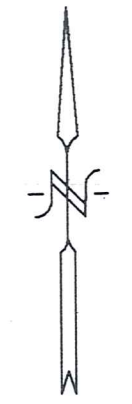


CONSOLIDATION PLAT FOR RICHARD & JEANNE PORTMAN AND FRED & SONJA PORTMAN

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

NOVEMBER 2009
REV: FEBRUARY 2010



A. Jr., & A. MANIGLIA
PPN 32-042510
VOL. 0835, PG. 1039

R. & G. HODGINS
PPN 32-030630
580-477

F. & S. PORTMAN
VOL. 0647, PG. 0903
PPN 32-074026

P. & J. PORTMAN
VOL. 1873, PG. 1825
PPN 32-053800

PARCEL "A"
6.9823 Ac.

PARCEL "B"
7.6378 Ac.

J.C. PORTMAN
PPN 32-053912
741-1008

A.K. & B.L. WARD
VOL. 1836, PG. 558
PPN 32-053911

32-053800

J.R. PORTMAN
VOL. 1872, PG. 2140
PPN 32-066900

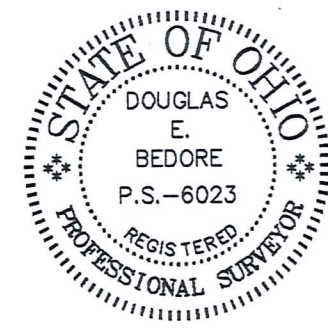
J. CIMORELL
VOL. 0477, PG. 0531
PPN 32-010700

C. & M. BALINT
VOL. 0704, PG. 1252
PPN 32-022800

V.R. FARKAS
1760-2024
PPN 32-023500

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

R.S. 02/24/10
OFFICE OF THE *Revised (Par. A only)*
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
820 HAYES AVENUE
CUYAHOGA FALLS, OHIO
(330) 922-5515

[Signature]
DOUGLAS E. BEDORE REGISTERED PROFESSIONAL SURVEYOR No. 6023
2/20/10
DATE

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

RAPIDS ROAD 60' R/W

1517.75
MAIN MARKET ROAD (U.S. 422) 60' R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Re: 6.98233 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: Formerly 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. Also presently being all lands of Peni and Jeanne Portman, parcel # 32-053800, deed volume 1873, page 1825.

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 1/2" iron rebar capped "6023" set 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. 218.64 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. 453.62 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.

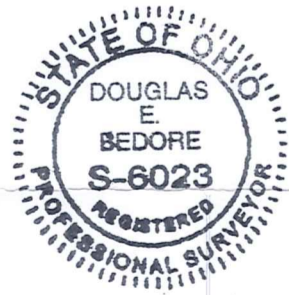
Thence S. 06° 06' 20" W. 544.55 feet with a west line of lands of F. and S. Portman (PPN 32-074026, deed volume 0647, p. 0903) to a 1/2" rebar set, capped 6023.

Thence N. 84° 00' 00" W. 81.17 feet with a north line of lands of J.R. Portman (PPN 32-066900, deed volume 1872, p. 2140) to a 1" iron rebar found.

Thence S. 06° 06' 20" W. 740.50 feet with a west line of lands of said J.R. Portman to a point on the centerline of said Main Market Road, and passing over a 1/2" iron rebar 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 6.9823 total acres of land, 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. 02/24/10
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