

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

By: _____
Troy Township Zoning Inspector
This _____ day of _____, 202_

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

Clifford H. McGuire 12/18/2020
CLIFFORD H. MCGUIRE
TAX MAP DEPT.

20-137

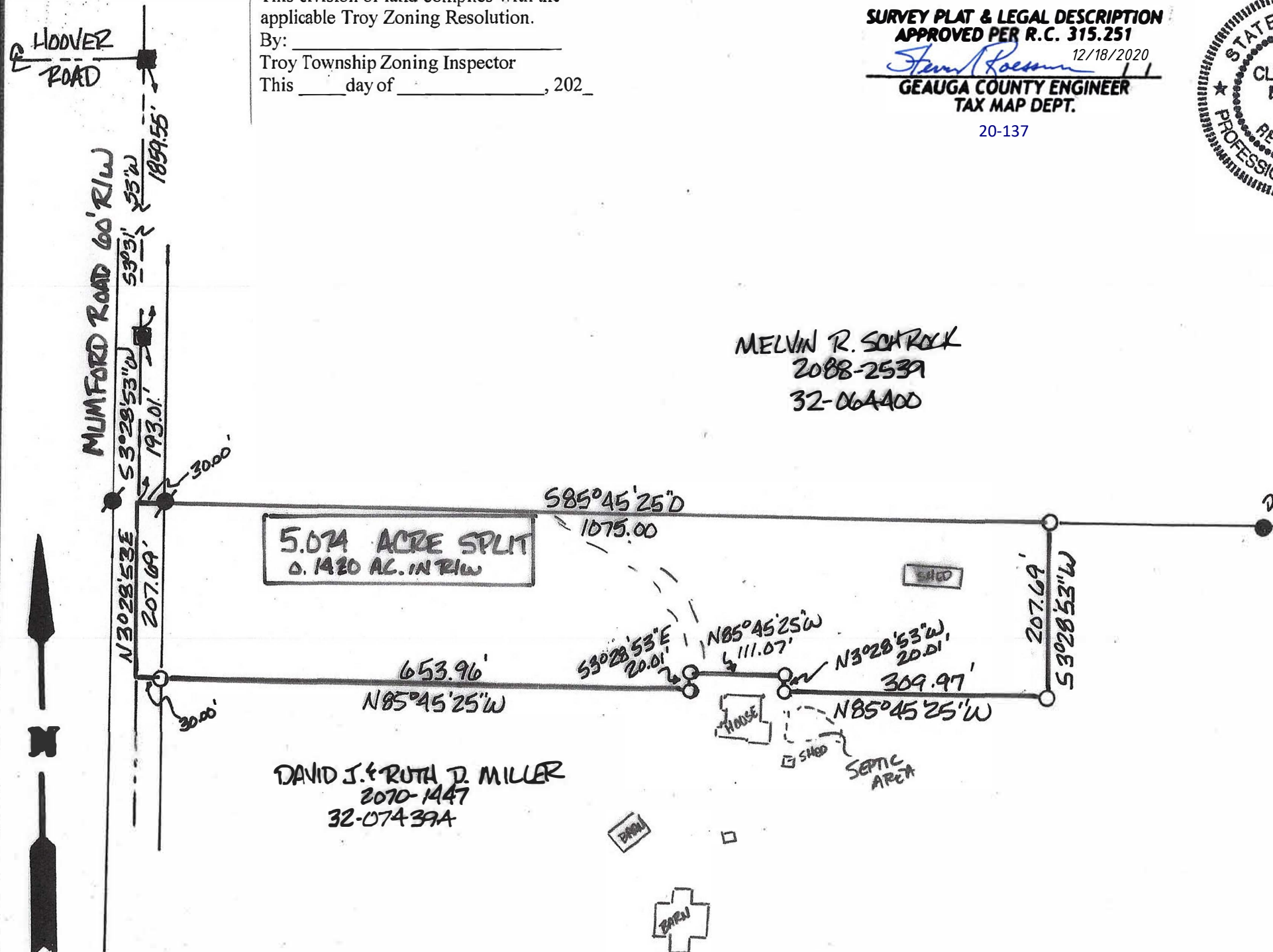


I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 733-37 OF THE OHIO ADMINISTRATIVE CODE.

Clifford H. McGuire 12-17-2020
CLIFFORD H. MCGUIRE, P.S. #7770

BEARING BASIS: DEED OF RECORD 2070-1447 TO DAVID J. & RUTH D. MILLER 32-07439A
DOCUMENTS USED: ALL DEEDS SHOWN.
SURVEY BY THIS SURVEYOR FOR DAVID MILLER, DEED 2018 C.H. 02A-A-H-MUMFORD 1929 PLANS

MELVIN R. SCHROCK
2088-2539
32-064400



- = 5/8" MCGUIRE REBAR FOUND
- = IRON PINS OR REBARS FOUND
- = 3/4" IRON PINS IN MONUMENT BOXES
- = 5/8"x30" CAPPED REBARS SET: C.H. MCGUIRE, P.S. 7770



DAVID J. & RUTH D. MILLER
2070-1447
32-07439A

MAP OF SURVEY
FOR
DAVID & RUTH MILLER

SECTION 5 TROY TWP.
GEAUGA COUNTY, OHIO

SCALE 1" = 150' DATE NOV. 2020

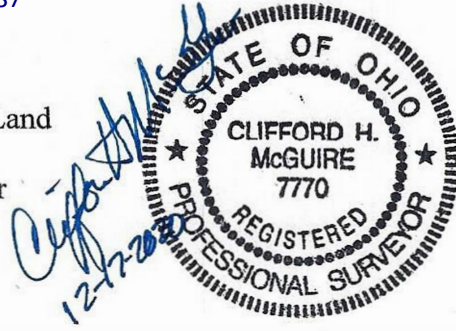
SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

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

Clifford H. McGuire 12/18/2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**
20-137

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

Description of Land
for
David Miller



5.0741 Acre Split,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 5 of said township and further bounded and described as follows:

Commencing at a 3/4" iron pin found in a monument assembly at the centerline intersection of Hoover Road (60' R/W) and Mumford Road (60' R/W);

thence South 3° 31' 00" West, along said Mumford Road centerline, a distance of 1859.55 feet to a 3/4" iron pin found in a monument assembly at an angle point;

thence South 3° 28' 53" West, continuing along said road centerline, a distance of 193.01 feet to a point and the southwest corner of lands conveyed to Melvin R. Schrock by deed 2088-2539 (P.P.N. 32-064400) of Geauga County Record of Deeds, said point being *the true point of beginning* for the parcel herein described;

thence South 85° 45' 25" East, along the south line of said Melvin R. Schrock and passing over a 5/8" capped "McGuire" rebar found at 30.00 feet, a distance of 1075.00 feet to a 5/8" capped rebar set;

thence South 3° 28' 53" West, along a new line, a distance of 207.69 feet to a 5/8" capped rebar set;

thence North 85° 45' 25" West, along a new line, a distance of 309.97 feet to a 5/8" capped rebar set;

thence North 3° 28' 53" East, along a new line, a distance of 20.01 feet to a 5/8" capped rebar set;

thence North 85° 45' 25" West, along a new line, a distance of 111.07 feet to a 5/8" capped rebar set;

thence South 3° 28' 53" West, along a new line, a distance of 20.01 feet to a 5/8" capped rebar set;

thence North 85° 45' 25" West, along a new line and passing over a 5/8" capped rebar set at 623.96 feet, a total distance of 653.96 feet to a point on said road centerline;

thence North 3° 28' 53" East, along said road centerline, a distance of 207.69 feet to *the true point of beginning* and containing 5.0741 acres of land of which 0.1420 acres lie within the road right-of-way as surveyed in November, 2020 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing was taken from the deed of record: 2070-1447 to David J. & Ruth D. Miller, P.P.N. 32-074394. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".