

This division of land complies with the applicable Troy Zoning Resolution.  
By: \_\_\_\_\_  
Troy Township Zoning Inspector  
This \_\_\_\_\_ day of \_\_\_\_\_, 202\_



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.

*Clifford H. McGuire* 3-11-2021

CLIFFORD H. MCGUIRE, P.S. #7770

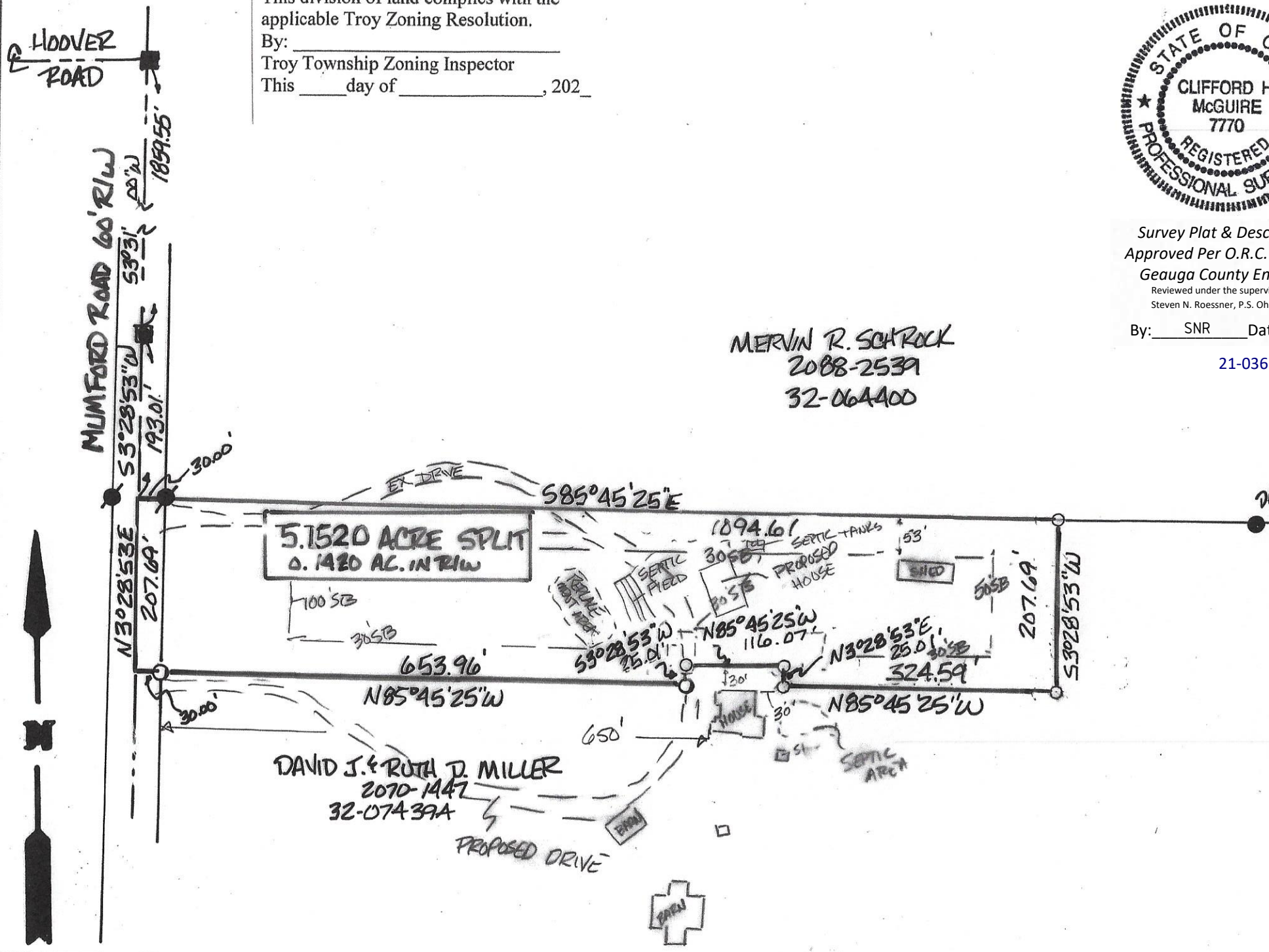
Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/11/2021

21-036

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, DEL. 2018  
C.H. OZA-A-H-MUMFORD 1929  
PLANS

MERVIN R. SCHARCK  
2088-2539  
32-064400



- = 5/8" MCGUIRE REBAR FOUND
  - = IRON PINS OR REBARS FOUND
  - = 3/4" IRON PINS IN MONUMENT BOXES
  - = 5/8" x 30" CAPPED REBARS SET: C.H. MCGUIRE, P.S. 7770
- 0 75 150 300

MAP OF SURVEY  
FOR  
**DAVID & RUTH MILLER**

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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

Clifford H. McGuire  
 Professional Surveyor No. 7770  
 9487 Shank Rd.  
 Windham, Ohio 44288  
 330-472-2000

*Survey Plat & Description*  
 Approved Per O.R.C. 315.251  
 Geauga County Engineer  
 Reviewed under the supervision of  
 Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/11/2021

Description of Land  
 for  
 David Miller



5.1520 Acre Split, 21-036

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 Mervin 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 Mervin R. Schrock and passing over a 5/8" capped "McGuire" rebar found at 30.00 feet, a distance of 1094.61 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 324.59 feet to a 5/8" capped rebar set;

thence North 3° 28' 53" East, along a new line, a distance of 25.01 feet to a 5/8" capped rebar set;

thence North 85° 45' 25" West, along a new line, a distance of 116.07 feet to a 5/8" capped rebar set;

thence South 3° 28' 53" West, along a new line, a distance of 25.01 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 5.1520 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".