

SEE SHEET 2

Vincent D. Bartholomew
PN:32-045900
OR Book 1153 Page 79

This Consolidation/subdivision of land complies with the applicable Troy Township
Zoning Resolution. This _____ day of _____ 2015
By _____ Troy Township Zoning Inspector.

Tom's Foolery Farm LLC
PN:32-001100
OR Book 1980 Page 449

Douglas M. Richey
PN:32-072295
OR Book 1982 Page 3426

Thomas B. Herbruck
PN: 32-072378
OR Book 1985 Page 3346

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

Brian D. Preisler
PN:32-072377
OR Book 1491 Page 822
[6.3876 acre exception]

Nouveau Legacy LLC
PN:32-022400
OR Book 1831 Page 1923

[3.0 acre exception]

Tom's Foolery Farm LLC
PN:32-001100
OR Book 1980 Page 449

Consolidation of Lands
now or formerly owned by
Tom's Foolery Farm LLC
OR Book 1980 Page 449
PN:32-001100
102.787 Acres.
4477388.4 Sq.ft.

Utility Easement Agreement
OR Book 1296 Page 497
storm sewer, sanitary sewer,
drainage and water lines

Duane M. Bartholomew +
Kathryn Bartholomew
+ Ryan J. Bartholomew
PN:32-002080
OR Book 1848 Page 1685

109.175 Total Acres
4755636.2 Sq.ft.
0.337 Acres within R/W

Thomas B. Herbruck
OR Book 1985 Page 3346
PN:32-072378
6.388 Acres.
278247.8 Sq.ft.
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
Dated: 3/3/15



James D. Howell, Jr.
+ Carolyn R. Howell
PN:32-030100
OR Book 860 Page 122

Tom's Foolery Farm LLC
OR Book 1976 Page 2126
PN:32-074267, 5.265 Acres.
5.272 Acres.
229632.2 Sq.ft.
0.241 Acres within r/w
10516.7 Sq.ft.

H. + B. Storage, Ltd.
an Ohio Limited Liability Company
PN:32-074278
OR Book 1147 Page 1176
[9.3566 acre exception]

[1.0 acre exception]

[1.52 acre exception]

This Plat was prepared without the benefit of a Title
Exam and is subject to the results that an independent
Title Exam may reveal.

This Plat of Survey depicts the results of a Boundary
Survey as prepared according to the rules and 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.

References:

- Field observations made August 2013, June 2014, February 2015
- 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
- GEAUGA COUNTY ENGINEER CH-1 (RAPIDS ROAD) - 1929 PLANS

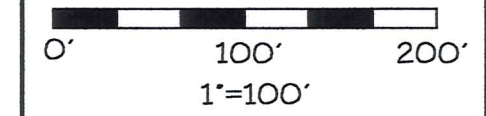


LEGEND

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- tree line
- fence line
- r/w street right of way
- c/l street centerline
- own through official record
- or deed volume
- p.o.b. place of beginning

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

Date of Survey
February 2015
Project No.: 1291-3



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'

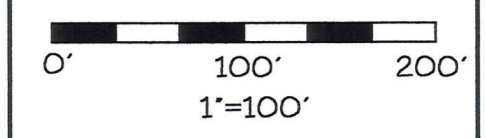
Rapids Road (60') C.H. No. 1

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

Date of Survey
February 2015
Project No.: 1291-3

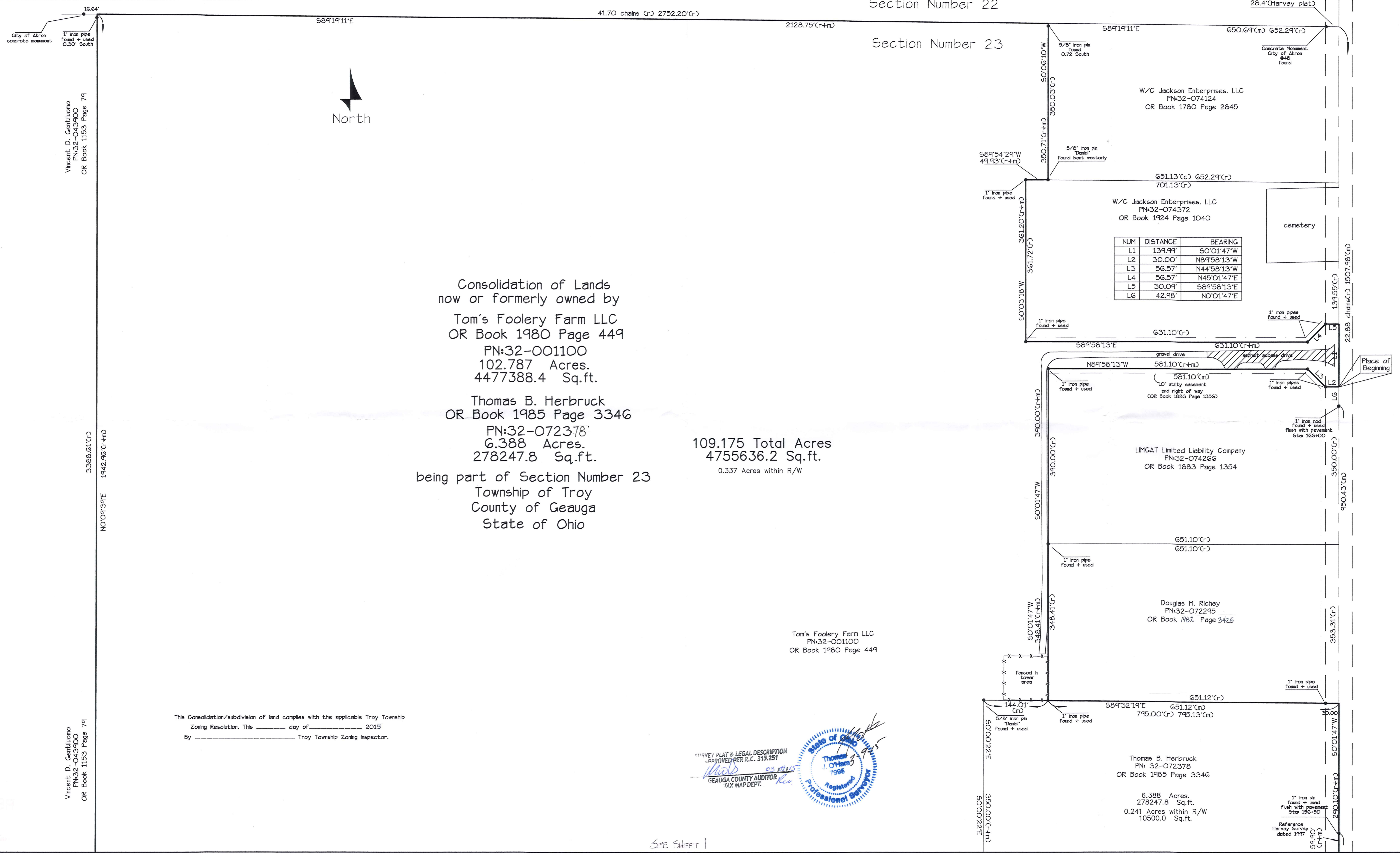
Sheet
2
of
2

The City of Akron
PN32-702519
DV 180 Page 610



Section Number 22

Section Number 23



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

Consolidation of Lands
now or formerly owned by
Tom's Foolery Farm LLC
OR Book 1980 Page 449
PN:32-001100
102.787 Acres.
4477388.4 Sq.ft.

Thomas B. Herbruck
OR Book 1985 Page 3346
PN:32-072378
6.388 Acres.
278247.8 Sq.ft.

109.175 Total Acres
4755636.2 Sq.ft.
0.337 Acres within R/W

being part of Section Number 23
Township of Troy
County of Geauga
State of Ohio

Tom's Foolery Farm LLC
PN:32-001100
OR Book 1980 Page 449

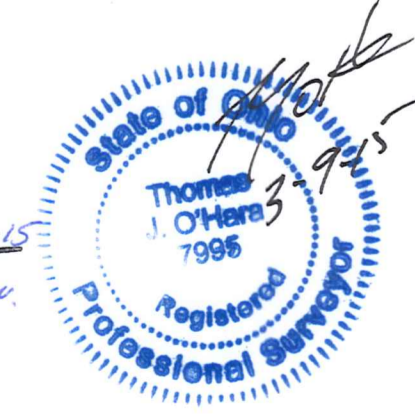
Douglas M. Richey
PN:32-072295
OR Book 1982 Page 3426

Thomas B. Herbruck
PN: 32-072378
OR Book 1985 Page 3346

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

This Consolidation/subdivision of land complies with the applicable Troy Township
Zoning Resolution. This _____ day of _____ 2015
By _____ Troy Township Zoning Inspector.

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



SEE SHEET 1

Vincent D. Gentiliomo
PN32-043900
OR Book 1153 Page 79

3388.61'(C)
1942.96'(C+M)
N0°09'34"E

Vincent D. Gentiliomo
PN32-043900
OR Book 1153 Page 79

TRO 00228

TRO 00228

Tom's Foolery Farms, LLC (15-021)

Picked Up 03/09/15

VOL. 1989 pg. 1546

PPN# 32-001100

**Tom's Foolery Farms, LLC, 102.787acres, PN: 32-001100, OR Book 1980 Page 449
Consolidated with**

Thomas B. Herbruck, 6.388 Acres, PN: 32-072378, OR Book 1985 Page 3346

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 lines 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 1984 Page 3426 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 Thomas B. Herbruck, PN: 32-072378, as recorded in OR Book 1985 Page 3346, in GCRD, said point witnessed by a 1" iron pipe found.

Thence **South 89°32'19" East** along the southerly line of land now or formerly owned by Richey, aforementioned, a distance of **651.12** feet to a point in the centerline of Rapids Road, passing through a 1" iron pipe found 30.00 feet therefrom, said point being the southeast corner of land now or formerly owned by Richey, aforementioned.

Thence **South 00°01'47" West** along the centerline of Rapids Road a distance of **290.10** feet to a point, said point witnessed by a 1" iron pin found.

Thence **South 00°01'47" West** continuing along the centerline of Rapids Road a distance of **59.90** feet to a point, said point being the northeast corner of land now or formerly owned by Brian D. Preislar, PN:32-072377, as recorded in OR Book 1491 Page 822 in (GCRD).

Thence **North 89°32'19" West** along the northerly line of land now or formerly owned by Preislar, aforementioned, passing through a 5/8" iron pin "Daniel" found at 30.00 feet, a total distance of **794.91** feet to a point, said point being the northwest corner of land now or formerly owned by Preislar, aforementioned, 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 a northwesterly 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 northeasterly corner of Howell, aforementioned, 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.

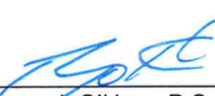
Thence **North 45°01'47" East** a distance of **56.57'** feet to a point, said point witnessed by a 1" iron pipe found.

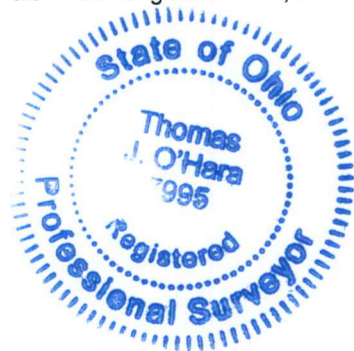
Thence **South 89°58'13" East** a distance of **30.09** feet to a point in the centerline of Rapids Road.

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 **109.175 total acres** of land, 0.337 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1291-3) dated February 2015, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

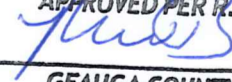
Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe the combined lands now or formerly owned by Tom's Foolery Farms, LLC, 102.787 acres, PN: 32-001100, as recorded in OR Book 1980 Page 449 in GCRD, and land now or formerly owned by Thomas B. Herbruck, 6.388 Acres, PN:32-072378, as recorded in OR Book 1985 Page 3346 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: 3/9/15



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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT.
03/09/15
Rev.