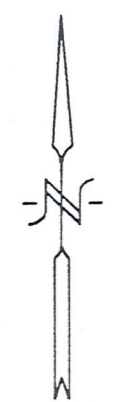
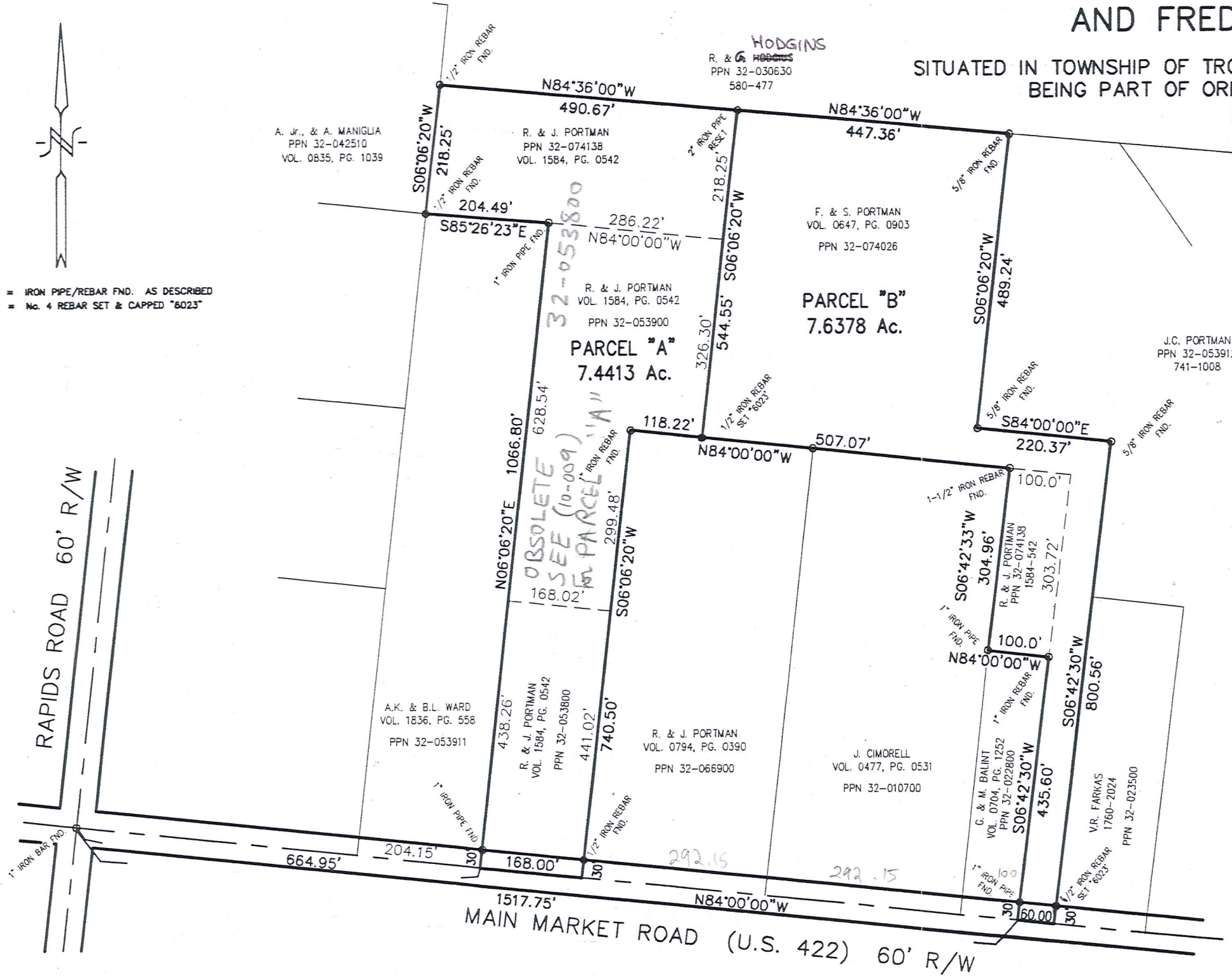


CONSOLIDATION PLAT FOR RICHARD & JEANNE PORTMAN AND FRED & SONJA PORTMAN

SITUATED IN TOWNSHIP OF TROY, COUNTY OF GEAUGA AND STATE OF OHIO
BEING PART OF ORIGINAL TROY TOWNSHIP SECTION 18.
NOVEMBER 2009

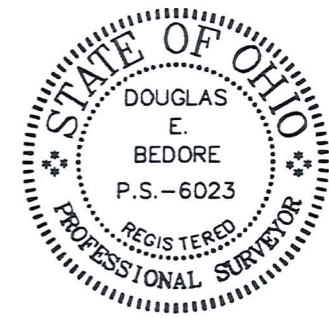


- 1. ○ = IRON PIPE/REBAR FND. AS DESCRIBED
- 2. ● = No. 4 REBAR SET & CAPPED "6023"



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

R.S. 12/11/09
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



SURVEYOR'S CERTIFICATE

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND UNLESS OTHERWISE NOTED, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. THIS SURVEY WAS MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE (MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO) WHICH WAS FILED PURSUANT TO CHAPTER 119 OF THE OHIO REVISED CODE.

Douglas E. Bedore
DOUGLAS E. BEDORE REGISTERED PROFESSIONAL SURVEYOR No. 6023 DATE 12/11/09

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

DOUGLAS E. BEDORE
820 HAYES AVENUE
CUYAHOGA FALLS, OHIO
(330) 922-5515

TRO 00192

(TRO 00192)

Portman (09-103)

Picked up 3-4-10

32-074026

Vol. 1878-Pg. 1037

Re: 7.6378 acre Parcel "B"

Situated in the Township of Troy, County of Geauga, and State of Ohio: also known as being part of Original Troy Township Section 18 (being the consolidation of lands of Fredde and Sonja Portman, PPN 32-074026/deed volume 0647, p. 0903, and a portion of land for Richard and Jeanne Portman PPN 32-074138/ deed volume 1584, p. 542), further bounded and described as follows:

Beginning at an 1" iron bar found monumenting the intersection of the centerlines of Rapids Road (60 feet wide) and Main Market Road (S.R. 422, 60 feet wide); Thence with the centerline of said Main Market Road, S. 84° 00' 00" E. 1517.75 feet to a point, and the true place of beginning for the parcel herein to be conveyed.

Thence N. 06° 42' 30" E. 435.60 feet with an east line of lands of G. and M. Balint (PPN 32-022800, deed volume 0704, p. 1252) to a 1" iron rebar found, and passing over a 1" iron pipe found 30.00 feet from said road centerline.

Thence N. 84° 00' 00" W. 100.00 feet with a north line of lands of said Balint to 1" iron pipe found.

Thence N. 06° 42' 33" E. 304.96 feet with an east line of lands of J. Cimorell (PPN 32-010700, deed volume 0477, p. 0531) to a 1½" iron rebar found.

Thence N. 84° 00' 00" W. 507.07 feet with north lines of said Cimorell and R. and J. Portman (PPN 32-066900, deed volume 0794, p. 390) to a 1/2" rebar, capped 6023, set.

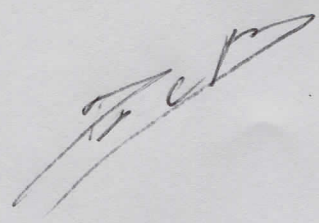
Thence N. 06° 06' 20" E. 544.55 feet with east lines of lands of R. and J. Portman (PPN 32-053900, deed volume 1584, p. 0542, and PPN 32-074138 in volume 1584, p. 0542) to a 2" iron pipe found and reset.

Thence S. 84° 36' 00" E. 447.36 feet with a south line of lands of R. and G. Hodgins (PPN 32-030630, deed volume 0580, p. 477) to a 5/8" iron rebar found.

Thence S. 06° 06' 20" W. 489.24 feet with a west line of lands of Jeannine C. Portman (PPN 32-053912, deed volume 0741, p. 1008) to a 5/8" iron rebar found.

Thence S. 84° 00' 00" E. 220.37 feet with a south line of lands of said J. Portman to 5/8" iron rebar found. Thence S. 06° 42' 30" W. 800.56 feet with a west line of lands of said J. Portman and V.R. Farkas (PPN 32-023500, deed volume 1760, p. 2024) to a point on the centerline of said Main Market Road, and passing over a ½" rebar, capped 6023, set 30.00 feet there from. Thence N. 84° 00' 00" W. 60.00 feet along said road centerline to the true place of beginning.

Containing 7.6378 total acres of land (6.9408 acres out of PPN 32-074026 and 0.697 acres of out PPN 32-074138), be the same more or less, but subject to all legal highways and easements of record, as surveyed from local records and monumentation in November, 2009, by Douglas E. Bedore, P.S. 6023. All bearings are to an assumed meridian, and are used to form angles only.



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

R.S.

01/14/10

(originally approved on 12/11/09)

OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

APPROVED
12/11/09

Portman (09-103)
Picked up 12-16-09
32-053800
Vol. 1873-Pg. 1825
OBSOLETE (A)
(see 10-009)

Re: 7.4413 acre Parcel "A"

Situated in the Township of Troy, County of Geauga, and State of Ohio: and known as being part of Original Troy Township Section 18, and more fully described as follows: (being the consolidation of lands of Richard and Jeanne Portman, a portion of, P.P. No. 32-074138/Deed Volume 1584, p. 0542, and all of P.P. No. 32-053900/Deed Volume 1584, p.0542, and PPN 32-053800/Deed Volume 1584, p. 0542, all of The Geauga County Deed Records), further bounded and described as follows:

Beginning at an 1" iron bar found monumenting the intersection of the centerlines of Rapids Road (60 feet wide) and Main Market Road (U.S. 422, 60 feet wide); thence with the centerline of said Main Market Road S. 84° 00' 00" E. 664.95 feet to a point and the true place of beginning for the parcel herein to be conveyed;

Thence the following : N. 06° 06' 20" E. 1066.80 feet with the east line of lands of A.K. and B.L. Ward (PPN 32-053911, deed volume 1836, p. 558), to a 1" iron pipe found, and passing over a 1" iron pipe found 30.00 feet from said road centerline.

Thence N. 85° 26' 23" W. 204.49 feet along the north line of A.K. and B.L. Ward (PPN 32-053911, deed volume 1836, p. 558), to a 1/2" iron rebar found.

Thence N. 06° 06' 20" E. 218.25 feet with an east line of lands of A. Jr. and A. Maniglia (PPN 32-042510, deed volume 0835, p. 1039) to a 1/2" iron rebar found.

Thence S. 84° 36' 00" E. 490.67 feet with a south line of lands of R. & G. Hodgins (PPN 32-030630, deed volume 580, P. 477) to a 2" iron pipe found and reset.

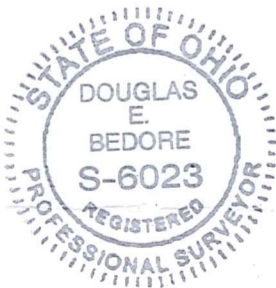
Thence S. 06° 06' 20" W. 544.55 feet with a west line of lands of F. and S. Portman (PPN 32-074026, deed volume 0647, p. 0903) to a ~~5/8"~~ 1/2" rebar set, capped 6023.

Thence N. 84° 00' 00" W. 118.22 feet with a north line of lands of R. and J. Portman (PPN 32-066900, deed volume 0794, p. 390) to a 1" iron rebar found.

Thence S. 06° 06' 20" W. 740.50 feet with a west line of lands of said R. and J. Portman to a point on the centerline of said Main Market Road, and passing over a 1/2" iron bar found 30.00 feet there from.

Thence N. 84° 00' 00" W. 168.00 feet along said road centerline to the true place of beginning.

Containing 7.4413 total acres of land (2.458 acres out of PPN. 32-074138, 3.2873 acres out of PPN 32-053900, and 1.696 acres out of PPN 32-053800), be the same more or less, but subject to all legal highways and easements of record, as surveyed and determined from local records and monumentation in November, 2009, by Douglas E. Bedore, P.S. 6023. All bearings are to an assumed meridian, and are used to form angles only.



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

R.S. 12/11/09
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER