

REFERENCES USED:

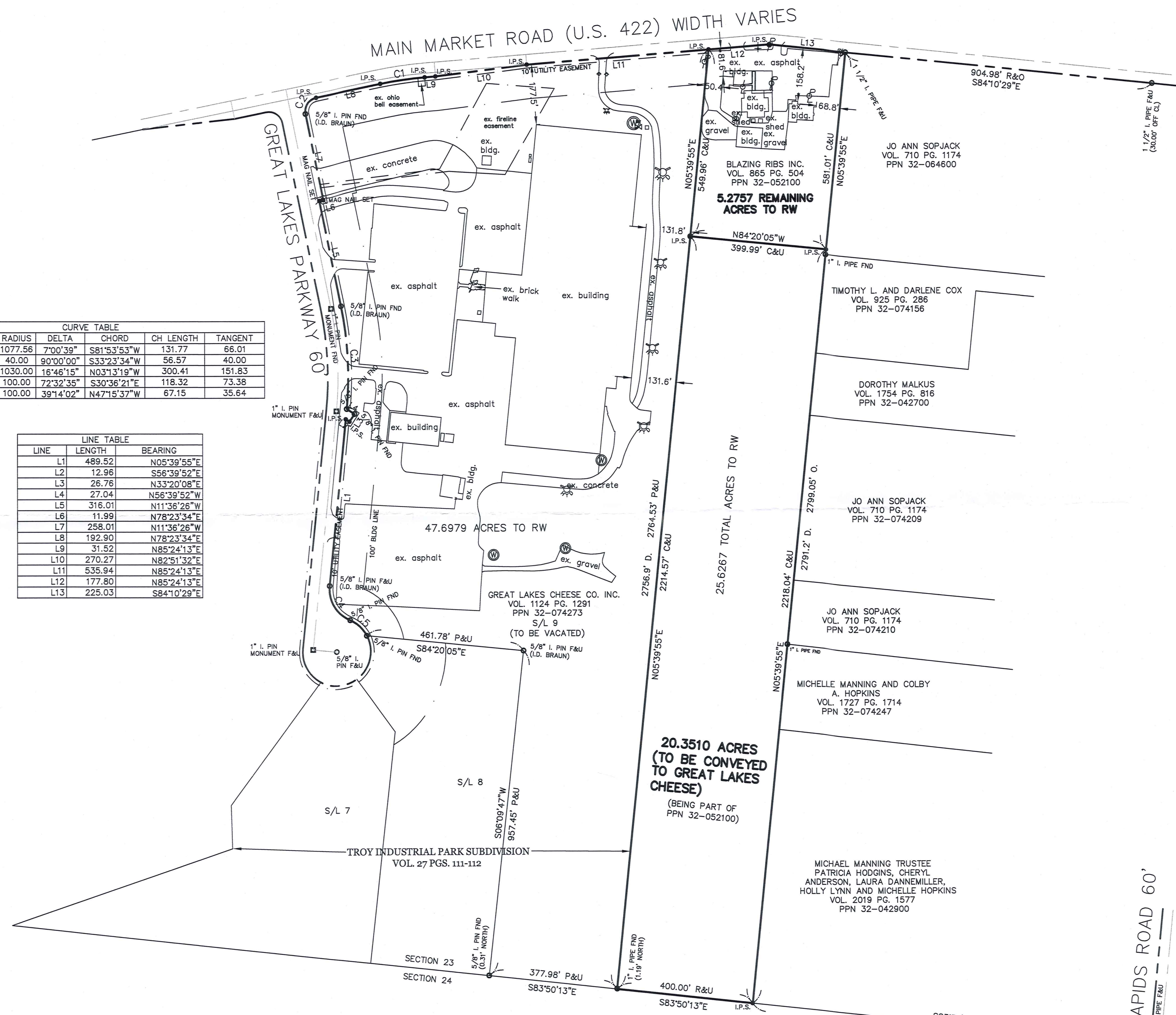
- DEEDS OF RECORD
- TROY INDUSTRIAL PARK SUBDIVISION VOL. 27 PGS. 111-112
- PLAT OF SURVEY FOR GREAT LAKES CHEESE CO. INC. BY RUDY SCHWARTZ 2/10/1997
- US-422 MARKET ROAD 1921 PLANS
- US-422 MARKET ROAD 1959 PLANS
- US-422-8.90 CENTERLINE SURVEY VOL. 8 PG. 49

**PLAT OF SURVEY AND LOT SPLIT
For
GREAT LAKES CHEESE CO. INC.
AND
BLAZING RIBS INC.**

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 23, TROY TOWNSHIP.

PREPARED FOR:
GREAT LAKES CHEESE CO. INC.
17825 GREAT LAKES PKWY
HIRAM, OH 44234

AND
BLAZING RIBS, INC.
12891 MAIN MARKET RD
MANTUA, OH 44255

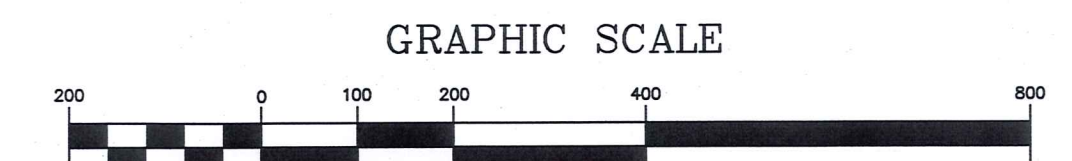


CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	131.85	1077.56	7°00'39"	S81°53'53"W	131.77	66.01
C2	62.83	40.00	90°00'00"	S33°23'34"W	56.57	40.00
C3	301.49	1030.00	16°46'15"	N03°13'19"W	300.41	151.83
C4	126.61	100.00	72°32'35"	S30°36'21"E	118.32	73.38
C5	68.48	100.00	39°14'02"	N47°15'37"W	67.15	35.64

LINE	LENGTH	BEARING
L1	489.52	N05°39'55"E
L2	12.96	S56°39'52"E
L3	26.76	N33°20'08"E
L4	27.04	N56°39'52"W
L5	316.01	N11°38'26"W
L6	11.99	N78°23'34"E
L7	258.01	N11°36'26"W
L8	192.90	N78°23'34"E
L9	31.52	N85°24'13"E
L10	270.27	N82°51'32"E
L11	635.94	N85°24'13"E
L12	177.80	N85°24'13"E
L13	225.03	S84°10'29"E

LEGEND

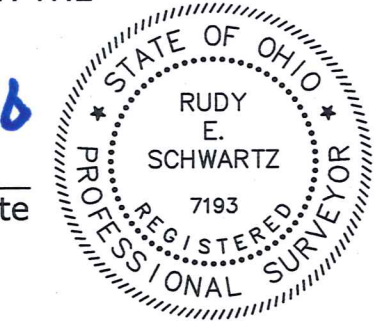
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set
- Found
- Dead
- Record
- Measured
- Observed
- Calculated
- Used
- Deed Record
- Official Record
- Centerline
- Edge of Pavement
- Plat record information



DECEMBER 14, 2016

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 12.20.16
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Mark 12/20/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2016.

BY _____
TROY TOWNSHIP ZONING INSPECTOR

MICHAEL MANNING TRUSTEE
PATRICIA HODGINS, CHERYL
ANDERSON, LAURA DANNEMILLER,
HOLLY LYNN AND MICHELLE HOPKINS
VOL. 2019 PG. 1577
PPN 32-043000

MICHELLE MANNING AND COLBY
A. HOPKINS
VOL. 1727 PG. 1714
PPN 32-074247

JO ANN SOPJACK
VOL. 710 PG. 1174
PPN 32-074210

JO ANN SOPJACK
VOL. 1754 PG. 816
PPN 32-074209

TIMOTHY L. AND DARLENE COX
VOL. 925 PG. 286
PPN 32-074156

BLAZING RIBS INC.
VOL. 865 PG. 504
PPN 32-052100

JO ANN SOPJACK
VOL. 710 PG. 1174
PPN 32-064600

TR000238
TR000238

Blazing Ribs Inc. - Great Lakes Cheese (16-150)
Picked Up 12/20/16

VOL. 2041 pg 2024
PN# 32-074405

LEGAL DESCRIPTION
OF A
20.3510 ACRE PARCEL
FOR
GREAT LAKES CHEESE CO. INC.

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section 23, and further known as being part of a parcel of land conveyed to Blazing Ribs Inc. (PPN 32-052100) by deed recorded in Volume 865, Page 504 of Geauga County Plat Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin set on the Southerly right-of-way of Main Market Road, (U.S. 422) ~~with curves~~, at the Northeasterly corner of subplot No. 9 in the Troy Industrial Park Subdivision as shown by plat recorded in Volume 27, Pages 111-112 of Geauga County Deed Records;

Thence South 5° 39' 55" West, along the Easterly line of said subplot No. 9, a distance of 549.96 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 84° 20' 05" East (creating a new line) a distance of 399.99 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Jo Ann Sopjack (PPN 32-064600) by deed recorded in Volume 710, Page 1174 of Geauga County Deed records;

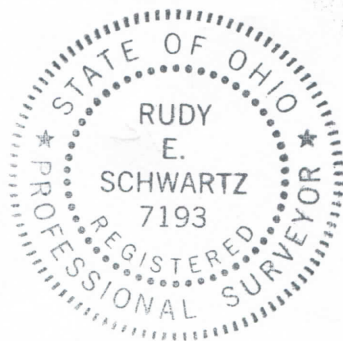
COURSE II Thence South 5° 39' 55" West, along said Westerly line of land so conveyed to Jo Ann Sopjack, and along the Westerly line of land conveyed to Timothy L. and Darlene Cox (PPN 32-074156) by deed recorded in Volume 925, Page 286 of Geauga County Deed Records, and along the Westerly line of land conveyed to Dorothy Malkus (PPN 32-042700) by deed recorded in Volume 1754, Page 816 of Geauga County Deed Records, and along the Westerly line of land conveyed Jo Ann Sopjack (PPN 32-074209) by deed recorded in Volume 710, Page 1174 of Geauga County Deed records, and along the Westerly line of land conveyed Jo Ann Sopjack (PPN 32-074210) by deed recorded in Volume 710, Page 1174 of Geauga County Deed records, and along the Westerly line of land conveyed Michelle Manning and Colby A. Hopkins (PPN 32-074247) by deed recorded in Volume 1727, Page 1714 of Geauga County Deed records, and along the Westerly line of land conveyed Michael Manning Trustee, Patricia Hodgins, Cheryl Anderson, Laura Dannemiller, Holly Lynn and Michelle Hopkins (PPN 32-042900) by deed recorded in Volume 2019, Page 1577 of Geauga County Deed records, a distance of 2218.04 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to of land conveyed to Michael Manning Trustee, Patricia Hodgins, Cheryl Anderson, Laura Dannemiller, Holly Lynn and Michelle Hopkins (PPN 32-043000) by deed recorded in Volume 2019, Page 1577 of Geauga County Deed records, said point being on the shared line between Section Nos. 23 and 24;

COURSE III Thence North 83° 50' 13" West, along said Northerly line of land so conveyed to Michael Manning Trustee, Patricia Hodgins, Cheryl Anderson, Laura and Laura Dannemiller, Holly Lynn and Michelle Hopkins (PPN 32-043000), also

being said shared line between Section Nos. 23 and 24, a distance of 400.00 feet to a point at the Southeasterly corner of said subplot No. 9 (witness a 1 inch iron pin found 1.19 feet Northerly);

COURSE IV

Thence North 5° 39' 55" East, along the Easterly line of said subplot No. 9, a distance of 2214.57 feet to the Principal Place of Beginning and containing 20.3510 acres (part of PPN 32-052100) of land as surveyed, calculated and described, on December 1, 2016 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 iron pins set are I.D. Schwartz 7193.



12.20.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten signature] 12/20/16

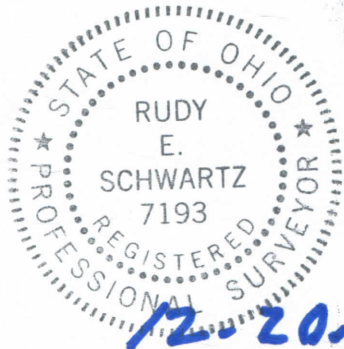
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

REMAINING LANDS
LEGAL DESCRIPTION
OF A
5.2757 ACRE PARCEL
FOR
BLAZING RIBS INC.

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section 23, and further known as being part of a parcel of land conveyed to Blazing Ribs Inc. (PPN 32-052100) by deed recorded in Volume 865, Page 504 of Geauga County Plat Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin set on the Southerly right-of-way of Main Market Road, (U.S. 422) width varies, at the Northeasterly corner of subplot No. 9 in the Troy Industrial Park Subdivision as shown by plat recorded in Volume 27, Pages 111-112 of Geauga County Deed Records;

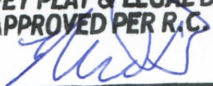
- COURSE I Thence North 85° 24' 13" East, along said Southerly right-of-way of Main Market Road, a distance of 177.80 feet to a 5/8 inch iron pin set at an angle point;
- COURSE II Thence South 84° 10' 29" East, continuing along said Southerly right-of-way of Main Market Road, a distance of 225.03 feet to a 1 1/2 inch iron pipe found at the Northwesterly corner of land conveyed to Jo Ann Sopjack (PPN 32-064600) by deed recorded in Volume 710, Page 1174 of Geauga County Deed records;
- COURSE III Thence South 5° 39' 55" West, along the Westerly line of land so conveyed to Jo Ann Sopjack, a distance of 581.01 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 84° 20' 05" West (creating a new line) a distance of 399.99 feet to a 5/8 inch iron pin set on the Easterly line of said subplot No. 9;
- COURSE V Thence North 5° 39' 55" East, along the Easterly line of said subplot No. 9, a distance of 549.96 feet to the Place of Beginning and containing 5.2757 acres of land as surveyed, calculated and described, on December 1, 2016 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 iron pins set are I.D. Schwartz 7193.



DATE



 RUDY E. SCHWARTZ, P.S. 7193

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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

12/20/16
R