

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

BRIDGE SPIKE

PATCH ROAD 60' R/W

1" P/W - MAN. BOX

57° 40' 37" E
D. 666

S88° 24' 48" E
1089.65'

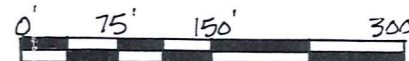
31.43' - 31.34'

KEVUE PROPERTIES LLC
1750-1031
P.P.N 32-074324

BASIS OF BEARING: DEED
1750-1031 USED FOR
PATCH ROAD CENTERLINE
BEARING.
DEED OF RECORD: 1739-2468
TO A. STACHOWSKI

N

- = "PEARSON"-1305 CAPPED 5/8" REBAR FOUND UNLESS NOTED
- = 5/8" x 30" CAPPED REBAR SET



N 1° 31' 00" E
528.45'
30.00' - 19.75' - 30.00'

1.1964 AC.

260.00'
N88° 24' 48" W

S1° 31' 00" W 44.76'

S88° 24' 48" E
1252.06'

750.00'
N88° 24' 48" W

253.55'
N71° 40' 37" W

N 1° 11' 11" E 479.59'
47.765' N 0° 15' 15" S

A. STACHOWSKI
1739-2468
P.P.N 32-063300

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

PAK 9/11/06

OFFICE OF THE Rev
GEAUGA COUNTY ENGINEER

I DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE 1.1964 ACRES SHOWN
HEREIN AND THAT SAID PARCEL WAS
SURVEYED IN ACCORDANCE WITH THE
PROVISIONS OF CHAPTER 4733-27 OF
THE OHIO ADMINISTRATIVE CODE

Clifford H. McGuire 9-07-2006
CLIFFORD H. MCGUIRE, P.S. #7770



MAP OF SURVEY
FOR

KEVUE PROPERTIES LLC

SECTION 12 TROY TWP.

GEAUGA COUNTY, OHIO

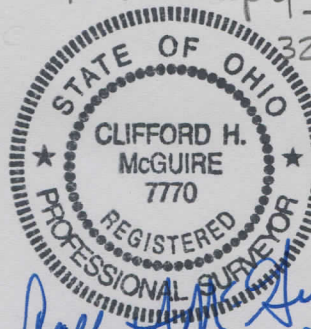
SCALE 1" = 150' DATE JULY 2006

SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK ROAD
WINDHAM, OH. 44288
330-326-3304

TRO-00135
TRO 00135

CLIFFORD H. MCGUIRE
PROFESSIONAL SURVEYOR No. 7770
9487 Shank Rd.
Windham, Ohio 44288
330-326-3304

picked up KeyVue 9-11-06
32-074337
Vol. 1804-
Pg. 492
Clifford H. McGuire
9-07-2006



Description of Land
For
KeyVue Properties LCC

1.1964 Ac.

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 12 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Claridon Troy Road (S. R. 700) at the southwest corner of lands conveyed to Keyvue Properties LCC by Volume 1750, Page 1031 of Geauga County Record of Deeds, said point being South 1° 31' 00" West, 528.45 feet from a bridge spike found at the centerline intersection of said Claridon Troy Road and Patch Road;

thence South 88° 24' 48" East, along the south line of said Keyvue Properties, a distance of 1252.06 feet to a 5/8" capped "Pearson" rebar found;

thence North 1° 31' 11" East, along the east line of said Keyvue lands and passing over a 5/8" capped "Pearson" rebar found at 448.16 feet, a distance of 479.59 feet to a point on the centerline of Patch Road;

thence South 71° 40' 37" East, along said road centerline, a distance of 0.66 feet to a point;

thence South 1° 31' 00" West, along a new line and passing over a 5/8" capped rebar set at 31.34 feet, a distance of 577.40 feet to a 5/8" capped rebar set;

thence North 71° 40' 37" West, along a new line, a distance of 253.55 feet to a 5/8" capped rebar set;

thence North 88° 24' 48" West, along a new line, a distance of 750.00 feet to a 5/8" capped rebar set;

thence South 1° 31' 00" West, along a new line, a distance of 44.76 feet to a 5/8" capped rebar set;

thence North 88° 24' 48" West, along a new line and passing over a 5/8" capped rebar set at 230.00 feet, a distance of 260.00 feet to a point on the centerline of Claridon Troy Road;

thence North 1° 31' 00" East, along said road centerline, a distance of 69.75 feet to the point of beginning and containing 1.1964 acres of land as surveyed in July, 2006 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing for the centerline of Patch Road was deed 1750-1031. The deed of record was 1739-2468 to A. Stachowski. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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GEAUGA COUNTY ENGINEER