

- 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

NOTES:

- NO TITLE COMMITMENT SUPPLIED

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 |
| ⊙ | GLY WIRE |
| ⊙ | GAS VALVE |
| ⊙ | MAIL BOX |
| ⊙ | GAS VALVE |
| ⊙ | CLEAN OUT |

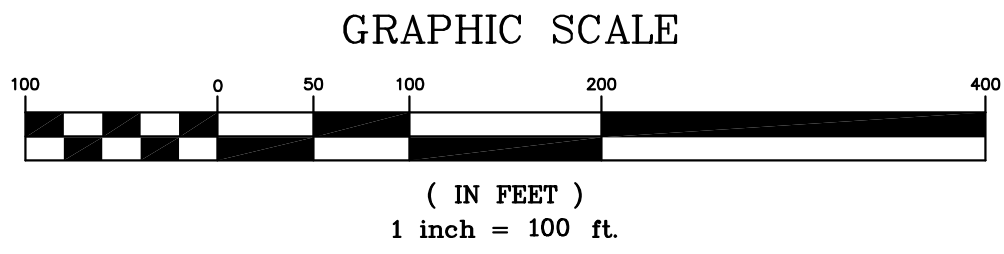
LEGEND

| | | |
|---|----------|---|
| • | ips | 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ) |
| ○ | I.Pin | Iron Pin |
| ○ | I.Pipe | Iron Pipe |
| ○ | Mon. | Monument |
| ○ | Fe | Fence post |
| ○ | Stk | Stake Set |
| ○ | 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 |

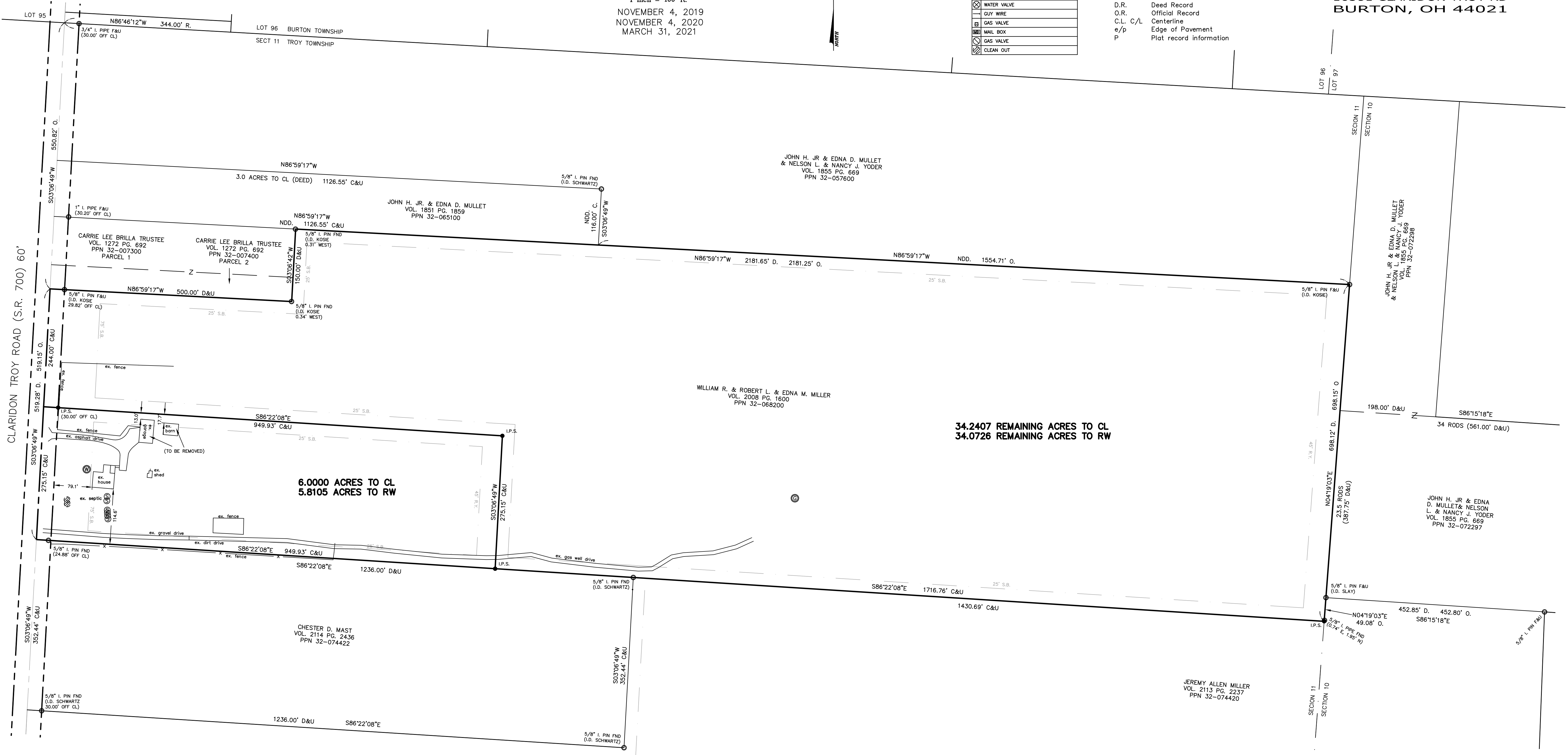
PLAT OF SURVEY AND LOT SPLIT
For
WILLIAM R., ROBERT L. AND EDNA M. MILLER

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 11 IN SAID TOWNSHIP.

PREPARED FOR:
 WILLIAM R. AND ROBERT L. AND EDNA M. MILLER
 16381 CLARIDON TROY RD
 BURTON, OH 44021

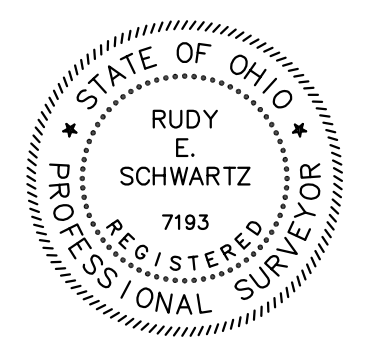


NOVEMBER 4, 2019
 NOVEMBER 4, 2020
 MARCH 31, 2021



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.

Rudy E. Schwartz 4-01-21
 RUDY E. SCHWARTZ, P.S. #7193 Date



NOTES:

- 244' OF FRONTAGE BASED ON (APPROVED) VARIANCE NO. 2P20-33 1/18/21

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2021.
 BY _____
 TROY TOWNSHIP ZONING INSPECTOR

Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Received under the supervision of
 Steven K. Rosecrance, P.S. Ohio #1070
 By: SNR Date: 04/06/2021
 21-053

JEREMY ALLEN MILLER
 VOL. 2113 PG. 2237
 PPN 32-074420

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

LEGAL DESCRIPTION
OF A
6.0000 ACRE PARCEL
FOR
WILLIAM R., ROBERT L. AND EDNA M. MILLER

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 William R., Robert L. and Edna M. Miller (PPN 32-068200) by deed recorded in Volume 2008, Page 1600 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at the Northwesterly corner of land conveyed to John H. Jr. and Edna D. Mullet (PPN 32-057600) by deed recorded in Volume 1855, Page 669 of Geauga County Deed Records, also being at the shared corner of Lot Nos. 95 and 96 in Burton Township on the Northerly line of Section 11, 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;

Thence **South 3° 06' 49" West**, along said centerline of Claridon Troy Road, a distance of **794.82 feet** to the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|---|
| COURSE I | Thence South 86° 22' 08" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 949.93 feet to a 5/8 inch iron pin set; |
| COURSE II | Thence South 3° 06' 49" West (creating a new line) a distance of 275.15 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Chester D. Mast (PPN 32-074422) by deed recorded in Volume 2114, Page 2436 of Geauga County Deed Records; |
| COURSE III | Thence North 86° 22' 08" West , along said Northerly line of land so conveyed to Chester D. Mast, passing through a 5/8 inch iron pin set at 919.93 feet, a total distance of 949.93 feet to a point in the centerline of Claridon Troy Road; |
| COURSE IV | Thence North 3° 06' 49" East , along said centerline of Claridon Troy Road, distance of 275.15 feet to the Principal Place of Beginning and containing 6.0000 acres of land (5.8105 acres |

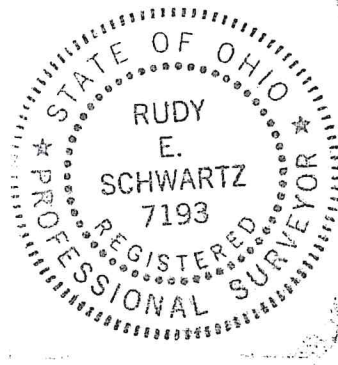
excepting the area within the right-of-way Claridon Troy Road) as surveyed, calculated and described, on November 4, 2019 and November 4, 2020, and March 31, 2021 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer 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. The intent of this survey is to describe a 6.0000 acre split out of PPN 32-068200.

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: 04/06/2021

21-053



4.6.21

DATE

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

RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
34.2407 ACRE PARCEL
FOR
WILLIAM R., ROBERT L. AND EDNA M. MILLER

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 William R. Robert L. and Edna M. Miller (PPN 32-0680200) by deed recorded in Volume 2008, Page 1600 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at the Northwesterly corner of land conveyed to John H. Jr. and Edna D. Mullet (PPN 32-057600) by deed recorded in Volume 1855, Page 669 of Geauga County Deed Records, also being at the shared corner of Lot Nos. 95 and 96 in Burton Township on the Northerly line of Section 11, 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;

Thence **South 3° 06' 49" West**, along said centerline of Claridon Troy Road, a distance of **550.82 feet** to a point at the Southwesterly corner of parcel 2 of lands conveyed to Carrie Lee Brilla, Trustee (PPN 32-007400) by deed recorded in Volume 1272, Page 692 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° 59' 17" East**, along the Southerly line of parcel 2 of lands so conveyed to Carrie Lee Brilla, Trustee, passing through a 5/8 inch iron pin found (I.D. Kosie) at 29.82 feet, a total distance of **500.00 feet** to a point at the Southeasterly corner thereof (witness a 5/8 inch iron pin found I.D. Kosie 0.34' West);

COURSE II Thence **North 3° 06' 42" East**, along the Easterly line of parcel 2 of lands so conveyed to Carrie Lee Brilla, Trustee (PPN 32-007400), and along the Easterly line of parcel 1 of lands conveyed to Carrie Lee Brilla, Trustee (PPN 32-007300) by deed recorded in Volume 1272, Page 692 of Geauga County Deed Records, a distance of **150.00 feet** to a point on the Southerly line of land conveyed to John H. Jr. and Edna D. Mullet (PPN 32-065100) by deed recorded in Volume 1851, Page 1859 of Geauga County Deed Records (witness a 5/8 inch iron pin found I.D. Kosie 0.31 feet West);

COURSE III Thence **South 86° 59' 17" East**, along said Southerly line of land so conveyed to John H. Jr. and Edna D. Mullet, and along the Southerly line of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-057600) by deed recorded in Volume 1855,

Page 669 of Geauga County Deed Records, a distance of **2181.25 feet** to a 5/8 inch iron pin found (I.D. Kosie) on the Westerly line of land conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-072298) by deed recorded in Volume 1855, Page 669 of Geauga County Deed Records, said pin also being on the shared line between Sections 10 and 11;

COURSE IV

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: 04/06/2021

21-053

Thence **South 4° 19' 03" West**, along said Westerly line of land so conveyed to John H. Jr. and Edna D. Mullet, and Nelson L. and Nancy J. Yoder (PPN 32-072298), and along the Westerly line 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, and along a Westerly line of land conveyed to Jeremy Allen Miller (PPN 32-074420) by deed recorded in Volume 2113, Page 2237 of Geauga County Deed Records, also being said shared line between Sections 10 and 11, a distance of **698.15 feet** to a 5/8 inch iron pin set at an interior corner thereof (witness a 5/8 inch iron pipe found 0.74' East and 1.95 feet North);

COURSE V

Thence **North 86° 22' 08" West**, along a Northerly line of land so conveyed to Jeremy Allen Miller, and along the Northerly line of land conveyed to Chester D. Mast (PPN 32-074422) by deed recorded in Volume 2114, Page 2436 of Geauga County Deed Records, a distance of **1716.76 feet** to a 5/8 inch iron pin set;

COURSE VI

Thence **North 3° 06' 49" East** (creating a new line) a distance of **275.15 feet** to a 5/8 inch iron pin set;

COURSE VII

Thence **North 86° 22' 08" West** (creating a new line) passing through a 5/8 inch iron pin set at 919.93 feet, a total distance of **949.93 feet** to a point in the centerline of Claridon Troy Road;

COURSE VIII

Thence **North 3° 06' 49" East**, along said centerline of Claridon Troy Road, distance of **244.00 feet** to the Principal Place of Beginning and containing **34.2407 acres** of land (**34.0726 acres** excepting the area within the right-of-way Claridon Troy Road) as surveyed calculated and described, on November 4, 2019 and November 4, 2020, and March 31, 2021 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. The intent of this survey is to describe the remaining acreage after a 6.0000 split.



4.6.21
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193