

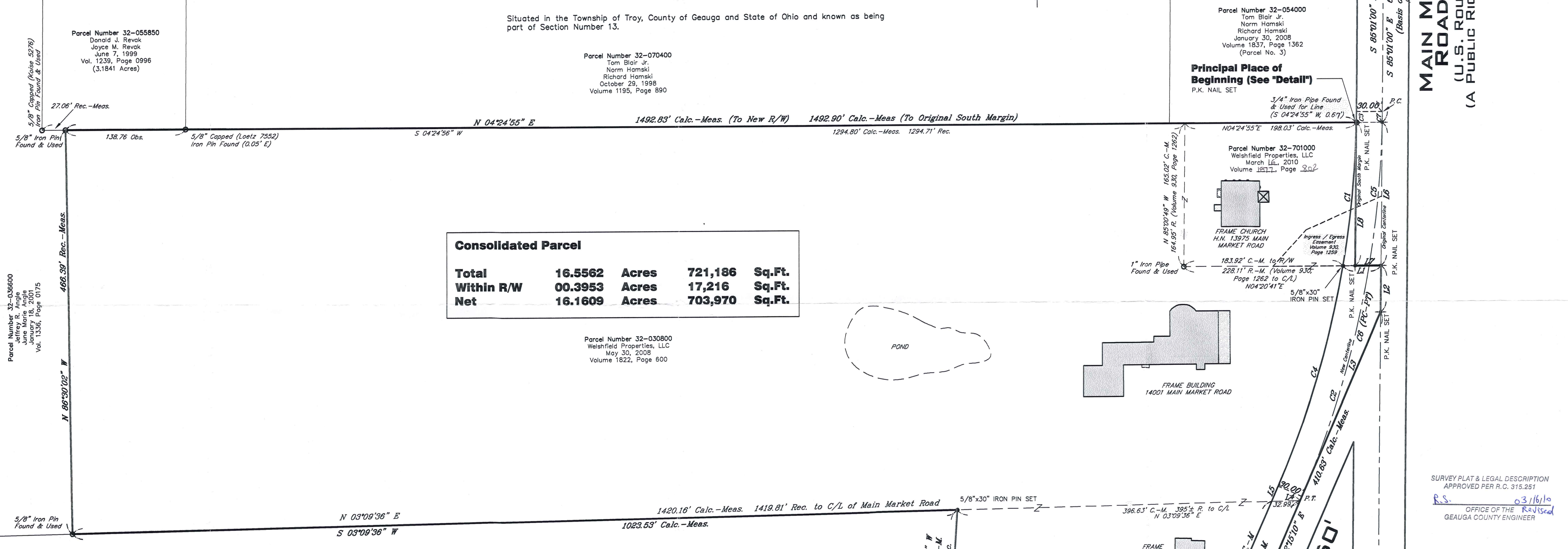
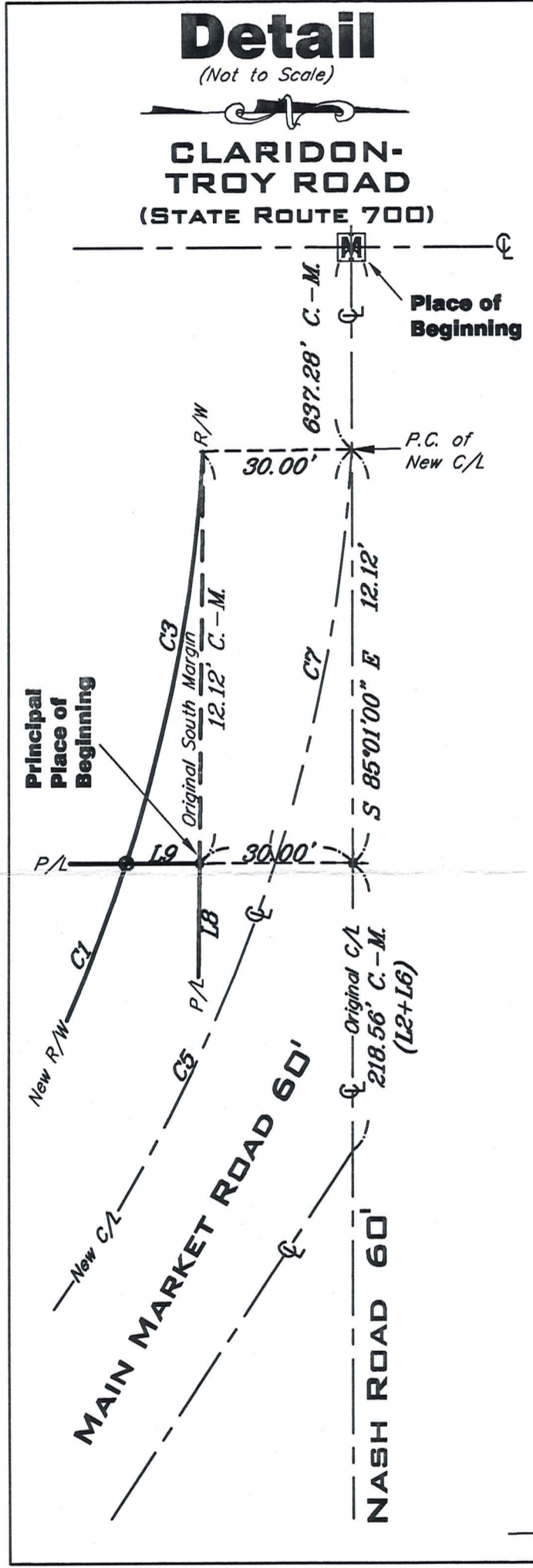
PLAT OF LOT CONSOLIDATION OF 13975 MAIN MARKET ROAD (PARCEL NUMBER 32-701000) 14001 MAIN MARKET ROAD (PARCEL NUMBER 32-030800) 14021 MAIN MARKET ROAD PARCEL NUMBER 32-061200 TOWNSHIP OF TROY, OHIO FOR WELSHFIELD PROPERTIES, LLC

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Section Number 13.

Legend		
Calc./C.	Calculated	P.P.O.B.
Ch	Chord	Principle Place of Beginning
E.	East	Par.
H.N.	House Number	P.C.
M.	Measured	P.T.
N.	North	Plat
O.D.O.T.	Ohio Department of Transportation	R/W
O.R.	Official Record	Rec./R.
Obs.	Observed	S.
P.O.B.	Place of Beginning	Sq.Ft.
Par.	Parcel Number	W.

LINE TABLE		
Line	Length	Bearing
L1	44.19'	N04°20'41"E
L2	53.82'	S85°01'00"E
L3	230.68'	S82°15'10"E
L4	5.28'	S82°15'10"E
L5	19.01'	S82°15'10"E
L6	164.74'	N85°01'00"W
L7	30.00'	S04°28'41"E
L8	164.77'	S85°01'00"E
L9	0.07'	S04°24'55"E

CURVE TABLE						
Curve	Radius	Arc	Delta	Tangent	Chord	Bearing
C1	1115.92'	165.69'	8°30'25"	83.00'	165.54'	S80°07'32"E
C2	1145.92'	277.56'	13°52'40"	139.46'	276.88'	N69°11'30"W
C3	1115.92'	12.42'	0°38'16"	6.21'	12.42'	N84°41'52"W
C4	1115.92'	265.25'	13°37'09"	133.25'	264.63'	N89°03'44"W
C5	1145.92'	165.60'	8°16'48"	82.95'	165.46'	N80°16'14"W
C6	1145.92'	455.28'	22°45'50"	230.88'	452.29'	N73°38'05"W
C7	1145.92'	12.12'	0°36'22"	6.06'	12.12'	N84°42'49"W



Consolidated Parcel			
Total	16.5562	Acres	721,186
Within R/W	00.3953	Acres	17,216
Net	16.1609	Acres	703,970

OWNERS ACCEPTANCE

We, the undersigned owners of the lands shown hereon, do hereby accept this Plat of Lot Consolidation of the same.

Kevin Kuhn, Manager
Welshfield Properties, LLC

NOTARY

State of _____ }
County of _____ }
Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.
In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____ 2010.

Notary Public _____
My commission expires _____

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley P.S. No. 6747 Date 3/12/2010

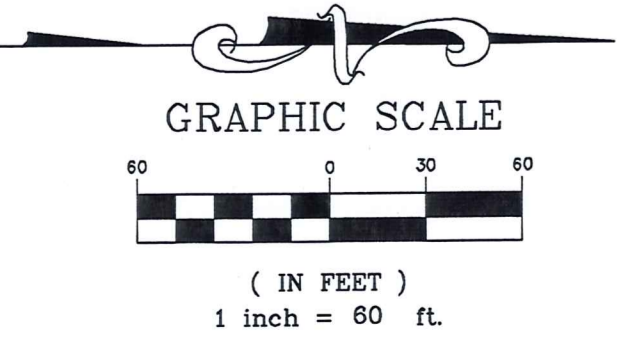
Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

BASIS OF BEARINGS

The Centerline of Main Market Road (US Route 422) as South 85° 01' 00" East as recorded in land conveyed to Welshfield Properties by deed dated May 30, 2008 and recorded in Volume 1822, Page 600 of Geauga County Deed Records.

REFERENCES

- State of Ohio, Geauga County US Route 422-13.04 Ohio Department of Transportation (ODOT) Records.



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER P.R.C. 315.251
R.S. 03/16/10
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

DRAWN BY BDK
APPROVED EBD PS No. 6747
RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2310 SUPERIOR AVENUE - SUITE 110
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONEBUREAU.COM
10-027 , PAGE 1 OF 1

TRO 00194

(TRO 00194)

RIVERSTONE

LAND SURVEYING • CIVIL ENGINEERING • LAND PLANNING

(10-014)

Welshfield Properties

Picked up 3-16-10

32-030800

Vol. 1877-Pg. 858

**LEGAL DESCRIPTION
CONSOLIDATION**

Of

**13975 Main Market Road
Parcel Number 32-701000
14001 Main Market Road
Parcel Number 32-030800
14021 Main Market Road
Parcel Number 32-061200
Township of Troy, Ohio**

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Troy Township Section Number 13 and further bounded and described as follows:

Beginning at a 3/4" iron pin in a monument box found at the intersection of the centerlines of Claridon-Troy Road (State Route 700)(60 feet wide) and Main Market Road (U.S. Route 422)(60 feet wide);

Thence South 85° 01' 00" East along the original centerline of Main Market Road, passing through a point of curvature of the new centerline of Main Market Road at 637.28 feet, a distance of 649.40 feet to a p.k. nail set at the northeasterly corner of land conveyed to Tom Blair Jr., Norm Hamski and Richard Hamski (Parcel No. 3) by deed dated January 30, 2008 and recorded in Volume 1837, Page 1362 of Geauga County Deed Records;



Thence South 04° 24' 55" West along the easterly line of land so conveyed to Tom Blair Jr., Norm Hamski and Richard Hamski (Parcel No. 3), 30.00 feet to the original south margin of Main Market Road, referenced by a ¾" iron pipe found (South 04° 24' 55" West, 0.67 feet) and being the **PRINCIPAL PLACE OF BEGINNING** of the premises herein described;

Thence South 85° 01' 00" East along the original south margin of Main Market Road, 164.77 feet to a p.k. nail set;

Thence North 04° 20' 41" East, 30.00 feet to a p.k. nail set on the original centerline of Main Market Road;

Thence South 85° 01' 00" East along the original centerline of Main Market Road, 53.82 feet to a p.k. nail set at an angle point;

Thence South 62° 15' 10" East, passing through the point of tangent of the new curved centerline of Main Market Road at 230.68 feet, a distance of 410.63 feet to a p.k. nail set at the northwesterly corner of land conveyed to Michael A. and Monique L. Hornsby by deed dated August 29, 2002 and recorded in Volume 1512, Page 0817 of Geauga County Deed Records;

Thence South 07° 53' 53" West along the westerly line of land so conveyed to Michael A. and Monique L. Horsby passing through a 5/8" iron pin capped Temple # 4761 found at 32.36 feet, a distance of 335.91 feet to a 5/8" iron pin capped Temple #4761 found on a northerly line of land conveyed to George and Helen Hudak by deed dated September 24, 1975 and recorded in Volume 580, Page 547 of Geauga County Deed Records;

Thence North 82° 07' 35" West along a northerly line of land so conveyed to George and Helen Hudak, 131.53 feet to a 5/8"x30" iron pin set at a northwesterly corner therein;

Thence South 03° 09' 36" West along a westerly line of land so conveyed to George and Helen Hudak, 1023.53 feet to a 5/8"x30" iron pin found at a northeasterly corner of land conveyed to Jeffery R. and June Marie Angle by deed dated January 18, 2001 and recorded in Volume 1336, Page 175 of Geauga County Deed Records;

Thence North 86° 30 '02" West along a northerly line of land so conveyed to Jeffery R. and June Marie Angle, 466.39 feet to a 5/8" iron pin found on the easterly line of land

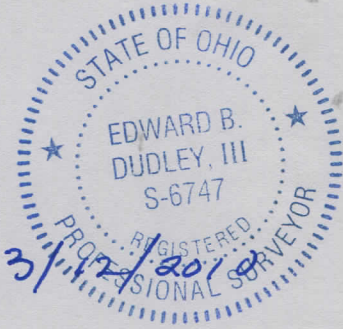
conveyed to Donald J. and Joyce M. Revak by deed dated June 7, 1999 and recorded in Volume 1239, Page 0996 of Geauga County Deed Records;

Thence North 04° 24' 55" East along the easterly line of land so conveyed to Donald J. and Joyce M. Revak, passing through a 5/8" iron pin found and capped Loetz #7552 (0.05 feet east) at the southeasterly corner of land conveyed to Tom Blair Jr., Norm Hamski, and Richard Hamski by deed dated October 29, 1998 and recorded in Volume 1195, Page 0890 of Geauga County Deed Records at 138.76 feet and along the easterly line of land so conveyed, a distance of 1492.90 feet to the original south margin of Main Market Road at the **PRINCIPAL PLACE OF BEGINNING** and containing 16.5562 acres of land of which 0.3953 acres are within the right-of-way of Main Market Road as surveyed and described by Edward B. Dudley, Registered Surveyor No. 6747, of the Riverstone Company in March of 2010 and subject to all legal highways, restrictions, reservations and easements of record.

NOTE: Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

BASIS OF BEARINGS: The Centerline of Main Market Road (U.S. Route 422) as South 85° 01' 00" East as recorded in land conveyed to Welshfield Properties, LLC by deed dated May 30, 2008 and recorded in Volume 1822, Page 600 of Geauga County Deed Records.

DEEDS OF REFERENCE: Land conveyed to Welshfield Properties, LLC (Parcel Number 32-701000) by deed dated March 16, 2010 and recorded in Volume 1877 , Page 802 of Geauga County Deed Records and land conveyed to Welshfield Properties, LLC (Parcel 32-061200) by deed dated May 30, 2008 and recorded in Volume 1822, Page 597 of Geauga County Deed Records and land conveyed to Welshfield Properties, LLC (Parcel 32-030800) by deed dated May 30, 2008 and recorded in Volume 1822, Page 600 of Geauga County Deed Records.



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