

Last Revised: July 17th, 2015

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

ZONING INFORMATION

R3 - Medium Density Residential Zoning District Troy Township Zoning Resolution IV-8 to IV10 Amended May 22, 2015 Section 402.4 Minimum Lot Area R-3 Residential District The minimum lot area shall be three (3) acres. Section 402.5 Minimum Lot Frontage and Width R-3 Residential District A. The minimum lot frontage and width shall be two hundred and fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround. Section 402.6 Minimum Yard Setbacks R-3 Residential District A. The minimum yard setbacks for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows: 1. Front yard setback: 75 feet 2. Each side yard setback: 25 feet 3. Rear yard setback: 45 feet B. The minimum yard setbacks for all accessory buildings, structures, and uses except as otherwise provided in Section 402.2.2 shall be as follows: 1. Front yard setback: 75 feet 2. Each side yard setback: 25 feet 3. Rear yard setback: 35 feet Section 402.7 Maximum Height R-3 Residential District A. The maximum height of all buildings, structures, and uses except listed in paragraph B herein shall be 35 feet or 2 1/2 stories, whichever is lesser. B. Special maximum heights 1. Belfries, church spires, clock towers, cupolas, chimneys and flagpoles: no maximum height limitation. 2. Radio and/or television antennas shall not exceed ten (10) feet in height above the roof line if attached to a building or structure, or forty-five (45) feet if mounted in the ground. Satellite dish antennas shall be permitted in the R-3 district if thirty-nine (39) inches (3.3 feet or 1 meter) or less in diameter. Satellite dish antennas shall be in the rear yard if larger than thirty-nine (39) inches in diameter. Section 402.8 Maximum Lot Coverage R-3 Residential District The maximum lot coverage shall be 10 percent. Section 402.9 Minimum Floor Area R-3 Residential District A. The minimum floor area for a single story dwelling unit shall be 1,100 square feet. B. The minimum floor area for a multi-story dwelling unit shall be: 1. The first floor shall be 800 minimum square feet. 2. The second floor shall be 400 minimum square feet. 3. The third floor shall be 400 minimum square feet. In calculating the minimum floor area, the following areas shall not be included: basements, attics, garages, enclosed or unenclosed porches, patios and breezeways.

ZONING ACCEPTANCE

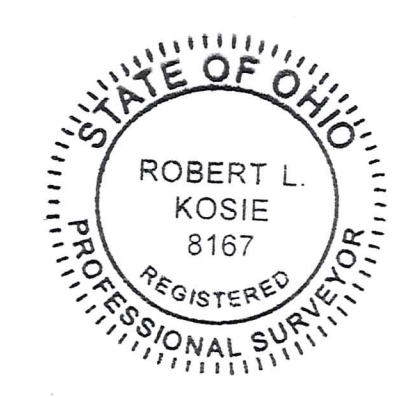
This Re-survey, Lot Split and Consolidation of Lots complies with the applicable Troy Township Zoning Resolution. This day of July, 2015 and is accepted by: Signed: Troy Township Zoning Inspector

AUDITOR'S ACCEPTANCE

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

SURVEYOR'S CERTIFICATION

I certify that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4753-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12A). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.



PLAT OF RE-SURVEY, LOT SPLIT, AND CONSOLIDATION OF: PPN 32-074188, Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler AND PPN 32-019900, Ivan R. Bender and Nora S. Bender

LEGEND: -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set. -Denotes 5/8" iron pin with cap bearing. *JW DANIEL RLS 6222" fd. and used unless otherwise noted. -Denotes zoning setback line. -Denotes wire fence found near property line. -Denotes calculated measurement r. -Denotes record measurement d. -Denotes deed measurement p. -Denotes plat measurement o. -Denotes observed measurement u. -Denotes used measurement m. -Denotes measured distance fd. -Denotes found monument PPN -Denotes permanent parcel number IN -Denotes instrument number C/L -Denotes centerline RW -Denotes right-of-way (margin) L -Denotes lot line E -Denotes property line POB -Denotes point of beginning

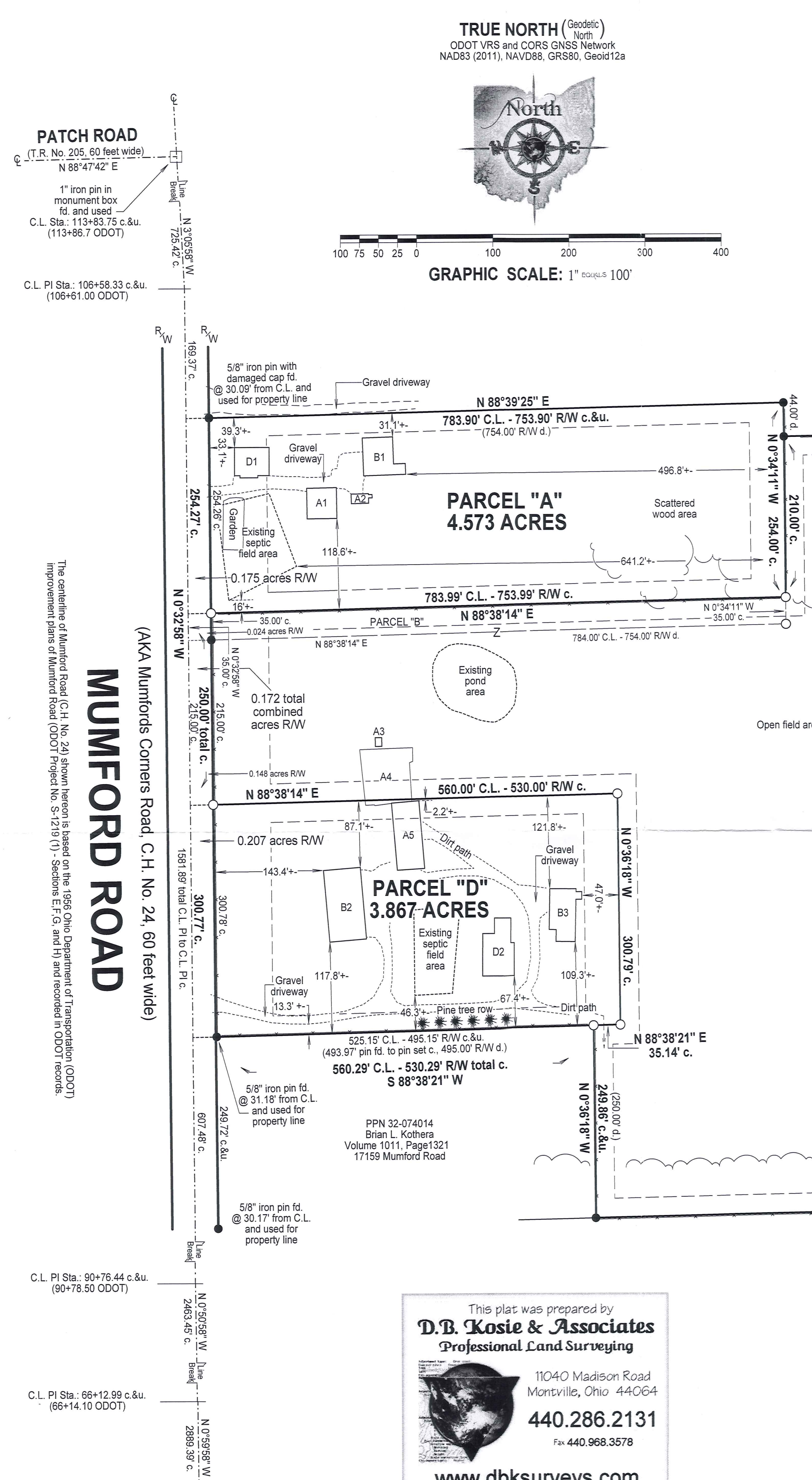
GRAPHIC SETBACK LINES: 75' min. front yard setback (from R/W, typical on this drawing) 25' min side yard setback (typical on this drawing) 45' min rear yard setback (typical on this drawing)

BUILDING INFORMATION: A1: 1 story agricultural garage and stable area A2: 3/4 story agricultural frame hay bin area A3: 3/4 story agricultural (moveable) frame horse shelter area A4: agricultural concrete barnyard pad area A5: 2 story agricultural block/frame barn area B1: 1 story frame workshop area B2: 1 story frame workshop area B3: 1 story frame maintenance building and inlaw suite area D1: 2 story frame dwelling area D2: 1-2 story frame dwelling area

PARCEL INFORMATION: PARCEL "A" 4.573 ACRES (0.175 acres R/W) Divided from PPN 32-019900 Ivan R. Bender and Nora S. Bender IN 200500716654 Volume 1760, Page 2199 17075 Mumford Road PARCEL "B" 0.024 acres R/W Divided from PPN 32-019900 Ivan R. Bender and Nora S. Bender IN 200500716654 Volume 1760, Page 2199 PARCEL "C" 45.447 ACRES (0.148 acres R/W) Divided from PPN 32-074188 Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler IN 201200849968 Volume 1936, Page 2560 PARCEL "D" 3.867 ACRES (0.207 acres R/W) Divided from PPN 32-074188 Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler IN 201200849968 Volume 1936, Page 2560

FIELD LOCATION DISCLAIMER: All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry (Gaugua REALink) and actual field observations and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistiling or malproportion, or that which is not shown on this drawing.

EXISTING SEPTIC SYSTEM DISCLAIMER: All existing septic system information shown hereon was provided by: Lester W. Detweiler and Ivan R. Bender and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistiling or malproportion, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.



PATCH ROAD (T.R. No. 205, 60 feet wide) N 88°47'42" E 1" iron pin in monument box fd. and used C.L. Sta.: 113+83.75 c.&u. (113+86.7 ODOT)

MUMFORD ROAD (AKA Mumfords Corners Road, C.H. No. 24, 60 feet wide) C.L. PI Sta.: 106+58.33 c.&u. (106+61.0 ODOT)

NASH ROAD (T.R. No. 207, 60 feet wide) 1" iron pin in monument box fd. and used C.L. PI Sta.: 37+23.6 ODOT and used as initial stationing

This plat was prepared by D.B. Kosie & Associates Professional Land Surveying 11040 Madison Road Montville, Ohio 44064 440.286.2131 Fax 440.968.3578 www.dbksurveys.com

OUPS Ohio Utilities Protection Service 4740 Belmont Avenue Youngstown, OH 44505 1-800-362-2764

PPN 32-070300 George W. White and Esther P. White IN 200900603924 Volume 1873, Page 696 17053 Mumford Road

PPN 32-046114 Henry M. Miller, Sadie R. Miller, Edward H. Miller and Linda J. Miller IN 20150082134 Volume 1992, Page 3143 17205 Mumford Road



DBK PLAT NO.: 895 2015

TRO 00232
TRO 00232

Bender-Detweiler (15-077)

Picked Up 07/20/15

VOL 1996 pg 3376

PN# 32-019900

EXHIBIT " "



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

PARCEL "A" - 4.573 ACRES

0.175 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-019900,
Ivan R. Bender and Nora S. Bender, Instrument Number (IN) 200500716654,
Volume 1760, Page 2199 of Geauga County Records and Deeds (GCRD),
17075 Mumford Road

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 2 within said Township, and Township 6, Range 7 of The Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Nash Road (T.R. No. 207, 60 feet wide) and Mumford Road (aka Mumfords Corners Road, C.H. No. 24, 60 feet wide). Said point known as being Centerline PI Station 37+23.6 as shown on The 1956 Ohio Department of Transportation (ODOT) Improvement Plans of Mumford Road (ODOT Project No. S-1219 (1) - Sections E,F,G and H) and recorded in ODOT records.

Thence North 0°59'58" West, along the centerline of said Mumford Road, a distance of 2889.39 feet to an angle point therein.

Thence North 0°50'58" West, continuing along the centerline of said Mumford Road, a distance of 2463.45 feet to an angle point therein.

Thence North 0°32'58" West, continuing along the centerline of said Mumford Road, a distance of 1158.25 feet to a point. Said point being the southwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

PARCEL "A" - 4.573 ACRES

(Continued)

Thence North 0°32'58" West, continuing along the centerline of Mumford Road, a frontage distance of 254.27 feet to a point. Said point being a southwesterly corner of PPN 32-070300 as conveyed to George W. White and Esther P. White and recorded in IN 200900803924, Volume 1873, Page 696 of GCRD. Said point also being the northwesterly corner of the parcel herein described.


Thence North 88°39'25" East, along a southerly line of said White's land, and passing through a 5/8" iron pin with a damaged cap found at 30.09 feet, a total distance of 783.90 feet to a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found. Said point being the northeasterly corner of the parcel herein described.

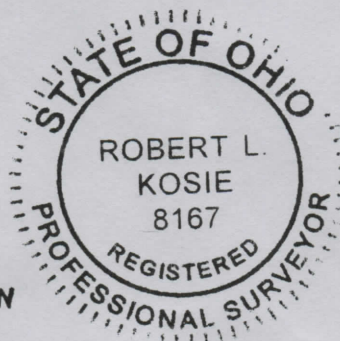
Thence South 0°34'11" East, along a westerly line of said White's land, and also along a westerly line of PPN 32-074188 as conveyed to Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler and recorded in IN 201200849968, Volume 1936, Page 2560 of GCRD, and passing through a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found at 44.00 feet, a total distance of 254.00 feet to a 5/8" iron pin set. Said point being the southeasterly corner of the parcel herein described.

Thence South 88°38'14" West, along the southerly line of the parcel herein described, and passing through a 5/8" iron pin set at 753.99 feet, a total distance of 783.99 feet to **The Principal Place of Beginning of this Survey** and containing 4.573 acres of land, of which, 0.175 acres are within the R/W of said Mumford Road, as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 (2011), NAVD88, GRS80, and Geoid2012a). Date: July 17, 2015. Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to divide 4.573 acres of land from PPN 32-019900 as conveyed to Ivan R. Bender and Nora S. Bender and recorded in IN 200500716654, Volume 1760, Page 2199 of GCRD. AKA 17075 Mumford Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 7.17.15

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

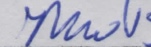
 0720, 15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev*

EXHIBIT " "



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

PARCEL "B" – 0.630 ACRES

0.024 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-019900,
Ivan R. Bender and Nora S. Bender, Instrument Number (IN) 200500716654,
Volume 1760, Page 2199 of Geauga County Records and Deeds (GCRD)

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 2 within said Township, and Township 6, Range 7 of The Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Nash Road (T.R. No. 207, 60 feet wide) and Mumford Road (aka Mumfords Corners Road, C.H. No. 24, 60 feet wide). Said point known as being Centerline PI Station 37+23.6 as shown on The 1956 Ohio Department of Transportation (ODOT) Improvement Plans of Mumford Road (ODOT Project No. S-1219 (1) - Sections E,F,G and H) and recorded in ODOT records.

Thence North 0°59'58" West, along the centerline of said Mumford Road, a distance of 2889.39 feet to an angle point therein.

Thence North 0°50'58" West, continuing along the centerline of said Mumford Road, a distance of 2463.45 feet to an angle point therein.

Thence North 0°32'58" West, continuing along the centerline of said Mumford Road, a distance of 1123.25 feet to a point. Said point being a northwesterly corner of PPN 32-074188 as conveyed to Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler and recorded in IN 201200849968, Volume 1936, Page 2560 of GCRD. Said point also being the southwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

PARCEL "B" – 0.630 ACRES

(Continued)

Thence North 0°32'58" West, continuing along the centerline of Mumford Road, a frontage distance of 35.00 feet to a point. Said point being the northwesterly corner of the parcel herein described.


Thence North 88°38'14" East, along a northerly line of the parcel herein described, and passing through a 5/8" iron pin set at 30.00 feet, a total distance of 783.99 feet to a 5/8" iron pin set on a westerly line of the aforesaid Detweiler's land. Said point being the northeasterly corner of the parcel herein described.

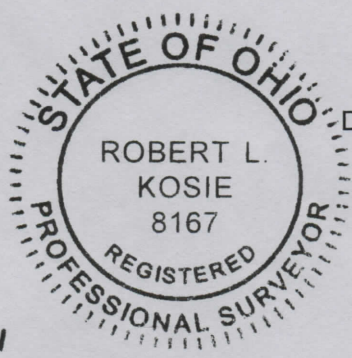
Thence South 0°34'11" East, along said westerly line of Detweiler's land, a distance of 35.00 feet to a 5/8" iron pin set. Said point being the southeasterly corner of the parcel herein described.

Thence South 88°38'14" West, along a northerly line of said Detweiler's land, and passing through a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found at 754.00 feet, a total distance of 784.00 feet to The Principal Place of Beginning of this Survey and containing 0.630 acres of land, of which, 0.024 acres are within the R/W of said Mumford Road, as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 (2011), NAVD88, GRS80, and Geoid2012a). Date: July 17, 2015. Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to divide 0.630 acres of land from PPN 32-019900 as conveyed to Ivan R. Bender and Nora S. Bender and recorded in IN 200500716654, Volume 1760, Page 2199 of GCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 7.17.15

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


 07/20/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

EXHIBIT " "



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PARCEL "C" – 45.447 ACRES

0.148 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-074188,
Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler,
Instrument Number (IN) 201200849968, Volume 1936, Page 2560 of Geauga County
Records and Deeds (GCRD)

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 2 within said Township, and Township 6, Range 7 of The Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Nash Road (T.R. No. 207, 60 feet wide) and Mumford Road (aka Mumfords Corners Road, C.H. No. 24, 60 feet wide). Said point known as being Centerline PI Station 37+23.6 as shown on The 1956 Ohio Department of Transportation (ODOT) Improvement Plans of Mumford Road (ODOT Project No. S-1219 (1) - Sections E,F,G and H) and recorded in ODOT records.

Thence North 0°59'58" West, along the centerline of said Mumford Road, a distance of 2889.39 feet to an angle point therein.

Thence North 0°50'58" West, continuing along the centerline of said Mumford Road, a distance of 2463.45 feet to an angle point therein.

Thence North 0°32'58" West, continuing along the centerline of said Mumford Road, a distance of 908.25 feet to a point. Said point being a southwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

PARCEL "C" – 45.447 ACRES

(Continued)

Thence North 0°32'58" West, continuing along the centerline of said Mumford Road, a frontage distance of 215.00 feet to point. Said point being the southwesterly corner of PPN 32-019900 as conveyed to Ivan R. Bender and Nora S. Bender and recorded in IN 200500716654, Volume 1760, Page 2199 of GCRD. Said point also being a northwesterly corner of the parcel herein described.

Thence North 88°38'14" East, along the southerly line of said Bender's land, and passing through a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found at 30.00 feet, a total distance of 784.00 feet to a 5/8" iron pin set. Said point being the southeasterly corner of said Bender's land.

Thence North 0°34'11" West, along the easterly line of said Bender's land, and passing through a 5/8" iron pin set at 35.00 feet, a total distance of 245.00 feet to a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found. Said point being a southwesterly corner of PPN 32-070300 as conveyed to George W. White and Esther P. White and recorded in IN 200900803924, Volume 1873, Page 696 of GCRD. Said point also being a northwesterly corner of the parcel herein described.

Thence North 88°39'02" East, along a southerly line of said White's land, a distance of 1655.06 feet to a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found on a westerly line of PPN 25-057350 as conveyed to Neil E. Miller and Mattie J. Miller and recorded in Volume 1130, Page 1062 of GCRD. Said point being the southeasterly corner of said White's land. Said point also being the northeasterly corner of the parcel herein described.

Thence South 1°16'31" East, along said westerly line of Miller's land, a distance of 1010.77 feet to a 5/8" iron pin set. Said point being the northeasterly corner of PPN 32-046114 as conveyed to Henry M. Miller, Sadie R. Miller, Edward H. Miller and Linda J. Miller and recorded in IN 201500892134, Volume 1992, Page 3143 of GCRD. Said point also being the southeasterly corner of the parcel herein described.

Thence South 88°39'18" West, along a northerly line of said Miller's land, a distance of 1926.39 feet to a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found. Said point being the southeasterly corner of PPN 32-074014 as conveyed to Brian L. Kothera and recorded in Volume 1011, Page 1321 of GCRD. Said point also being a southwesterly corner of the parcel herein described.

Thence North 0°36'18" West, along the easterly line of said Kothera's land, a distance of 249.86 feet to a 5/8" iron pin set. Said point being the northeasterly corner of said

PARCEL "C" – 45.447 ACRES

(Continued)

Kothera's land. Said point also being a northwesterly corner of the parcel herein described.

Thence North 88°38'21" East, along a northerly line of the parcel herein described, a distance of 35.14 feet to a 5/8" iron pin set.

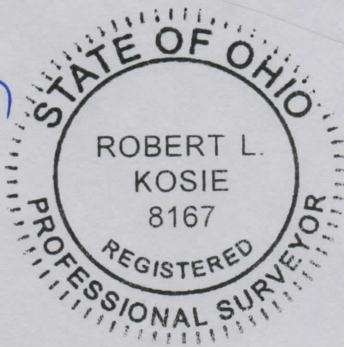
Thence North 0°36'18" West, along a westerly line of the parcel herein described, a distance of 300.79 feet to a 5/8" iron pin set.

Thence South 88°38'14" West, along a southerly line of the parcel herein described, and passing through a 5/8" iron pin set at 530.00 feet, a total distance of 560.00 feet to **The Principal Place of Beginning of this Survey** and containing 45.447 acres of land, of which, 0.148 acres are within the R/W of said Mumford Road, as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 (2011), NAVD88, GRS80, and Geoid2012a). Date: July 17, 2015. Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to divide 45.447 acres of land from PPN 32-074188 as conveyed to Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler and recorded in IN 201200849968, Volume 1936, Page 2560 of GCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 7.17.15

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

Thos 07/29/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

PARCEL "BC" – 46.077 TOTAL COMBINED ACRES

(Continued)

Thence North 0°32'58" West, continuing along the centerline of said Mumford Road, a frontage distance of 250.00 feet to point. Said point being a northwesterly corner of the parcel herein described.

Thence North 88°38'14" East, along a northerly line of the parcel herein described, and passing through a 5/8" iron pin set at 30.00 feet, a total distance of 783.99 feet to a 5/8" iron pin set on the easterly line of PPN 32-019900 as conveyed to Ivan R. Bender and Nora S. Bender and recorded in IN 200500716654, Volume 1760, Page 2199 of GCRD.

Thence North 0°34'11" West, along the easterly line of said Bender's land, a distance of 210.00 feet to a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found. Said point being a southwesterly corner of PPN 32-070300 as conveyed to George W. White and Esther P. White and recorded in IN 200900803924, Volume 1873, Page 696 of GCRD. Said point also being a northwesterly corner of the parcel herein described.

Thence North 88°39'02" East, along a southerly line of said White's land, a distance of 1655.06 feet to a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found on a westerly line of PPN 25-057350 as conveyed to Neil E. Miller and Mattie J. Miller and recorded in Volume 1130, Page 1062 of GCRD. Said point being the southeasterly corner of said White's land. Said point also being the northeasterly corner of the parcel herein described.

Thence South 1°16'31" East, along said westerly line of Miller's land, a distance of 1010.77 feet to a 5/8" iron pin set. Said point being the northeasterly corner of PPN 32-046114 as conveyed to Henry M. Miller, Sadie R. Miller, Edward H. Miller and Linda J. Miller and recorded in IN 201500892134, Volume 1992, Page 3143 of GCRD. Said point also being the southeasterly corner of the parcel herein described.

Thence South 88°39'18" West, along a northerly line of said Miller's land, a distance of 1926.39 feet to a 5/8" iron pin with cap bearing "JW DANIEL RLS 6222" found. Said point being the southeasterly corner of PPN 32-074014 as conveyed to Brian L. Kothera and recorded in Volume 1011, Page 1321 of GCRD. Said point also being a southwesterly corner of the parcel herein described.

Thence North 0°36'18" West, along the easterly line of said Kothera's land, a distance of 249.86 feet to a 5/8" iron pin set. Said point being the northeasterly corner of said Kothera's land. Said point also being a northwesterly corner of the parcel herein described.

PARCEL "BC" – 46.077 TOTAL COMBINED ACRES

(Continued)

Thence North 88°38'21" East, along a northerly line of the parcel herein described, a distance of 35.14 feet to a 5/8" iron pin set.

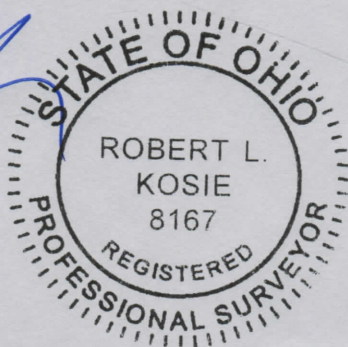
Thence North 0°36'18" West, along a westerly line of the parcel herein described, a distance of 300.79 feet to a 5/8" iron pin set.

Thence South 88°38'14" West, along a southerly line of the parcel herein described, and passing through a 5/8" iron pin set at 530.00 feet, a total distance of 560.00 feet to **The Principal Place of Beginning of this Survey** and containing 46.077 acres of land, of which, 0.172 acres are within the R/W of said Mumford Road, as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 (2011), NAVD88, GRS80, and Geoid2012a). Date: July 17, 2015. Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to combine 45.447 acres of land that was divided from PPN 32-074188 as conveyed to Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler and recorded in IN 201200849968, Volume 1936, Page 2560 of GCRD with 0.630 acres of land that was divided from PPN 32-019900 as conveyed to Ivan R. Bender and Nora S. Bender and recorded in IN 200500716654, Volume 1760, Page 2199 of GCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 7.17.15

RECEIVED

PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Mud 07/29/15
FRANKLIN COUNTY AUDITOR
FAX MAP DEPT. *Rev.*

EXHIBIT " "

D.B. Kosie & Associates



Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
www.dbksurveys.com

PARCEL "D" – 3.867 ACRES

0.207 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-074188,
Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler,
Instrument Number (IN) 201200849968, Volume 1936, Page 2560 of Geauga County
Records and Deeds (GCRD), 17155 Mumford Road

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 2 within said Township, and Township 6, Range 7 of The Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Nash Road (T.R. No. 207, 60 feet wide) and Mumford Road (aka Mumfords Corners Road, C.H. No. 24, 60 feet wide). Said point known as being Centerline PI Station 37+23.6 as shown on The 1956 Ohio Department of Transportation (ODOT) Improvement Plans of Mumford Road (ODOT Project No. S-1219 (1) - Sections E,F,G and H) and recorded in ODOT records.

Thence North 0°59'58" West, along the centerline of said Mumford Road, a distance of 2889.39 feet to an angle point therein.

Thence North 0°50'58" West, continuing along the centerline of said Mumford Road, a distance of 2463.45 feet to an angle point therein.

Thence North 0°32'58" West, continuing along the centerline of said Mumford Road, a distance of 607.48 feet to a point. Said point being the northwesterly corner of PPN 32-074014 as conveyed to Brian L. Kothera and recorded in Volume 1011, Page 1321 of GCRD. Said point also being the southwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

PARCEL "D" – 3.867 ACRES

(Continued)

Thence North 0°32'58" West, continuing along the centerline of said Mumford Road, a frontage distance of 300.77 feet to point. Said point being the northwesterly corner of the parcel herein described.

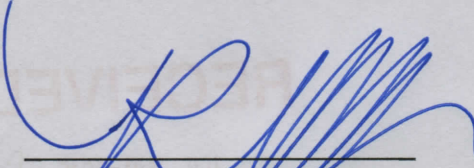
Thence North 88°38'14" East, along a northerly line of the parcel herein described, and passing through a 5/8" iron pin set at 30.00 feet, a total distance of 560.00 feet to a 5/8" iron pin set. Said point being the northeasterly corner of the parcel herein described.

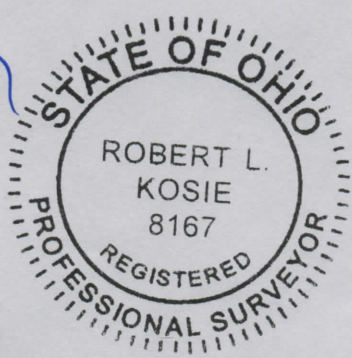
Thence South 0°36'18" East, along the easterly line of the parcel herein described, a distance of 300.79 feet to a 5/8" iron pin set. Said point being the southeasterly corner of the parcel herein described.

Thence South 88°38'21" West, along the southerly line of the parcel herein described, and also along the northerly line of the aforesaid Kothera parcel, and passing through a 5/8" iron pin set at 35.14 feet and a 5/8" iron pin found at 529.11 feet, a total distance of 560.29 feet to **The Principal Place of Beginning of this Survey** and containing 3.867 acres of land, of which, 0.207 acres are within the R/W of said Mumford Road, as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 (2011), NAVD88, GRS80, and Geoid2012a). Date: July 17, 2015. Be the same, more or less, but subject to all legal highways.

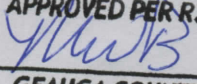
The intent of this legal description is to divide 3.867 acres of land from PPN 32-074188 as conveyed to Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler and recorded in IN 201200849968, Volume 1936, Page 2560 of GCRD. AKA 17155 Mumford Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 7.17.15

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.* 07/20/15