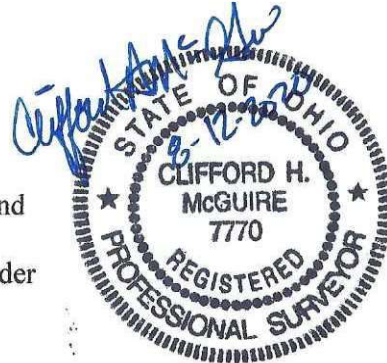
The basis of bearing for Mumford Road taken from aforementioned State of Ohio road plans. The deed of record is 845-1154 (GCRD) (32-074109) to Christ S. and Ada J. Yoder. The intent of this description is to describe the residual after a 3.000 acre split from parcel 32-074109 All corners set were 5/8" 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

Susan L. Martin Aug 12 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

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PROFESSIONAL SURVEYOR NO. 7770
9487 SHANK RD.
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330-472-2029

Description of Land
 for
 Christ and Ada Yoder



3.000 Acre Split,

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

Beginning at a 1" iron pin found in a monument assembly on the centerline of Mumford Road (60' R/W), at P. I. station 170+33.0 as shown on the State of Ohio C. H. 0-24, Sec's E-F-G-H, Project S1219- 1956 plans), said point being located South 15° 38' 00" West, along the centerline of Mumford Road, a distance of 826.74 feet from the centerline intersection of said Mumford Road and Tavern Road (S. R. 168, 60' R/W);

thence North 15° 38' 00" East, along the centerline of said Mumford Road, a distance of 826.74 feet to the centerline intersection of said Mumford Road and Tavern Road (S. R. 168, 60' R/W);

thence South 19° 17' 53" East, along said Tavern Road centerline, a distance of 458.00 feet to a point and the northeast corner of lands conveyed to Allen J. Miller by deed 1828-2775 of Geauga County Record of Deeds (GCRD) (P.N. 32-074067);

thence North 88° 31' 00" West, along the north line of said Allen J. Miller and passing over a 5/8" capped rebar set at 32.09 feet, a total distance of 182.15 feet to a 5/8" capped rebar set at the northwest corner thereof;

thence South 11° 17' 00" West, along a west line of said Allen J. Miller, a distance of 110.60 feet to a 5/8" iron pin found at an interior corner;

thence South 79° 37' 00" East, along a south line of said Allen J. Miller, a distance of 109.80 feet to a 5/8" capped rebar set at an interior corner thereof;

thence South 8° 37' 38" West, along a west line of said Allen J. Miller, a distance of 234.30 feet to a 5/8" iron pin found at the southwest corner thereof;

thence South 77° 00' 54" West, along a new line and passing over a 5/8" capped rebar set at 230.60 feet on the road right of way, a total distance of 265.04 feet to a point on said Mumford Road centerline;

thence North 16° 25' 00" East, along said road centerline, a distance of 53.01 feet to a 1" iron pin found in a monument assembly (Sta. 170+33.0) at the point of beginning and containing 3.000 acres of land of which 0.846 acres are in the road right-of-ways as surveyed in July, 2020 by Clifford H. McGuire, Professional Surveyor No. 7770.

The basis of bearing for Mumford Road taken from aforementioned State of Ohio road plans. The deed of record is 845-1154 (GCRD) (32-074109) to Christ S. and Ada J. Yoder. The intent of this description is to describe a 3.000 acre split from parcel 32-074109 All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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