

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- I.Pipe
- Mon.
- Fe
- Mag
- Fnd.
- D.
- R/Rec
- M/Msd
- O/Obs
- C/Calc
- U.
- D.R.
- O.R.
- C.L. C/L
- e/p
- P

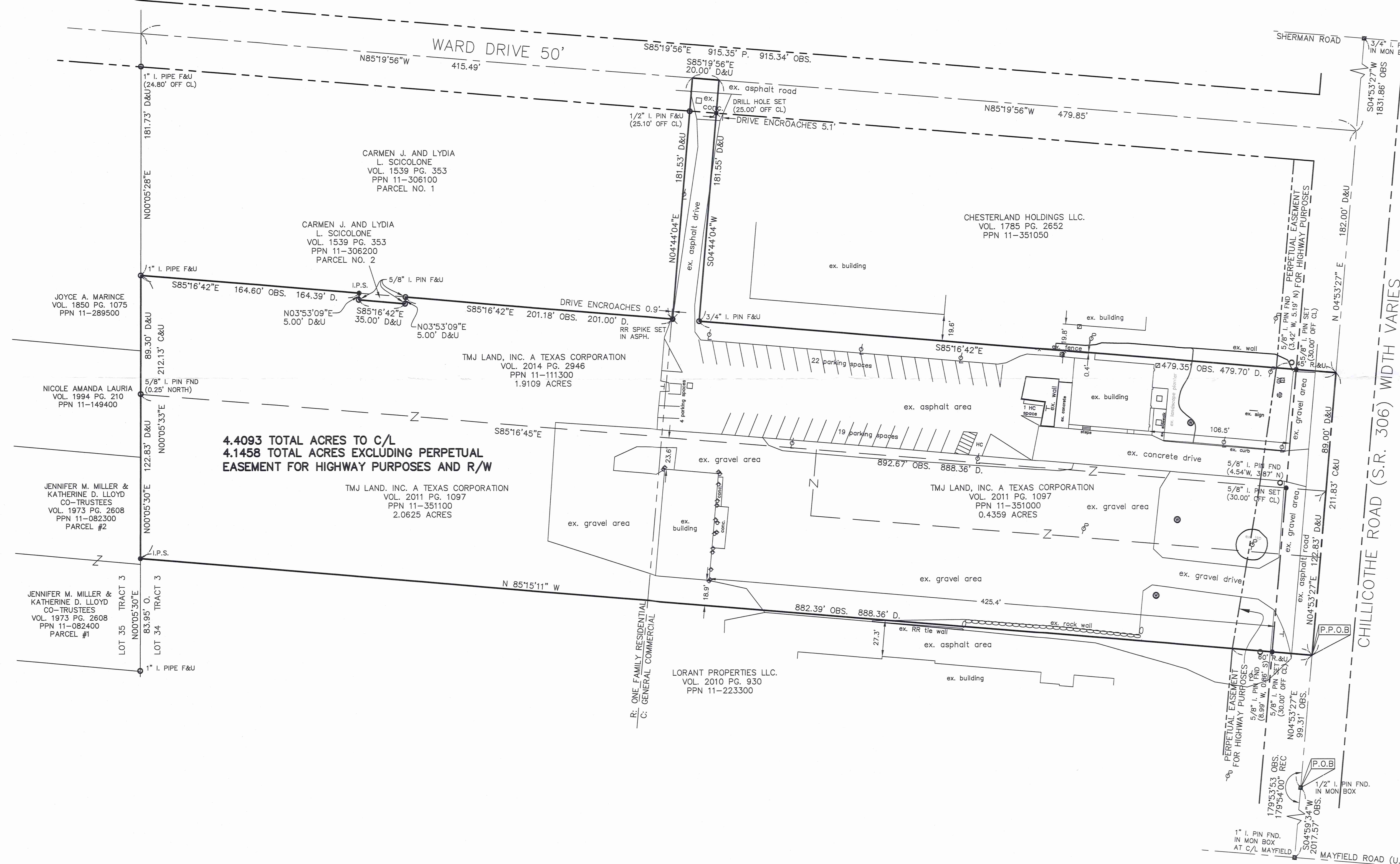
REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 ALTA/ACSM SURVEY FOR N.M. AND R.M. GIATTOZZI BY RALPH KEMPKE 1/14/98
- 3 DEDICATION MAP OF WARD DRIVE VOL. 4, PGS. 17-18
- 4 ODOT PLANS *GEA.306-12.07 - LAK.306-0.00 GEauga COUNTY - LAKE COUNTY*

CONSOLIDATION PLAT
For
TMJ LAND, INC. A TEXAS CORPORATION

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 34, TRACT 3, CHESTER TOWNSHIP.

PREPARED FOR:
SCI MANAGEMENT
 1929 ALLEN PKWY, 7TH FLR
 HOUSTON, TX 77019



4.4093 TOTAL ACRES TO C/L
4.1458 TOTAL ACRES EXCLUDING PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AND R/W

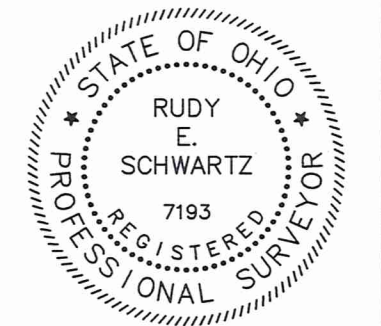


GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft
 JULY 29, 2016

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 MERIDAN 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 8.9.16
 RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Rudy E. Schwartz
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.



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 CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2016.
 BY _____
 CHESTER TOWNSHIP ZONING INSPECTOR

CHE00223
CHE00223

TMJ Land, Inc. (16-045)
Picked Up 08/04/16
Vol. 2018 pg 167
pn# 11-111300

CONSOLIDATION
LEGAL DESCRIPTION
OF A
4.4093 ACRE PARCEL
FOR
TMJ LAND, INC.
A TEXAS CORPORATION

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Lot No. 34, Tract 3, and further being known as being all of a parcel of land conveyed to TMJ Land, Inc. a Texas Corporation (PPN 11-111300) by deed recorded in Volume 2014, Page 2946 of Geauga County Deed Records, also being all of a parcel of land conveyed to TMJ Land, Inc. a Texas Corporation (PPN 11-351100) by deed recorded in Volume 2011, Page 1097 of Geauga County Deed Records, and also being all of a parcel of land conveyed to TMJ Land, Inc. a Texas Corporation (PPN 11-351000) by deed recorded in Volume 2011, Page 1097 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1/2 inch iron pin found in the centerline of Chillicothe Road (S.R. 306), width varies, said monument lying North 4° 59' 34" East, along said Chillicothe Road, a distance of 2017.57 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Mayfield Road (U.S. 322);

Thence North 4° 53' 27" East, continuing along said centerline of Chillicothe Road, a distance of 99.31 feet to the Northeasterly corner of a parcel of land conveyed to Lorant Properties LLC. (PPN 11-223300) by deed recorded in Volume 2010, Page 930 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 85° 15' 11" West, along the Northerly line of land so conveyed to Lorant Properties LLC., and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 882.39 feet to a 5/8 inch iron pin set on the Easterly line of parcel No. 2 of lands conveyed to Jennifer M. Miller and Katherine D. Lloyd Co-Trustees (PPN 11-082300) by deed recorded in Volume 1973, Page 2608 of Geauga County Deed Records, said pin also being on the shared line of Lot Nos. 34 and 35, Tract 3;

COURSE II Thence North 0° 05' 33" East, along said Easterly line of land so conveyed to Jennifer M. Miller and Katherine D. Lloyd Co-Trustees, and along the Easterly line of line of land conveyed to Nicole Amanda Lauria (PPN 11-149400) by deed recorded in Volume 1994, Page 210 of Geauga County Deed Records, and along the Easterly line of land conveyed to Joyce A. Marince (PPN 11-289500) by deed recorded in Volume 1850, Page 1075 of Geauga County Deed Records, also being said shared line between Lot Nos. 34 and 35, Tract 3, a distance of

212.13 feet to a 1 inch iron pipe found at the Southwesterly corner of parcel No. 1 of lands conveyed to Carmen J. and Lydia L. Scicolone (PPN 11-306100) by deed recorded in Volume 1539, Page 353 of Geauga County Deed Records;

COURSE III Thence South 85° 16' 42" East, along the Southerly line of said parcel No. 1 of lands conveyed to Carmen J. and Lydia L. Scicolone (PPN 11-306100), a distance of 164.60 feet to a 5/8 inch iron pin set at the Northwesterly corner of parcel No. 2 of lands conveyed to Carmen J. and Lydia L. Scicolone (PPN 11-306200) by deed recorded in Volume 1539, Page 353 of Geauga County Deed Records;

COURSE IV Thence South 3° 53' 09" West, along the Westerly line of said parcel No. 2 of lands conveyed to Carmen J. and Lydia L. Scicolone (PPN 11-306200), a distance of 5.00 feet to a 5/8 inch iron pin found at the Southwesterly thereof;

COURSE V Thence South 85° 16' 42" East, along the Southerly line of said parcel No. 2 of lands conveyed to Carmen J. and Lydia L. Scicolone (PPN 11-306200), a distance of 35.00 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof;

COURSE VI Thence North 3° 53' 09" East, along the Easterly line of said parcel No. 2 of lands conveyed to Carmen J. and Lydia L. Scicolone (PPN 11-306200), a distance of 5.00 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on a Southerly line of said parcel No. 1 of lands so conveyed to Carmen J. and Lydia L. Scicolone;

COURSE VII Thence South 85° 16' 42" East, along the Southerly line of said parcel No. 1 of lands so conveyed to Carmen J. and Lydia L. Scicolone (PPN 11-306100), a distance of 201.18 feet to a railroad spike set, in an asphalt drive, at the Southeasterly corner thereof;

COURSE VIII Thence North 4° 44' 04" East, along the Easterly line of said parcel No. 1 of lands so conveyed to Carmen J. and Lydia L. Scicolone (PPN 11-306100), and passing through a 1/2 inch iron pin found at 156.43 feet, a total distance of 181.53 feet to a point in the centerline of Ward Drive;

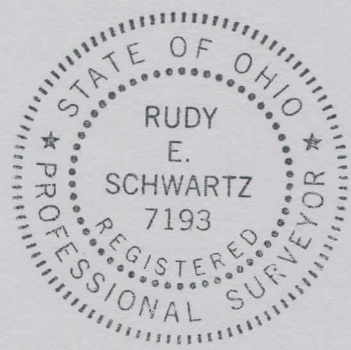
COURSE IX Thence South 85° 19' 56" East, along said centerline of Ward Drive, a distance of 20.00 feet to a point at the Northwesterly corner of land conveyed to Chesterland Holdings LLC. (PPN 11-351050) by deed recorded in Volume 1785, Page 2652 of Geauga County Deed Records;

COURSE X Thence South 4° 44' 04" West, along the Westerly line of land so conveyed to Chesterland Holdings LLC., and passing through a drill hole set at 25.00 feet, in a concrete apron, a total distance of 181.55 feet to a 3/4 inch iron pin found at the Southwesterly corner thereof;

COURSE XI Thence South 85° 16' 42" East, along the Southerly line of land so conveyed to Chesterland Holdings LLC., and passing through a 5/8 inch iron pin set at 449.35 feet, a total distance of 479.35 feet to a point in said centerline of Chillicothe Road;

COURSE XII Thence South 4° 53' 27" West, along said centerline of Chillicothe Road, a distance of 211.83 feet to the Principal Place of Beginning and containing 4.4093 (4.1458 acres excepting the area within the right-of-way and highway easement of Chillicothe Road (1.9109 acres out of PPN 11-111300, 0.4359 acres out of PPN 11-351000, and 2.0625 acres out of PPN 11-351100) of land as surveyed, calculated and described, on April 26, 2016 and updated July 29, 2016 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.

RECEIVED
 AUG 11 2016
 9
 Geauga County Auditor
 10000 Centre Rd
 Ravenna, OH 44266



8.4.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

 08.04.16
 R
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT.