

102.787 Acres.  
4,477,388.4 Sq. ft.

Survey of Lands  
now or formerly owned by  
Tom's Foolery Farm LLC  
OR Book 1976 Page 2126  
PN:32-074309  
Tom's Foolery Farm LLC  
OR Book 1958 Page 2845  
PN:32-001100  
being part of Section Number 23  
Township of Troy  
County of Geauga  
State of Ohio

Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

This Plat was prepared without the benefit of a Title Exam and is subject to the results that an independent Title Exam may reveal.  
The Plat of Survey depicts the results of a Boundary Survey as prepared according to the mensural standards for a Boundary Survey as described in the Administrative Code Chapter 4733-07, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

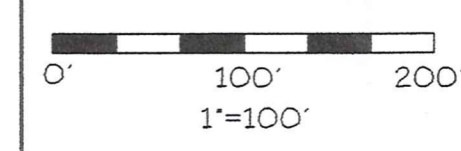
- LEGEND**
- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
  - survey monument found
  - tree line
  - - - fence line
  - street right of way
  - - - street centerline
  - own through
  - official record
  - deed volume
  - place of beginning

**References:**  
Field observations made August 2013 + June 2014  
Deeds of Record  
Survey Plat by Donald Harvey June 1977  
Survey Plat by William R. Gray Assoc., Susan Miller  
Survey Plat by J.W. Daniel + Assoc., Safranek  
ODOT GEA-422-9,34, 1921  
GLE LH-1 RAPIDS ROAD, 1929



O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chardon, Ohio 44024  
oharasurveys@yahoo.com  
V: 440-286-8417

Date of Survey  
June 2014  
Project No.: 1291



Sheet  
1  
of  
2

Main Market Road (60')  
US Route 422

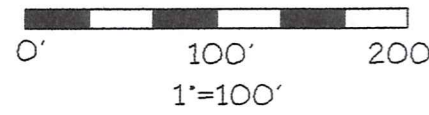
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°30'00"	262.50'	1432.40'	S84°59'46"W	262.13'
C2	8°04'46"	201.99'	1432.40'	S86°12'23"W	201.83'

Rapids Road (60') C.H. No. 1

O'Hara Land Surveying, L.L.C.

P.O. Box 902, Chardon, Ohio 44024  
oharasurvey@yahoo.com  
V: 440-286-8417

Date of Survey  
June 2014  
Project No.: 1291



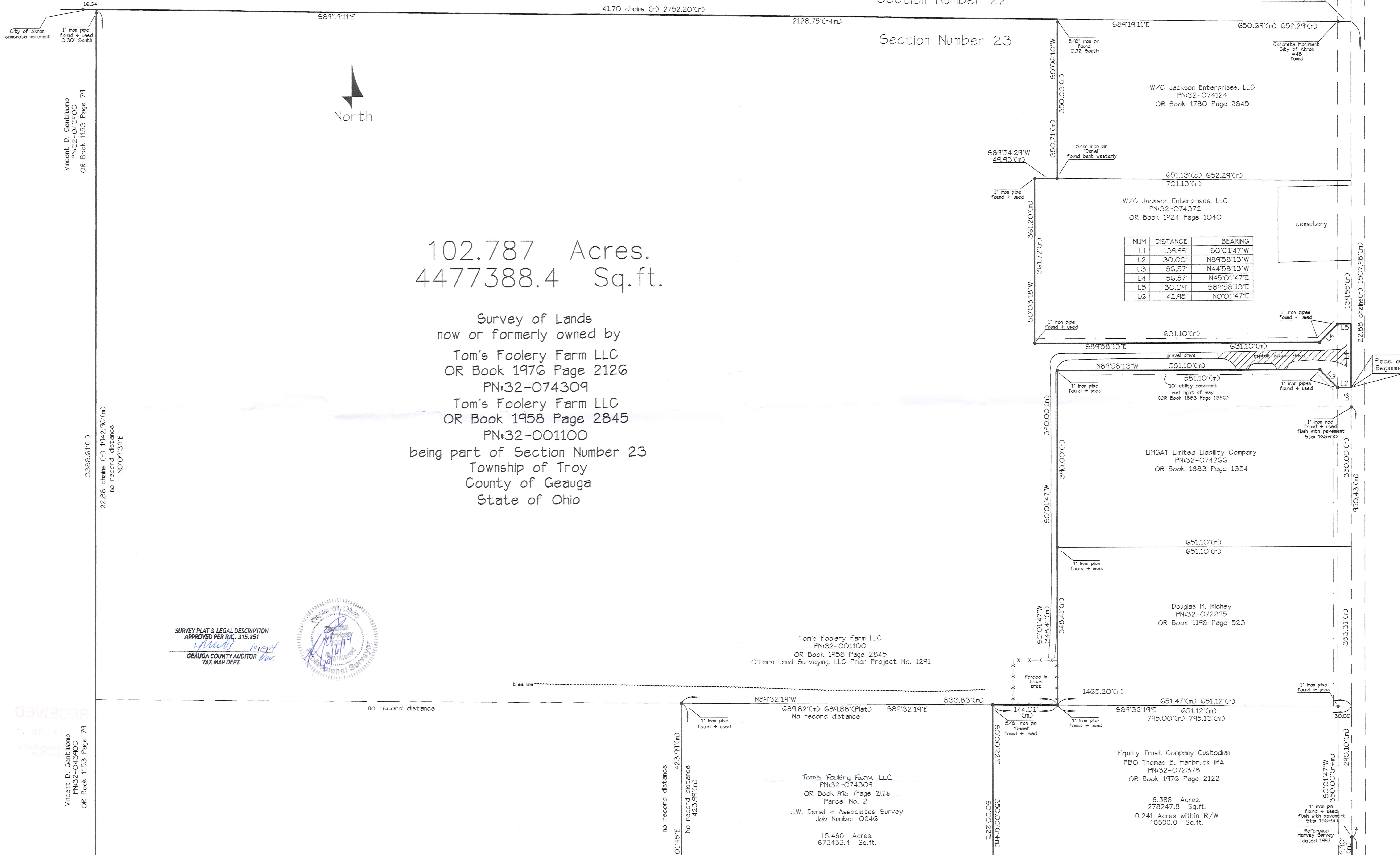
Sheet

2  
of  
2

The City of Akron  
PN:32-702519  
DV 180 Page 610

Section Number 22

Section Number 23



102.787 Acres.  
4477388.4 Sq.ft.

Survey of Lands  
now or formerly owned by  
Tom's Foolery Farm LLC  
OR Book 1976 Page 2126  
PN:32-074309  
Tom's Foolery Farm LLC  
OR Book 1958 Page 2845  
PN:32-001100  
being part of Section Number 23  
Township of Troy  
County of Geauga  
State of Ohio

NUM	DISTANCE	BEARING
L1	139.99'	S0°01'47"W
L2	30.00'	N89°58'13"W
L3	56.57'	N44°58'13"W
L4	56.57'	N45°01'47"E
L5	30.09'	S89°58'13"E
L6	42.98'	N0°01'47"E

SURVEY PLAT & LEGAL DESCRIPTION  
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GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



Tom's Foolery Farm LLC  
PN:32-001100  
OR Book 1958 Page 2845  
O'Hara Land Surveying, LLC Prior Project No. 1291

Tom's Foolery Farm LLC  
PN:32-074309  
OR Book 1976 Page 2126  
Parcel No. 2

J.W. Daniel + Associates Survey  
Job Number 0246

15,460 Acres.  
673453.4 Sq.ft.

Equity Trust Company Custodian  
FBO Thomas B. Herbruck IRA  
PN:32-072378  
OR Book 1976 Page 2122

6.388 Acres.  
278247.8 Sq.ft.  
0.241 Acres within R/W  
10500.0 Sq.ft.

Reference  
Harvey Survey  
dated 1997

RECEIVED

Vincent D. Gentilomo  
PN:32-043900  
OR Book 1153 Page 79

Vincent D. Gentilomo  
PN:32-043900  
OR Book 1153 Page 79

22.88 chains (r) 1442.56(m)  
no record distance  
N0°01'39"E

3386.61(r)

1" iron pipe

1" iron pipe found + used

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TRO 00223  
TRO 00223

Tom's Foolery Farm LLC (14-096)  
Picked - 4/10/14/14  
# 32-001100  
Vol. 1980 Pg. 449

### Tom's Foolery Farm LLC

**PN: 32-001100, OR Book 1958 Page 2845, PN: 32-074309, OR Book 1976 Page 2126**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 23, in said Township. Beginning at the centerline intersection of Main Market Road (60') U.S. Route 422 and Rapids Road (C.H. No. 1)(60'), as depicted on County Road Record Plans, being Station 143+61.3. Thence North 00°01'47" East along the centerline of Rapids Road, a distance of 1288.70 feet to a point, (station 156+50), said point witnessed by a 1" iron pin found flush with the pavement, Thence continuing North 00°01'47" East along the centerline of Rapids Road a distance of 950.43 feet to a point (station 166+00), said point witnessed by a 1" iron pin found flush with the pavement. Thence continuing North 00°01'47" East along the centerline of Rapids Road a distance of 42.98 feet to a point, said point being the northeast corner of land now or formerly owned by LIMGAT Limited Liability Company, PN: 32-074266, as recorded in OR Book 1883 Page 1354 in Geauga County record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence along the northerly and westerly line of land now or formerly owned by LIMGAT, aforementioned, the following courses, **North 89°58'13" West** a distance of **30.00** feet to a point, said point witnesses by a 1" iron pipe found.

Thence **North 44°58'13" West** a distance of **56.57** feet to a point, said point witnesses by a 1" iron pipe found.

Thence **North 89°58'13" West** a distance of **581.10** feet to a point, said point witnesses by a 1" iron pipe found.

Thence **South 00°01'47" West** a distance of **390.00** feet to a point, said point witnesses by a 1" iron pipe found, said point being the northwest corner of land now or formerly owned by Douglas M. Richey, PN:32-072295, as recorded in OR Book 1198 Page 523 in GCRD.

Thence **South 00°01'47" West** along the westerly line of Richey, aforementioned, a distance of **348.41** feet to a point, said point being on the northerly line of land now or formerly owned by Equity Trust Company Custodian, FBO Thomas B. Herbruck IRA, PN: 32-072378, as recorded in OR Book 1976 Page 2122, in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 89°32'19" West** along the northerly line of land now or formerly owned by Equity Trust Company Custodian, aforementioned, a distance of **144.01** feet to a point, said point being the northwest corner of land now or formerly owned by Equity Trust Company Custodian, said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **South 00°00'22" East** along the westerly line of land now or formerly owned by Equity Trust Company Custodian, aforementioned, a distance of **350.00** feet to a point, said point being the northwest corner of land now or formerly owned by Brian D. Preislar, PN: 32-072377, as recorded in OR Book 1491 Page 822 in (GCRD), said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **South 00°00'22" East** along the westerly line of land now or formerly owned by Preislar, aforementioned, a distance of **350.00** feet to a point, said point being the northwest corner of land now or formerly owned by Nouveau Legacy LLC, PN: 32-022400, as recorded in OR Book 1831 Page 1923 in (GCRD), said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **South 00°00'22" East** along the westerly line of land now or formerly owned by Nouveau, aforementioned, a distance of **324.10** feet to a point, said point being the southwest corner of land now or formerly owned by Nouveau, aforementioned, said point being on the north line of land now or formerly owned by H. & B. Storage, PN: 32-074278 as recorded in OR Book 1147 Page 1176 in GCRD, said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **North 89°46'49" West** along the north line of land now or formerly owned by H. & B. Storage, aforementioned, a distance of **337.65** feet to a point, said point on the East line of land now or formerly owned by Tom's Foolery Farm, LLC, PN: 32-074267, as recorded in OR Book 1976 Page 2126 in GCRD, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 00°11'48" West** along the easterly line of land now or formerly owned by Tom's Foolery Farm LLC, aforementioned, a distance of **95.84** feet to a point, said point being an interior corner of Tom's Foolery Farm LLC, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 89°49'33" West** along a north line of Tom's Foolery Farm LLC, aforementioned, a distance of **350.23** feet to a point, said point being on the easterly line of land now or formerly owned by James D. Howell, Jr. & Carolyn R. Howell, PN: 32-030100, as recorded in OR Book 860 Page 122 in GCRD, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 00°13'00" West** along the easterly line of land now or formerly owned by Howell, aforementioned, a distance of **507.47** feet to a point, said point being a southeast corner of land now or formerly owned by Tom's Foolery Farm LLC, PN: 32-001100, as recorded in OR Book 1976 Page 2126 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 89°49'26" West** along the northerly line of land now or formerly owned by Howell, aforementioned, a distance of **218.16** feet to a point, said point being the northeast corner of land now or formerly owned by Duane M. Bartholomew & Kathryn Bartholomew & Ryan J. Bartholomew, PN: 32-002080, as recorded in OR Book 1848 Page 1685 in (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 89°50'03" West** along the northerly line of land now or formerly owned by Bartholomew, aforementioned, a distance of **559.34** feet to a point, said point being the northeast corner of land now or formerly owned by Ryan J. Bartholomew, PN: 32-036400, as recorded in OR Book 1930 Page 397 in (GCRD), said point witnessed by a 1" iron pipe "Schade" found.

Thence **North 89°09'08" West** along the northerly line of land now or formerly owned by Bartholomew, PN: 32-036400, aforementioned, a distance of **521.37** feet to a point, said point being on the easterly line of land now or

formerly owned by Vincent D. Gentiluomo, PN: 32-043900, as recorded in OR Book 1153 Page 79 in (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 00°09'39" East** along the easterly line of land now or formerly owned by Gentiluomo, aforementioned, a distance of **1942.96** feet to a point, passing through a bent 1" iron pipe found 0.30 feet therefrom, said point being 16.64 feet easterly from a City of Akron concrete monument found, said point being on the southerly line of The City of Akron, PN:32-702519, as recorded in Deed Volume 180 Page 610 in GCRD, said point being the North Line of Section 23.

Thence **South 89°19'11" East** along the southerly line of land now or formerly owned by The City of Akron, aforementioned, the northerly line of Section Number 23, a distance of **2128.75** feet to a point, said point being the northwest corner of land now or formerly owned by W/C Jackson Enterprises, LLC, PN:32-074124, as recorded in OR Book 1780 Page 2845 in (GCRD), said point witnessed by a 5/8" iron pin found 0.72 feet south.

Thence **South 00°06'10" West** along the westerly line of land now or formerly owned by W/C Jackson Enterprises, LLC, aforementioned, a distance of **350.71** feet to a point, said point being on the northerly line land now or formerly owned by of W/C Jackson Enterprises, LLC, PN: 32-074372, as recorded in OR Book 1924 Page 1040 in GCRD, said point witnessed by a 5/8" iron pin "Daniel" found bent westerly.

Thence along the northerly, westerly and southerly lines of land now or formerly owned by W/C Jackson Enterprises, LLC, PN:32-074372, aforementioned, the following courses, **South 89°54'29" West** a distance of **49.93** feet to a point, said point witnessed by a 1" iron pipe found.

Thence **South 00°03'18" West** a distance of **361.20** feet to a point, said point witnessed by a 1" iron pipe found.

Thence **South 89°58'13" East** a distance of **631.10** feet to a point, said point witnessed by a 1" iron pipe found.


Thence **North 45°01'47" East** a distance of **56.57'** feet to a point, said point witnessed by a 1" iron pipe found.

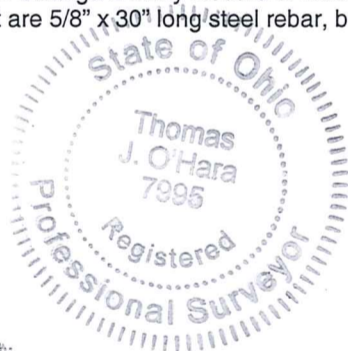
Thence **South 89°58'13" East** a distance of **30.09** feet to a point in the centerline of Rapids Road.

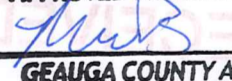
Thence **South 00°01'47" West** along the centerline of Rapids Road a distance of **139.99** feet to a point, Said point being the Place of Beginning, and containing **102.787 total acres** of land, 0.096 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1291) dated June 2014, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe the combined lands now or formerly owned by Tom's Foolery Farms, LLC, 87.327 acres, PN: 32-001100, as recorded in OR Book 1958 Page 2845 in GCRD, and 15.460 Acres from all of PN: 32-074309 as recorded in OR Book 1976 Page 2126 in Geauga County Record of Deed.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

  
Thomas J. O'Hara, P.S.  
Ohio Registered Surveyor No. 7995  
Dated: 10/1/14



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**  
10/1/14 Recd

*(Faint mirrored text from reverse side)*  
Gaugua County Auditor  
Tax Map Dept.