

**PLAT OF SURVEY AND LOT SPLIT  
For  
FOXGEN**

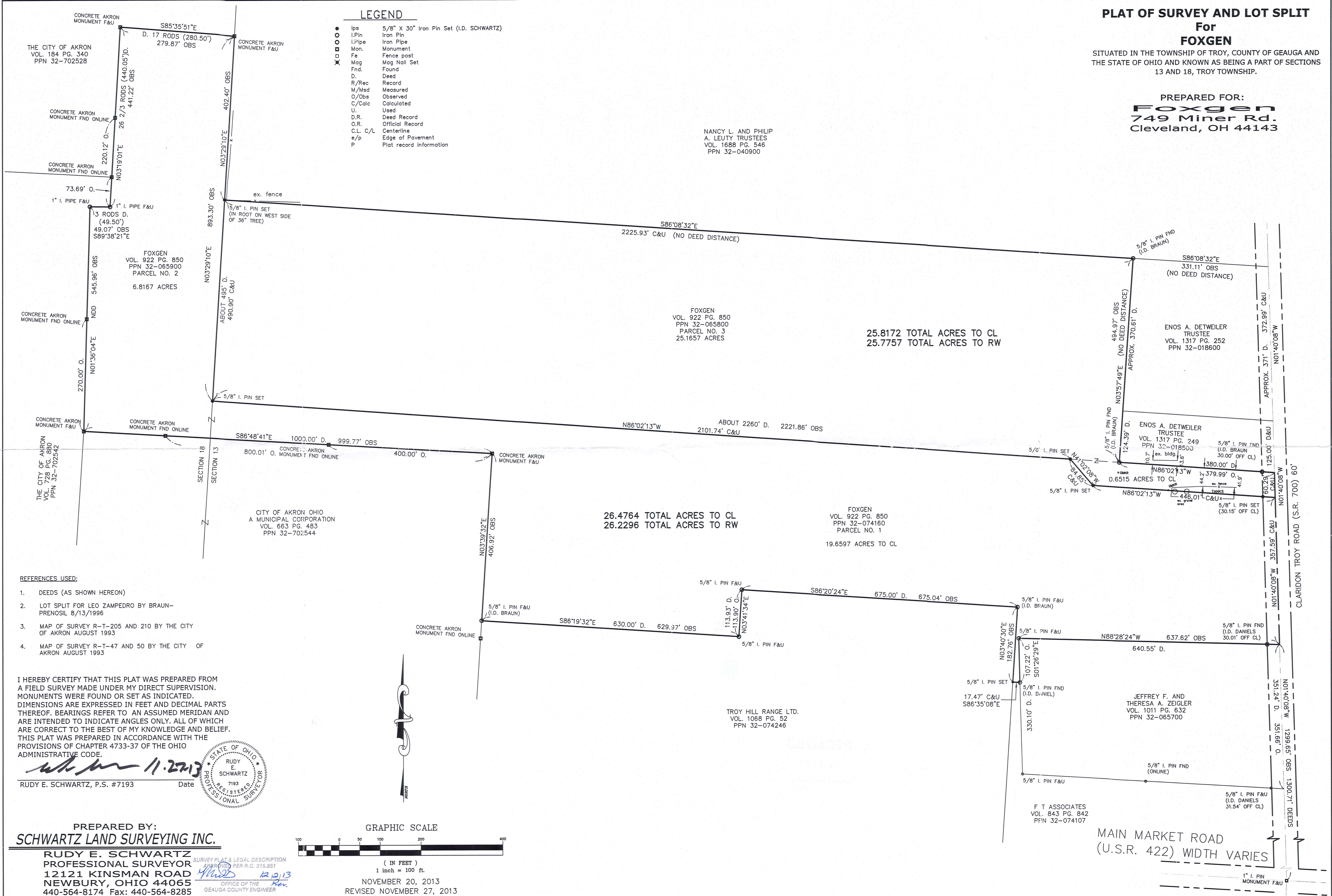
SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTIONS 13 AND 18, TROY TOWNSHIP.

PREPARED FOR:  
**Foxgen**  
749 Miner Rd.  
Cleveland, OH 44143

NANCY L. AND PHILIP  
A. LEUTY TRUSTEES  
VOL. 1688 PG. 546  
PPN 32-040900

**LEGEND**

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- Mag. Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plot record information



25.8172 TOTAL ACRES TO CL  
25.7757 TOTAL ACRES TO RW

26.4764 TOTAL ACRES TO CL  
26.2296 TOTAL ACRES TO RW

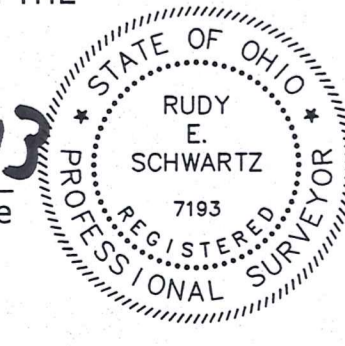
FOXGEN  
VOL. 922 PG. 850  
PPN 32-065800  
PARCEL NO. 3  
25.1657 ACRES

TROY HILL RANGE LTD.  
VOL. 1068 PG. 52  
PPN 32-074246

- REFERENCES USED:**
- DEEDS (AS SHOWN HEREON)
  - LOT SPLIT FOR LEO ZAMPEDRO BY BRAUN- PRENOSIL 8/13/1996
  - MAP OF SURVEY R-T-205 AND 210 BY THE CITY OF AKRON AUGUST 1993
  - MAP OF SURVEY R-T-47 AND 50 BY THE CITY OF AKRON AUGUST 1993

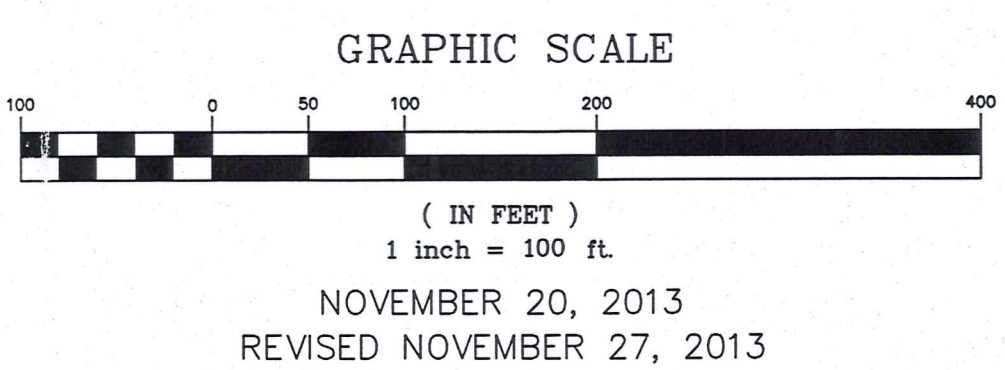
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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*  
RUDY E. SCHWARTZ, P.S. #7193 Date 11.22.13



PREPARED BY:  
**Schwartz Land Surveying Inc.**

RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285



MAIN MARKET ROAD  
(U.S.R. 422) WIDTH VARIES

TRO 00215  
TRO 00215

Foxgen 13-105  
Picked up date 12-2-13

# 32-074160  
Vol. 1963 Pg. 1937

LEGAL DESCRIPTION  
OF A  
26.4764 ACRE PARCEL  
FOR  
FOXGEN

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Sections 13 and 18, and further being known as part of parcel No.1 of lands conveyed to Foxgen (PPN 32-074160) by deed recorded in Volume 922, Page 850 of Geauga County Deed Records, also being all of a parcel of parcel No. 2 of lands conveyed to the Foxgen (PPN 32-065900) by deed recorded in Volume 922, Page 850 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at the Northeasterly corner of land conveyed to Jeffrey F. and Theresa A. Zeigler (PPN 32-065700) by deed recorded in Volume 1011, Page 632 of Geauga County Deed Records, said point lying North  $1^{\circ} 40' 08''$  West, along said centerline of Claridon Troy Road, a distance of 1299.65 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Main Market Road (U.S.R. 422), width varies;

- COURSE I                      Thence North  $88^{\circ} 28' 24''$  West, along the Northerly line of land so conveyed to Jeffrey F. and Theresa A. Zeigler, and passing through a 5/8 inch iron pin found (I.D. Daniel) at 30.01 feet, a total distance of 637.62 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof.
- COURSE II                     Thence South  $1^{\circ} 26' 29''$  East, along the Westerly line of land so conveyed to Jeffrey F. and Theresa A. Zeigler, a distance of 107.22 feet to a 5/8 inch iron pin found (I.D. Daniel) at a Northeasterly corner of land conveyed to F T Associates (PPN 32-074107) by deed recorded in Volume 843, Page 842 of Geauga County Deed Records;
- COURSE III                    Thence North  $86^{\circ} 35' 08''$  West, along a Northerly line of land so conveyed to F T Associates, a distance of 17.47 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to Troy Hill Range Ltd. (PPN 32-074246) by deed recorded in Volume 1068, Page 52 of Geauga County Deed Records;
- COURSE IV                    Thence North  $3^{\circ} 40' 30''$  East, along said Easterly line of land so conveyed to Troy Hill Range Ltd., a distance of 182.76 feet to a 5/8 inch iron pin found (I.D. Braun) at a Northeasterly corner thereof;
- COURSE V                     Thence North  $86^{\circ} 20' 24''$  West, along a Northerly line of land so conveyed to Troy Hill Range Ltd., a distance of 675.04 feet to a 5/8 inch iron pin found at a Northwesterly corner thereof;

- COURSE VI Thence South  $3^{\circ} 41' 34''$  West, along a Westerly line of land so conveyed to Troy Hill Range Ltd., a distance of 113.90 feet to a 5/8 inch iron pin found at an interior corner thereof
- COURSE VII Thence North  $86^{\circ} 19' 32''$  West, along a Northerly line of land so conveyed to Troy Hill Range Ltd., a distance of 629.97 feet to a 5/8 inch iron pin found (I.D. Braun) at the Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to City of Akron a Municipal Corporation (PPN 32-702544) by deed recorded in Volume 663, Page 483 of Geauga County Deed Records;
- COURSE VIII Thence North  $3^{\circ} 39' 32''$  East, along said Easterly line of land so conveyed to City of Akron a Municipal Corporation, a distance of 406.92 feet to a concrete Akron monument found at the Northeasterly corner thereof;
- COURSE IX Thence North  $86^{\circ} 48' 41''$  West, along the Northerly line of land so conveyed to City of Akron a Municipal Corporation, and passing through concrete Akron monuments at 400.00 feet and 800.01 feet, a total distance of 999.77 feet to a concrete Akron monument found at the Northwesterly corner thereof, said monument also being on an Easterly line of land conveyed to the City of Akron (PPN 32-702542) by deed recorded in Volume 728, Page 880 of Geauga County Deed Records;
- COURSE X Thence North  $1^{\circ} 36' 04''$  East, along said Easterly line of land so conveyed to the City of Akron, and passing through a concrete Akron monument at 270.00 feet, a total distance of 545.96 feet to a 1 inch iron pipe found at an interior corner thereof;
- COURSE XI Thence South  $89^{\circ} 38' 21''$  East, along a Southerly line of land so conveyed to the City of Akron, a distance of 49.07 feet to a 1 inch iron pipe found at a Southeasterly corner thereof;
- COURSE XII Thence North  $3^{\circ} 19' 01''$  East, along an Easterly line of land so conveyed to the City of Akron, and along an Easterly line of land conveyed to the City of Akron (PPN 32-702528) by deed recorded in Volume 184, Page 340 of Geauga County Deed Records, and passing through concrete Akron monuments at 73.69 feet and 220.12 feet, a total distance of 441.22 feet to a concrete Akron monument found at an interior corner thereof;
- COURSE XIII Thence South  $85^{\circ} 35' 51''$  East, along a Southerly line of land so conveyed to the City of Akron (PPN 32-702528), a distance of 279.87 feet to a concrete Akron monument found at a Southeasterly corner thereof, said monument also being on the Westerly line of land conveyed to Nancy L. and Phillip A. Leuty Trustees (PPN 32-040900) by deed recorded in Volume 1688, Page 546 of Geauga County Deed Records,

said monument also being on the shared line between Section 13 and Section 18;

COURSE XIV

Thence South 3° 29' 10" West, along said Westerly line of land so conveyed to Nancy I. and Phillip A. Leuty Trustees, and along the Westerly line of parcel No. 3 of lands so conveyed to Foxgen (PPN 32-065800) by deed recorded in Volume 922, Page 850 of Geauga County Deed Records, also being said shared line between Sections 13 and 18, a distance of 893.30 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;

COURSE XV

Thence South 86° 02' 13" East, along the Southerly line of said parcel No. 3 of lands so conveyed to Foxgen, a distance of 2101.74 feet to a 5/8 inch iron pin set;

COURSE XVI

Thence South 41° 02' 08" East (creating a new line) a distance of 84.85 feet to a 5/8 inch iron pin set;

COURSE XVII

Thence South 86° 02' 13" East, (creating a new line) passing through a 5/8 inch iron pin set at 415.86, a total distance of 446.01 feet to a point in said centerline of Claridon Troy Road;

COURSE XVIII

Thence South 1° 40' 08" East, along said centerline of Claridon Troy Road, a distance of 357.59 feet to the Place of Beginning and containing 26.4764 acres of land (26.2296 acres excepting the area within the right-of-way of Claridon Troy Road, 6.8167 acres out of PPN 32-065900, and 19.6597 acres out of PPN 32-074160) as surveyed and calculated and described on November 19, 2013 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 long iron pins set are I.D. Schwartz 7193



11.27.13

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

12/2/13

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Rev

LEGAL DESCRIPTION  
OF A  
25.8172 ACRE PARCEL  
FOR  
FOXGEN

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section 13, and further being known as all of parcel No. 3 of lands conveyed to Foxgen (PPN 32-065800) by deed recorded in Volume 922, Page 850 of Geauga County Deed Records, also being part of parcel No. 1 of lands conveyed to the Foxgen (PPN 32-074160) by deed recorded in Volume 922, Page 850 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon Troy Road (S.R. 700), 60' wide, at the Northeasterly corner of land conveyed to Jeffrey F. and Theresa A. Zeigler (PPN 32-065700) by deed recorded in Volume 1011, Page 632 of Geauga County Deed Records, said point lying North 1° 40' 08" West, along said centerline of Claridon Troy Road, a distance of 1299.65 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Main Market Road (U.S.R. 422), width varies;

Thence North 1° 40' 08" West, continuing along said centerline of Claridon Troy Road, a distance of 357.59 feet to the Principal Place of Beginning of the premises herein intended to be described;

- |            |  |
|------------|--|
| COURSE I   | Thence North 86° 02' 13" West, (creating a new line) passing through a 5/8 inch iron pin set at 30.15, a total distance of 446.01 feet to a 5/8 inch iron pin set;   |
| COURSE II  | Thence North 41° 02' 08" West (creating a new line) a distance of 84.85 feet to a 5/8 inch iron pin set on the Northerly line of parcel No. 1 of lands so conveyed to Foxgen;  |
| COURSE III | Thence North 86° 02' 13" West, along said Northerly line of parcel No. 1 of lands so conveyed to Foxgen, a distance of 2101.74 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof, said pin also being on the Easterly line of parcel No. 2 of lands so conveyed to Foxgen (PPN 32-065900) by deed recorded in Volume 922, Page 850 of Geauga County Deed Records, said pin also being on the shared line between Sections 13 and 18; |
| COURSE IV  | Thence North 3° 29' 10" East, along said Easterly line of parcel No. 2 of lands so conveyed to Foxgen, also being said shared line between Sections 13 and 18, a distance of 490.90 feet to a 5/8 inch iron pin set in a tree root at the Southwesterly corner of land conveyed to Nancy L. and  |

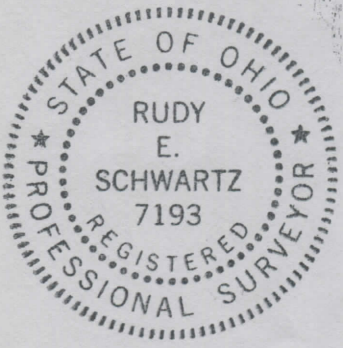
Philip A. Leuty Trustees, (PPN 32-040900) by deed recorded in Volume 1688, Page 546 of Geauga County Deed Records;

COURSE V Thence South 86° 08' 32" East, along the Southerly line of land so conveyed to Nancy L. and Philip A. Leuty Trustees, a distance of 2225.93 feet to a 5/8 inch iron pin found (I.D. Braun) at the Northwesterly corner of land conveyed to Enos A. Detweiler Trustee (PPN 32-018600) by deed recorded in Volume 1317, Page 252 of Geauga County Deed Records;

COURSE VI Thence South 3° 57' 49" West, along the Westerly line of land so conveyed to Enos A. Detweiler Trustee, and along the Westerly line of land conveyed to Enos A. Detweiler Trustee (PPN 32-018500) by deed recorded in Volume 1317, Page 249 of Geauga County Deed Records, a distance of 494.97 feet to a 5/8 inch iron pin found (I.D. Braun) at the Southwesterly corner thereof;

COURSE VII Thence South 86° 02' 13" East, along the Southerly line of land so conveyed to Enos A. Detweiler Trustee, passing through a 5/8 inch iron pin found (I.D. Braun) at 349.96 feet, a total distance of 379.99 feet to a point in said centerline of Claridon Troy Road;

COURSE VIII Thence South 1° 40' 08" East, along said centerline of Claridon Troy Road, a distance of 60.29 feet to the Principal Place of Beginning and containing 25.8172 acres of land (25.7757 acres excepting the area within the right-of-way of Claridon Troy Road, 25.1657 acres out of PPN 32-065800, and 0.6515 acres out of PPN 32-074160) as surveyed and calculated and described on November 19, 2013 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 long iron pins set are I.D. Schwartz 7193



11-27-13

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*[Signature]* 12 12 13

OFFICE OF THE GEAGA COUNTY ENGINEER *Rev.*