

PARCEL ID: 32-702585  
GEAUGA PARK DISTRICT  
VOLUME 1834, PAGE 213

PARCEL ID: 32-019800  
ROBERT A. & FANNIE D. DETWEILER  
VOLUME 1864, PAGE 372

5/8" IP FND  
CAPPED  
"AZTECH 8249"

S85°30'00"E 1849.50' REC & OBS TO C/L

1-1/4" IP FND BENT  
0.27" N, 0.31" W OF R/W  
SHOT AT BASE

988.98' CALC

BARB WIRE FENCE

286.52' CALC

860.52' CALC

302.16' OBS

271.84' CALC

30.00' CALC

50' SIDE YARD SETBACK

50' SIDE YARD SETBACK

1" IP FND & USED  
0.40' W OF R/W

**SPLIT**  
225,393 sq. ft.  
5.1743 acres  
**EXCLUDING R/W**  
217,800 sq. ft.  
5.0000 acres

**REMAINDER**  
689,760 sq. ft.  
15.8347 acres  
**EXCLUDING R/W**  
682,173 sq. ft.  
15.6605 acres

PARCEL ID: 32-033100  
HAROLD R. JOHNSON  
VOLUME 1673, PAGE 858

PARCEL ID: 32-062500  
THORA BELLE & JACOB J. III SLADKEY, JACQUELINE J. KNIGHT, MARY ANN KONRAD  
VOLUME 657, PAGE 399

PARCEL ID: 32-074036  
LARRY G. & LINDA L. MCKINNON  
VOLUME 663, PAGE 1126

CLARIDON TROY ROAD  
S.R. 700 60' R/W

PARCEL ID: 32-702579  
GEAUGA PARK DISTRICT  
VOLUME 1841, PAGE 1114

S04°30'00"W 483.41' REC & OBS

5/8" IP FND  
CAPPED  
"AZTECH 8249"

1192.78' OBS

N84°47'37"W 1849.64' REC & OBS

5/8" IP FND & USED  
1.06'S, 0.39'E

1/2" IP FND & USED  
0.31' W OF R/W

1/2" SLUICK ROD  
FND & USED

1/2" IP FND & USED  
LOCATED 2/14/2008  
@ ANGLE POINT  
STA. 88+00  
PIN NOT FOUND  
IN OCTOBER, 2020

P.O.B.  
1/2" IP FND & USED  
LOCATED 2/14/2008  
STA. 86+73  
PIN NOT FOUND  
IN OCTOBER, 2020

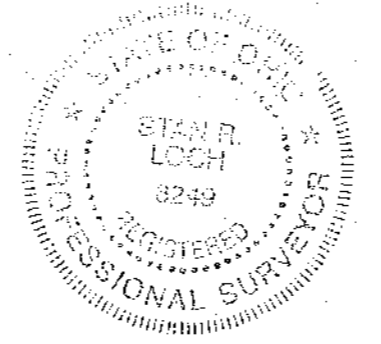
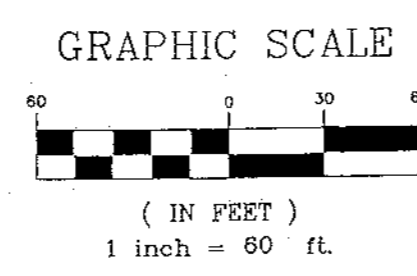
N04°30'00"E 3597.88' CALC

**LEGEND**  
● = IRON PIN FND  
⊙ = IRON PIN SET  
5/8" X 30" REBAR  
CAPPED "AZTECH 8249"

**SEPTIC NOTE:**  
SEPTIC LOCATIONS ARE SHOWN PER  
SKETCH BY ZEIGLER EARTHWORKS, INC.  
JANUARY, 2021.

**REFERENCES:**  
1 - FIELD BOOK ROAD RECORDS FOR CLARIDON TROY ROAD  
(S.R. 700) PROVIDED BY THE COUNTY ENGINEERING DEPARTMENT  
2 - BOUNDARY SURVEY BY STEPHEN HOVANCSEK & ASSOCIATES, INC.  
DATED: SEPTEMBER, 2005, REVISED JUNE, 2007  
3 - LOT SPLIT SURVEY FOR HAROLD JOHNSON  
BY AZTECH ENGINEERING & SURVEYING  
DATED: MARCH, 2008

BEARINGS ARE BASED ON CENTERLINE BEARING  
OF BOUNDARY SURVEY BY STEPHEN HOVANCSEK &  
ASSOCIATES, INC. DATED 9/2005-REVISED 6/2007  
AND ARE USED TO DENOTE ANGLES ONLY.



I CERTIFY THAT I HAVE SURVEYED  
THE PREMISES AND PREPARED THE  
SURVEY MAP IN ACCORDANCE WITH  
THE PROVISIONS OF CHAPTER 4733-37  
OF THE OHIO ADMINISTRATIVE CODE.  
Stan Loch  
DATE 2-5-2021  
REG. SURVEYOR #8249

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE TROY  
TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY: \_\_\_\_\_

TROY  
TOWNSHIP ZONING INSPECTOR.  
APPEAL NOS. ZP20-4 AND ZP20-5 GRANTED BY TROY  
TOWNSHIP BOARD  
OF ZONING APPEALS ON AUGUST 19, 2020.

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
02/08/2021  
Geauga County Engineer  
TAX MAP DEPT.  
21-020

NO.	DATE	DESCRIPTION	BY
2	1/27/2021	REVISED LOTS PER PLANNING COMMISSION	CL
1	10/30/2020	REVISED LOTS TO MAKE 5 AC EXCLUDE R/W	CL

**LOT SPLIT SURVEY**  
FOR  
**HAROLD JOHNSON**  
DEED VOLUME 1673, PAGE 858  
PART OF TROY TOWNSHIP SECTION NO. II  
SITUATED IN TROY TOWNSHIP  
GEAUGA COUNTY, STATE OF OHIO

5425 WARNER ROAD - SUITE 12  
VALLEY VIEW, OHIO 44125  
440-602-9071 FAX 216-369-0259  
**AZTECH**  
ENGINEERING and SURVEYING  
Civil Engineering - Land Surveying

HORIZ. SCALE: 1" = 60'	VERT. SCALE:
DRAWN BY: CL	DATE: 10/29/2020
CHECKED BY: SRL	DRAWING NO.: 2020 SURVEY
JOB NO.: 182073	SHEET: 1 OF 1



## **ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12**

**VALLEY VIEW, OHIO 44125**

**PH: 440-602-9071 FAX: 216-369-0259**

### **LEGAL DESCRIPTION OF A 5.1743 ACRE PARCEL**

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Troy Township Section No. 11, and being more fully described as follows:

Beginning at a point at the centerline intersections of Patch Road and Claridon Troy Road (State Route 700) 60 foot R/W, said point being Station 86+73 of the Geauga County Engineering Road Records;

Thence North 04°48'25" East, along the centerline of said Claridon Troy Road, a distance of 126.31 feet to a point, said point being an angle point and being Station 88+00 of the Geauga County Engineering Road Records;

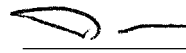
Thence North 04°30'00" East, continuing along the centerline of said Claridon Troy Road, a distance of 3850.70 feet to a point and being the Principal Place of Beginning;

- Course I: Thence North 85°30'00" West, creating a new line passing through an iron pin set on the westerly R/W of said Claridon Troy Road, at a distance of 30.00 feet, a total distance of 70.00 feet to an iron pin set;
- Course II: Thence South 04°30'00" West, creating a new line a distance of 45.00 feet to an iron pin set;
- Course III: Thence North 85°30'00" West, creating a new line a distance of 168.67 feet to an iron pin set;
- Course IV: Thence North 04°30'00" East, creating a new line a distance of 45.00 feet to an iron pin set;
- Course V: Thence North 85°30'00" West, creating a new line a distance of 621.85 feet to an iron pin set;
- Course VI: Thence North 04°30'00" East, creating a new line a distance of 253.11 feet to an iron pin set, said point being on the southerly line of lands conveyed to the Geauga Park District, as recorded in Volume 1834, Page 213 of the Geauga County Deed Records (PP#32-702585);

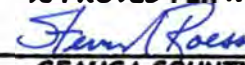
Course VII: Thence South 85°30'00" East, along the southerly line of said Geauga Park District, and along the southerly line of lands conveyed to Robert A. & Fannie D. Detweiler, as recorded in Volume 1864, Page 372 of the Geauga County Deed Records (PP#32-019800) passing through a 1" iron pipe found 0.40 feet west of the westerly R/W of said Claridon Troy Road, at a distance of 830.12 feet, a total distance of 860.52 feet to a point on the centerline of said Claridon Troy Road, said point being the southeasterly corner of said Detweiler;

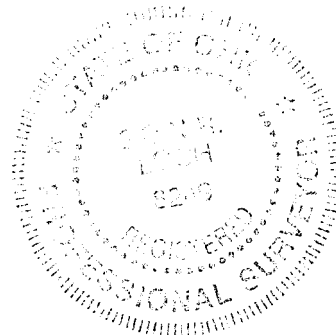
Course VIII: Thence South 04°30'00" West, along the centerline of said Claridon Troy Road, a distance of 253.11 feet to the Principal Place of Beginning;

Said parcel containing 5.1743 acres or 225,393 sq.ft. of land (0.1743 acres or 7,593 sq. ft. of land within the R/W) be the same more or less but subject to all legal highways as surveyed and described in February, 2021 by Stan R. Loch, Registered Ohio Surveyor Number 8249. Bearings used herein are based on centerline bearing per boundary survey by Stephen Hovancsek & Associates, Inc. dated September 2005, revised June 2007 and are used to denote interior angles only. The intent of the above description is to describe a 5.1743 acres split parcel of land from the lands deeded to Harold R. Johnson, as recorded in Deed Volume 1673, Page 858 of the Geauga County Deed Records (PP#32-033100). All iron pins set are 5/8"x30" rebar capped "Aztech #8249".

 2.5.2021  
Stan R. Loch P.S. #8249 Date

Job No. 182073

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
 02/08/2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**  
21-020





**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12**

**VALLEY VIEW, OHIO 44125**

**PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION OF A 15.8346 ACRE PARCEL**

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Troy Township Section No. 11, and being more fully described as follows:

Beginning at a point at the centerline intersections of Patch Road and Claridon Troy Road (State Route 700) 60 foot R/W, said point being Station 86+73 of the Geauga County Engineering Road Records;

Thence North 04°48'25" East, along the centerline of said Claridon Troy Road, a distance of 126.31 feet to a point, said point being an angle point and being Station 88+00 of the Geauga County Engineering Road Records;

Thence North 04°30'00" East, continuing along the centerline of said Claridon Troy Road, a distance of 3597.59 feet to a point, said point being the northeasterly corner of lands conveyed to Larry G. & Linda L. McKinnon, as recorded in Volume 663, Page 1126 of the Geauga County Deed Records (PP#32-074036) and being the Principal Place of Beginning;


Course I: Thence North 84°47'37" West, along the northerly line of said McKinnon and along the northerly line of lands conveyed to Thora Belle Sladkey, ET AL., as recorded in Volume 657, Page 399 of the Geauga County Deed Records (PP#32-062500), passing through a ½" iron pin found at a distance of 30.31 feet and a 5/8" iron pin found at 656.86 feet, a total distance of 1849.64 feet to a 5/8" iron pin found capped "Aztech 8249", said point being the southeasterly corner of lands conveyed to the Geauga Park District, as recorded in Volume 1841, Page 1114 of the Geauga County Deed Records (PP#32-702570);

Course II: Thence North 04°30'00" East, along the easterly line of said Geauga Park District, a distance of 483.41 feet to a 5/8" iron pin found capped "Aztech 8249", said point being the northeasterly corner of said Geauga Park District and also being on the southerly line of another parcel conveyed to the Geauga Park District, as recorded in Volume 1834, Page 213 of the Geauga County Deed Records (PP#32-702585);

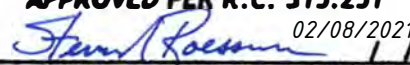
Course III: Thence South 85°30'00" East, along the southerly line of said Geauga Park District, a distance of 988.98 feet to an iron pin set;

- Course IV: Thence South 04°30'00" West, creating a new line a distance of 253.11 feet to an iron pin set;
- Course V: Thence South 85°30'00" East, creating a new line a distance of 621.85 feet to an iron pin set;
- Course VI: Thence South 04°30'00" West, creating a new line a distance of 45.00 feet to an iron pin set;
- Course VII: Thence South 85°30'00" East, creating a new line a distance of 168.67 feet to an iron pin set;
- Course VIII: Thence North 04°30'00" East, creating a new line a distance of 45.00 feet to an iron pin set;
- Course IX: Thence South 85°30'00" East, creating a new line passing through an iron pin set on the westerly R/W of Claridon Troy Road, S.R. 700, 60 foot R/W at a distance of 40.00 feet, a total distance of 70.00 feet to a point on the centerline of said Claridon Troy Road;
- Course X: Thence South 04°30'00" West, along the centerline of said Claridon Troy Road, a distance of 253.11 feet to the Principal Place of Beginning;

Said parcel containing 15.8347 acres or 689,760 sq.ft. of land (0.1741 acres or 7,587 sq. ft. of land within the R/W) be the same more or less but subject to all legal highways as surveyed and described in February, 2021 by Stan R. Loch, Registered Ohio Surveyor Number 8249. Bearings used herein are based on centerline bearing per boundary survey by Stephen Hovancsek & Associates, Inc. dated September 2005, revised June 2007 and are used to denote interior angles only. The intent of the above description is to describe a 15.8347 acres remainder parcel of land from the lands deeded to Harold R. Johnson, as recorded in Deed Volume 1673, Page 858 of the Geauga County Deed Records (PP#32-033100) after a 5.1743 acre split. All iron pins set are 5/8"x30" rebar capped "Aztech #8249".

 2-5-2021  
 Stan R. Loch P.S. #8249 Date

Job No. 182073

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
 02/08/2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**  
 21-020

