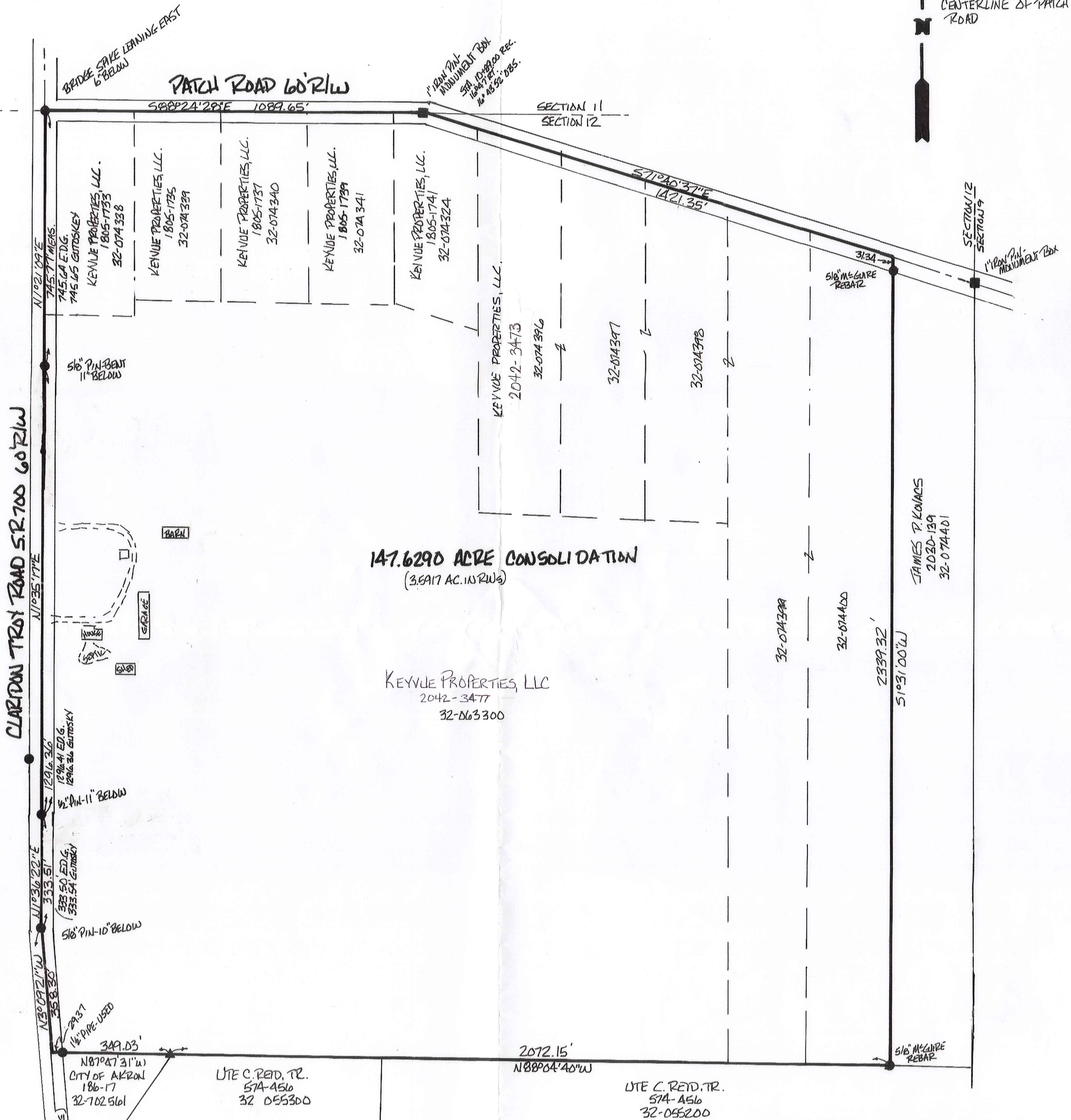
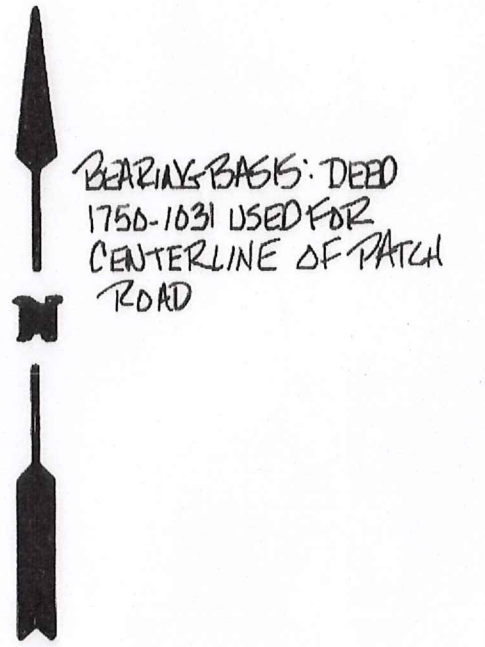


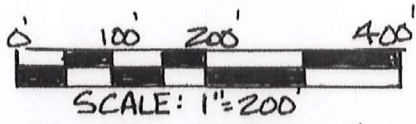
This consolidation complies with the applicable Troy Township Zoning Resolution. This day of \_\_\_\_\_, 2017. By: \_\_\_\_\_ Troy Township Zoning Inspector



147.6290 ACRE CONSOLIDATION (3.6917 AC. IN RW'S)

KEYVUE PROPERTIES, LLC  
2042-3477  
32-063300

JAMES P. KOVACS  
2020-139  
32-074401



- = IRON PINS OR PIPES FOUND
- = 5/8" x 30" CAPPED REBAR SET - L.H. MCGUIRE, P.S. 1170
- ▲ = CITY OF AKRON - CONCRETE MONUMENT WITH 2" DISC.

DOCUMENTS USED: ALL DEEDS SHOWN ENVIRONMENTAL DESIGN GROUP (E.D.G.) SURVEY FOR CITY OF AKRON - SEPT 1991 GUTOSKEY SURVEY FOR POLI TZER - JUNE 2004 G.C.E. FIELD BOOK VOL.160 PGS. 34-36

DEEDS OF RECORD: KEYVUE PROPERTIES, LLC. 1805-1733 - 32-074338 1805-1735 - 32-074339 1805-1737 - 32-074340 1805-1739 - 32-074341 1805-1741 - 32-074324 2042-3473 32-074396 32-074397 32-074398 32-074399 32-074400 2042-3477 - 32-063300

MAP OF SURVEY FOR SJJ, LLC.

SECTION 12 OF TROY TOWNSHIP GEauga COUNTY, OHIO NOVEMBER 3, 2017

SURVEYED BY: CLIFFORD H. MCGUIRE 9487 SHANK ROAD WINDHAM, OHIO 44288

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
CLIFFORD H. MCGUIRE, P.S. 1170  
GEAUGA COUNTY AUDITOR TAX MAP DEPT.



I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.  
CLIFFORD H. MCGUIRE, P.S. #7770

TRO 00247  
TRO 00247

SIJ, LLC (17-147)  
Picked Up 11/21/17  
VOL. 2043 pg 1482  
pn# 32-063300

Clifford H. McGuire  
Professional Surveyor No. 7770  
9487 Shank Rd.  
Windham, Ohio 44288  
330-472-2029

Description of Land  
For  
SIJ, LLC.



147.6290 Acre Consolidation,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 12 of said township and further bounded and described as follows:

Beginning at a bridge spike found at the centerline intersection of Claridon Troy Road (S. R. 700, 60' R/W) and Patch Road (60' R/W) and on the dividing line between Sections 11 and 12;

thence South 88° 24' 48" East, along the centerline of said Patch Road and Section line, a distance of 1089.65 feet to a 1' iron pin found in a monument assembly at an angle point;

thence South 71° 40' 37" East, continuing along said Patch Road centerline, a distance of 1421.35 feet to a point and the northwesterly corner of lands conveyed to James P. Kovacs by deed 2030-139 of Geauga County Record of Deeds (GCRD) (P.N. 32-074401)

thence South 1° 31' 00" West, along the west line of said James P. Kovacs, (P.N. 32-074401) and passing over a 5/8" capped "McGuire" rebar found at 31.34 feet, a total distance of 2339.32 feet to a 5/8" capped "McGuire" rebar found at the southwest corner thereof and on the north line of lands conveyed to Ute C. Reid, Tr. by deed 574-456 (GCRD) (P.N. 32-055200);

thence North 88° 04' 40" West, along the north line of said Ute C. Reid, Tr. (P.N. 32-055200 and P.N. 32-055300), a distance of 2072.15 feet to a concrete City of Akron monument with a 2" disc found at the northeast corner of lands conveyed to City of Akron by deed 186-17 (GCRD) (P.N. 32-702561);

thence North 87° 47' 31" West, along the north line of City of Akron (P.N. 32-702561) and passing over a 1 1/2" iron pipe found at 319.66 feet, a total distance of 349.03 feet to a point on said centerline;

thence North 3° 09' 21" West, along said road centerline, a distance of 358.30 feet to a 5/8" iron pin found at an angle point;

thence North 1° 36' 22" East, continuing along said road centerline, a distance of 333.51 feet to a 1/2" iron pin found at an angle point;

thence North 1° 35' 17" East, continuing along said road centerline, a distance of 1296.36 feet to a 5/8" bent iron pin found at an angle point;

thence North 1° 21' 09" East, continuing along said road centerline, a distance of 745.77 feet to the point of beginning and containing 147.6290 acres of land (3.5917 acres in road right-of-ways) as surveyed in November, 2017 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing for the centerline of Patch Road was deed 1750-1031. The intent of this description is to consolidate all of the following parcels: 32-074338 (deed 1805-1733), 32-074339 (deed 1085-1735), 32-074340 (deed 1805-1737), 32-074341 (deed 1805-1739), 32-074324 (deed 1805-1741), and parcels 32-074396, 32-074397, 32-074398, 32-074399, 32-074400, and 32-063300 from deed 2042-3477.

(deed 2042-3473)

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 11/20/17  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.