

- 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

LEGEND

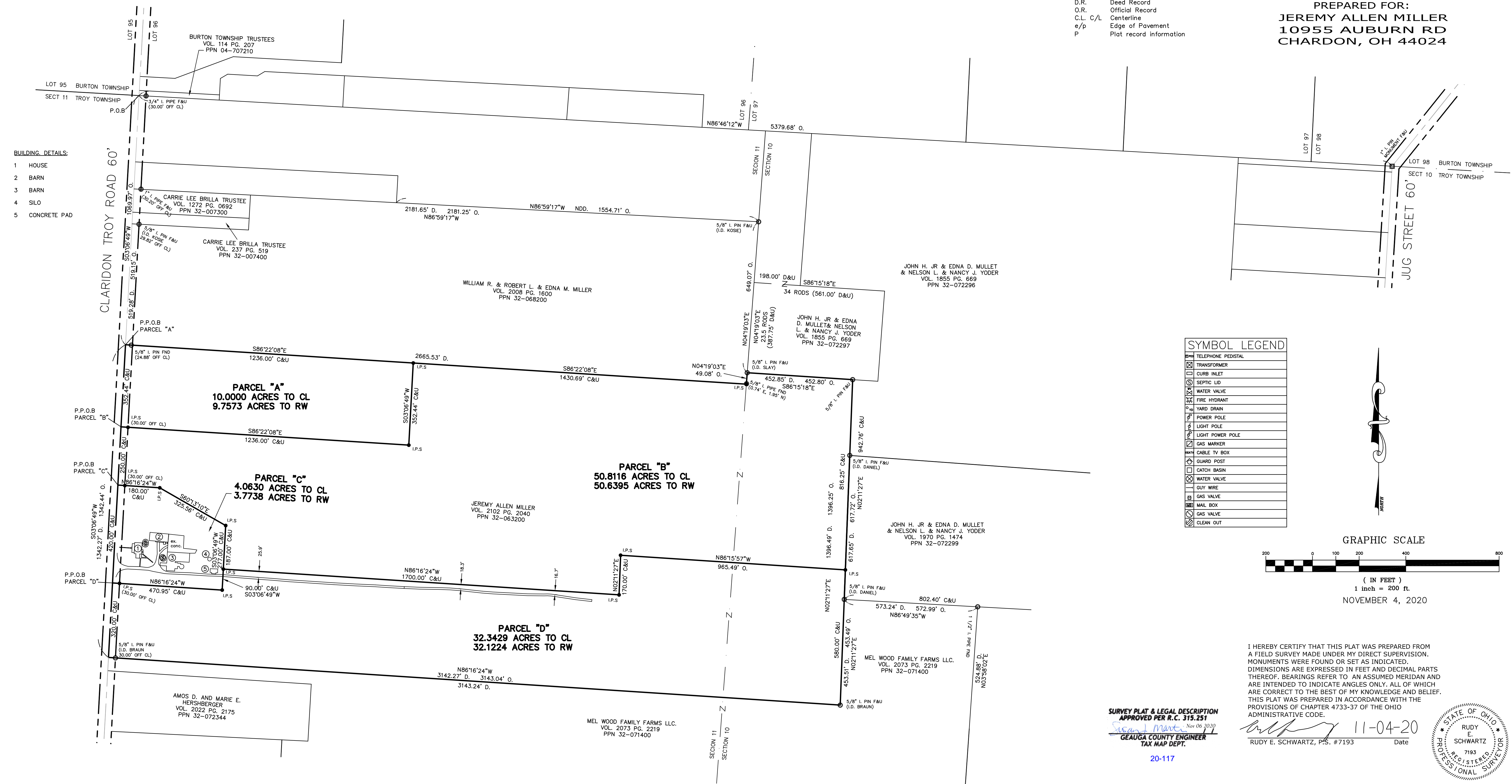
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- I.Pin Iron Pin
- I.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline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

PLAT OF SURVEY AND LOT SPLIT

For
JEREMY ALLEN MILLER
 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.

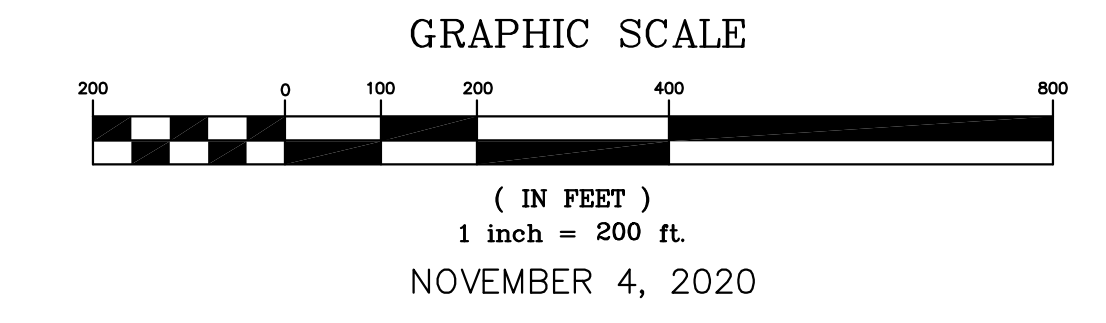
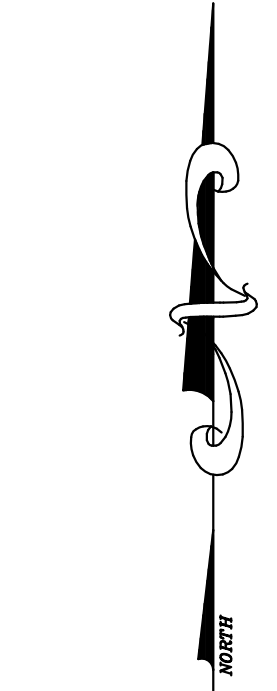
PREPARED FOR:
JEREMY ALLEN MILLER
 10955 AUBURN RD
 CHARDON, OH 44024

- BUILDING DETAILS:
- HOUSE
 - BARN
 - BARN
 - SILO
 - CONCRETE PAD



SYMBOL LEGEND

☐	TELEPHONE PEDISTAL
☒	TRANSFORMER
☐	CURB INLET
⊙	SEPTIC LID
⊕	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



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.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Rudy E. Schwartz
 GEauga COUNTY ENGINEER
 TAX MAP DEPT.
 20-117

Rudy E. Schwartz
 11-04-20
 RUDY E. SCHWARTZ, P.S. #7193 Date



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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2020.
 BY _____
 TROY TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION
OF A
10.0000 ACRE PARCEL
FOR
JEREMY ALLEN MILLER
PARCEL "A"

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 11, also being known as part of a parcel of land conveyed to Jeremy Allen Miller (PPN 32-063200) by deed recorded in Volume 2102, Page 2040 of Geauga County Deed Records, further bounded and described as follows;

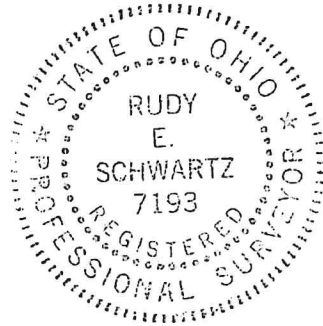
Beginning at a point in the centerline of Claridon Troy Road, 60 feet wide, at the Southwesterly corner of land conveyed to Burton Township Trustees (PPN 04-707210) by deed recorded in Volume 114, Page 207 of Geauga County Deed Records, also being on the shared line between Burton Township and Troy Township, said point lying North 86° 46' 12" West, along said shared line between Burton Township and Troy Township, a distance of 30.00 feet from a 3/4 inch iron pipe found, and a distance of 5379.68 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Jug Street, 60 feet wide;

Thence **South 3° 06' 49" West**, along the centerline of Claridon Troy Road, a distance of **1069.97 feet** to a point at the Southwesterly corner of land conveyed to William R. and Robert L. and Edna M. Miller (32-068200) by deed recorded in Volume 2008, Page 1600 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence South 86° 22' 08" East , along the Southerly line of land so conveyed to William R. and Robert L. and Edna M. Miller, passing through a 5/8 inch iron pin found at 24.88 feet, a total distance of 1236.00 feet to a 5/8 inch iron pin set; |
| COURSE II | Thence South 3° 06' 49" West (creating a new line) a distance of 352.44 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence North 86° 22' 08" West (creating a new line) passing through a 5/8 inch iron pin set at 1206.00 feet, a distance of 1236.00 feet to a point in said centerline of Claridon Troy Road; |
| COURSE IV | Thence North 3° 06' 49" East , along said centerline of Claridon Troy Road, distance of 352.44 feet to the Principal Place of |

20-117

Beginning and containing **10.0000 acres** of land (**9.7573 acres** excepting the area within the right-of-way Claridon Troy Road) 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**

Susan J. Martin Nov 06 2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

20-117

11-4-20

DATE

A handwritten signature in blue ink, appearing to read "R. Schwartz", written over a horizontal line.

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
50.8116 ACRE PARCEL
FOR
JEREMY ALLEN MILLER
PARCEL "B"

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 Jeremy Allen Miller (PPN 32-063200) by deed recorded in Volume 2102, Page 2040 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon Troy Road, 60 feet wide, 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, also being on the shared line between Burton Township and Troy Township, said point lying North $86^{\circ} 46' 12''$ West, along said shared line between Burton Township and Troy Township, a distance of 30.00 feet from a 3/4 inch iron pipe found, and a distance of 5379.68 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Jug Street, 60 feet wide;

Thence **South $3^{\circ} 06' 49''$ West**, along the centerline of Claridon Troy Road, a distance of **1422.41 feet** to a point at the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence South $86^{\circ} 22' 08''$ East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1236.00 feet to a 5/8 inch iron pin set; |
| COURSE II | Thence North $3^{\circ} 06' 49''$ East (creating a new line) a distance of 352.44 feet to a 5/8 inch iron pin set on the Southerly 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 III | Thence South $86^{\circ} 22' 08''$ East , along said Southerly line of land so conveyed to William R. and Robert L. and Edna M. Miller, a distance of 1430.69 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof; |

- COURSE IV Thence **North 4° 19' 03" East**, along the Easterly line of land so conveyed to William R. and Robert L. and Edna M. Miller, a distance of **49.08 feet** to a 5/8 inch iron pin found (I.D. Slay) at the Southwesterly corner 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 669 of Geauga County Deed Records;
- COURSE V Thence **South 86° 15' 18" East**, along the Southerly line of land so conveyed to John H. Jr. and Edna D. Mullet and Nelson L. and Nancy J. Yoder, a distance of **452.80 feet** to a 5/8 inch iron pin found at an interior corner 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;
- COURSE VI Thence **South 2° 11' 27" West**, along a Westerly line of land so conveyed to John H. Jr. and Edna D. Mullet and Nelson L. and Nancy J. Yoder (PPN 32-072296), and along a Westerly line 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, a distance of **816.25 feet** to a 5/8 inch iron pin set;
- COURSE VII Thence **North 86° 15' 57" West** (creating a new line) a distance of **965.49 feet** to a 5/8 inch iron pin set;
- COURSE VIII Thence **South 2° 11' 27" West** (creating a new line) a distance of **170.00 feet** to a 5/8 inch iron pin set;
- COURSE IX Thence **North 86° 16' 24" West** (creating a new line) a distance of **1700.00 feet** to a 5/8 inch iron pin set;
- COURSE X Thence **North 3° 06' 49" East** (creating a new line) a distance of **187.00 feet** to a 5/8 inch iron pin set;
- COURSE XI Thence **North 60° 13' 10" West** (creating a new line) a distance of **325.56 feet** to a 5/8 inch iron pin set;
- COURSE XII Thence **North 86° 16' 24" West** (creating a new line) passing through a 5/8 inch iron pin set at 150.00 feet, a total distance of **180.00 feet** to a point in said centerline of Claridon Troy Road;

COURSE XIII

Thence **North 3° 06' 49" East**, along said centerline of Claridon Troy Road, distance of **250.00 feet** to the Principal Place of Beginning and containing **50.8116 acres** of land (**50.6395 acres** excepting the area within the right-of-way Claridon Troy Road) 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.

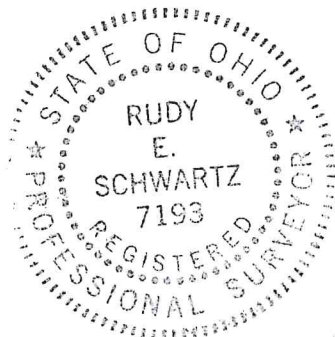
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Nov 06 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-117

11-6-20

DATE

RUDY E. SCHWARTZ, P.S. 7193



LEGAL DESCRIPTION
OF A
4.0630 ACRE PARCEL
FOR
JEREMY ALLEN MILLER
PARCEL "C"

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 11, also being known as part of a parcel of land conveyed to Jeremy Allen Miller (PPN 32-063200) by deed recorded in Volume 2102, Page 2040 of Geauga County Deed Records, further bounded and described as follows;

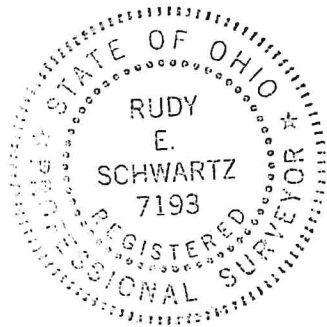
Beginning at a point in the centerline of Claridon Troy Road, 60 feet wide, at the Southwesterly corner of land conveyed to Burton Township Trustees (PPN 04-707210) by deed recorded in Volume 114, Page 207 of Geauga County Deed Records, also being on the shared line between Burton Township and Troy Township, said point lying North 86° 46' 12" West, along said shared line between Burton Township and Troy Township, a distance of 30.00 feet from a 3/4 inch iron pipe found, and a distance of 5379.68 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Jug Street, 60 feet wide;

Thence **South 3° 06' 49" West**, along the centerline of Claridon Troy Road, a distance of **1672.41 feet** to a point at the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence South 86° 16' 24" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 180.00 feet to a 5/8 inch iron pin set; |
| COURSE II | Thence South 60° 13' 10" East (creating a new line) a distance of 325.56 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence South 3° 06' 49" West (creating a new line) passing through a 5/8 inch iron pin set at 187.00 feet, a total distance of 277.00 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence North 86° 16' 24" West (creating a new line) passing through a 5/8 inch iron pin set at 440.95 feet, a total distance of 470.95 feet to a point in said centerline of Claridon Troy Road; |

COURSE V

Thence North 3° 06' 49" East, along said centerline of Claridon Troy Road, distance of 420.00 feet to the Principal Place of Beginning and containing 4.0630 acres of land (3.7738 acres excepting the area within the right-of-way Claridon Troy Road) 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
Susan J. Martini Nov 06 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-117

11-4-20

DATE

A handwritten signature in blue ink, appearing to read "R. Schwartz", written over a horizontal line.

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
32.3429 ACRE PARCEL
FOR
JEREMY ALLEN MILLER
PARCEL "D"

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 Jeremy Allen Miller (PPN 32-063200) by deed recorded in Volume 2102, Page 2040 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon Troy Road, 60 feet wide, 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, also being on the shared line between Burton Township and Troy Township, said point lying North $86^{\circ} 46' 12''$ West, along said shared line between Burton Township and Troy Township, a distance of 30.00 feet from a 3/4 inch iron pipe found, and a distance of 5379.68 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Jug Street, 60 feet wide;

Thence **South $3^{\circ} 06' 49''$ West**, along the centerline of Claridon Troy Road, a distance of **2092.41 feet** to a point at the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|---|
| COURSE I | Thence South $86^{\circ} 16' 24''$ East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 470.95 feet to a 5/8 inch iron pin set; |
| COURSE II | Thence North $3^{\circ} 06' 49''$ East (creating a new line) a distance of 90.00 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence South $86^{\circ} 16' 24''$ East (creating a new line) a distance of 1700.00 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence North $2^{\circ} 11' 27''$ East (creating a new line) a distance of 170.00 feet to a 5/8 inch iron pin set; |
| COURSE V | Thence South $86^{\circ} 15' 57''$ East (creating a new line) a distance of 965.49 feet to a 5/8 inch iron pin set on the Westerly line 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;

COURSE VI

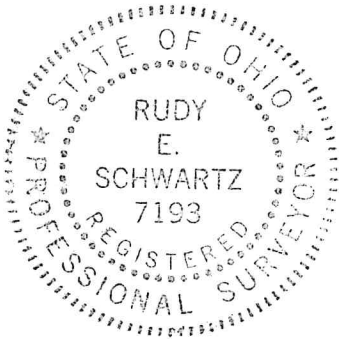
Thence **South 2° 11' 27" West**, along said Westerly line of land conveyed to John H. Jr. and Edna D. Mullet and Nelson L. and Nancy J. Yoder (PPN 32-072299), and along a Westerly line of land conveyed to Mel Wood Family Farms LLC. (PPN 32-071400) by deed recorded in Volume 2073, Page 2219 of Geauga County Deed Records, a distance of **580.00 feet** to a 5/8 inch iron pin found (I.D. Braun) at an interior corner of land conveyed thereof;

COURSE VII

Thence **North 86° 16' 24" West**, along a Northerly line of land so conveyed to Mel Wood Family Farms LLC., and passing through a 5/8 inch iron pin found 3113.04 feet, a distance of **3143.04 feet** to a point in said centerline of Claridon Troy Road, at the Northwesterly corner thereof;

COURSE VIII

Thence **North 3° 06' 49" East**, along said centerline of Claridon Troy Road, distance of **320.00 feet** to the Principal Place of Beginning and containing **32.3429 acres** of land (**32.1224 acres** excepting the area within the right-of-way Claridon Troy Road) 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
Susan J. Martini Nov 06 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-117

11.6.20

DATE

RUDY E. SCHWARTZ, P.S. 7193