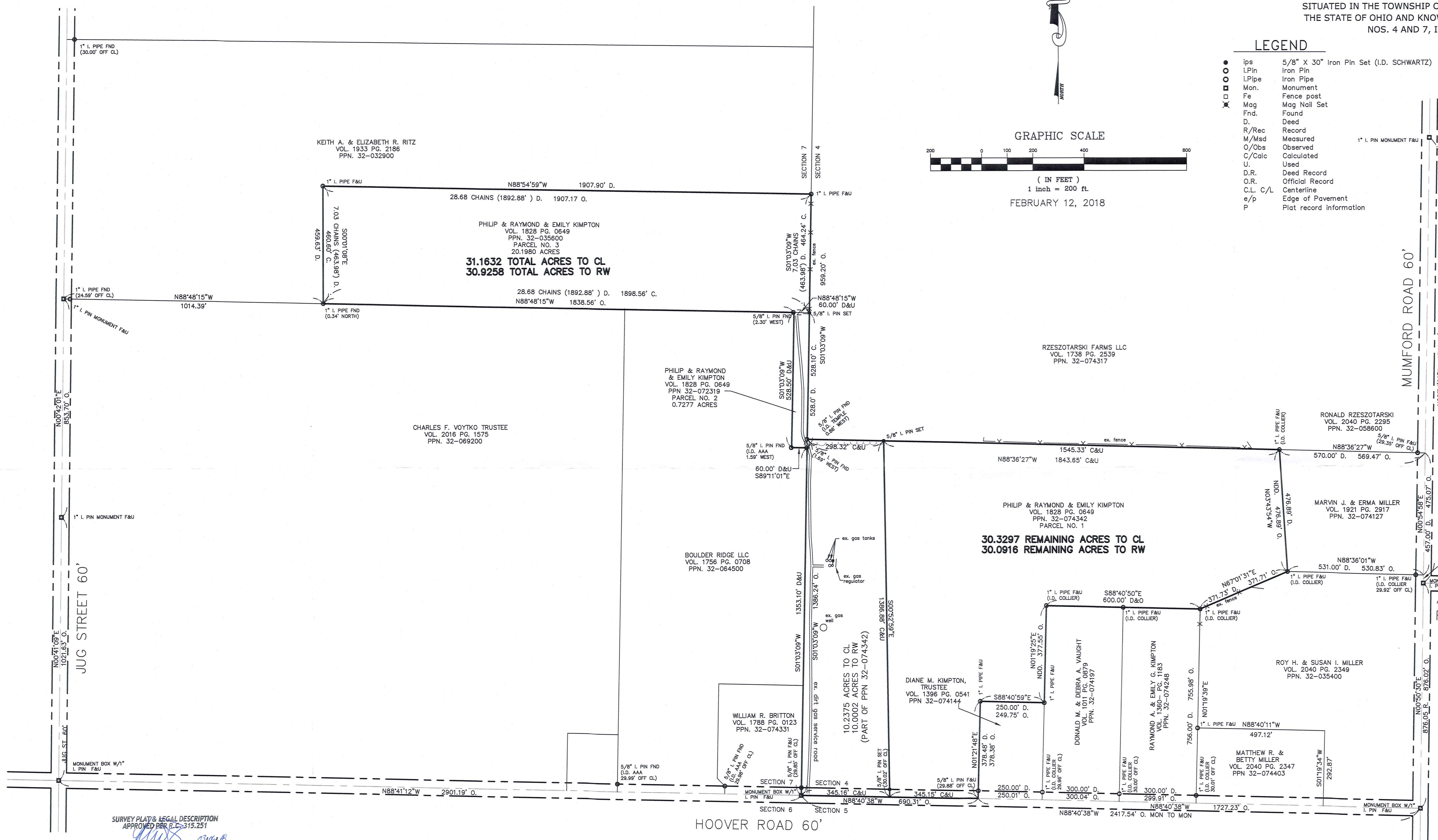
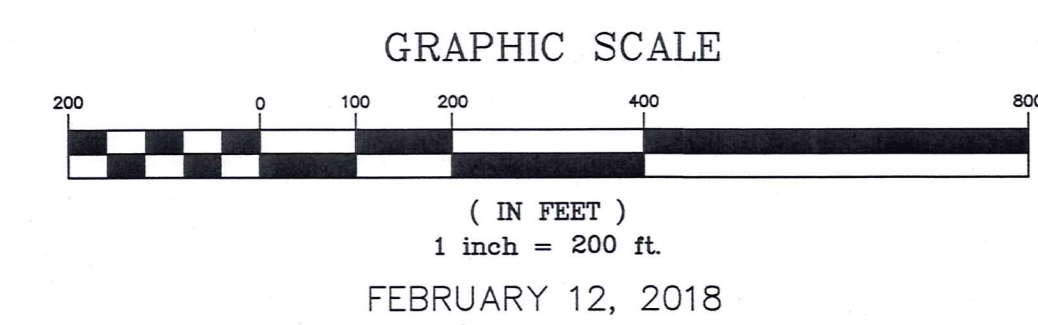


- REFERENCES USED:
- DEEDS OF RECORD
 - LOT SUBDIVISION FOR ROY H. MILLER AND SUSAN L. MILLER BY O'HARA LAND SURVEYING, LLC. 6/14/17
 - PLAT OF SURVEY FOR E.M. KIMPTON BY EDWARD J. COLLIER 9/16/96

PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION
For
PHILIP KIMPTON, RAYMOND KIMPTON, AND EMILY KIMPTON
 SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION NOS. 4 AND 7, IN SAID TOWNSHIP.

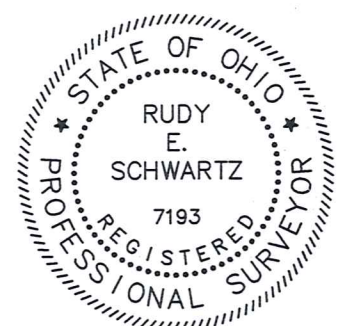
LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	I.Pin	Iron Pin
□	I.Pipe	Iron Pipe
■	Mon.	Monument
+	Fe	Fence post
✱	Mag	Mag Nail Set
○	Fnd.	Found
○	D.	Deed
R/Rec	Record	
M/Meas	Measured	
O/Obs	Observed	
C/Calc	Calculated	
U.	Used	
D.R.	Deed Record	
O.R.	Official Record	
C.L. C/L	Centerline	
e/p	Edge of Pavement	
P	Plat record information	



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

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.



[Signature] 3.2.18
 RUDY E. SCHWARTZ, P.S. #7193 Date

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2018.
 BY _____
 TROY TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2018.
 BY _____
 TROY TOWNSHIP ZONING INSPECTOR

PREPARED FOR:
 PHILIP, RAYMOND AND EMILY KIMPTON
 14820 HOOVER RD
 GARRETSVILLE, OH 44231

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

TRO00252

TRO00252

Kimpton, Philip, Emily & Raymond (18-022)

Picked Up 03/08/18

VOL. 2052 pg 280

pn# 32-035600

CONSOLIDATION
LEGAL DESCRIPTION
OF A
31.1632 ACRE PARCEL
FOR
PHILIP KIMPTON, RAYMOND KIMPTON,
AND EMILY KIMPTON

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section Nos. 4 and 7, and further known as being part of parcel No. 1 of lands conveyed to Philip and Raymond and Emily Kimpton (PPN 32-074342) by deed recorded in Volume 1828, Page 649 of Geauga County Deed Records, and also being all of parcel Nos. 2 and 3 of land conveyed to Philip and Raymond and Emily Kimpton (PPN 32-072319, and PPN 32-035600) by deed recorded in Volume 1828, Page 649 of Geauga County Deed Records further bounded and described as follows

Beginning in the centerline of Hoover Road, 60 feet wide, at a monument box with a 1 inch iron pin found at the intersection of Section Nos. 4, 5, 6, and 7, said monument also being at the Southeasterly corner of land conveyed to William R. Britton (PPN 32-074331) by deed recorded in Volume 1788, Page 123 of Geauga County Deed Records;

- COURSE I Thence North 1° 03' 09" East, along the Easterly line of land so conveyed to William R. Britton, and along the Easterly line of land conveyed to Boulder Ridge LLC. (PPN 32-064500) by deed recorded in Volume 1756, Page 708 of Geauga County Deed Records, also being the shared line between Section Nos. 4 and 7, and passing through a 5/8 inch iron pin found at 29.85 feet, a total distance of 1353.10 feet to a point at a Northeasterly corner thereof (witness a 5/8 inch iron pin found 1.69 feet West);
- COURSE II Thence North 89° 11' 01" West, along a Northerly line of land so conveyed to Boulder Ridge LLC., a distance of 60.00 feet to an interior corner thereof (witness a 5/8 inch iron pin found, I.D. AAA, 1.59 feet West);
- COURSE III Thence North 1° 03' 09" East, along an Easterly line of land so conveyed to Boulder Ridge LLC., a distance of 528.50 feet to a point at the Northeasterly corner thereof (witness a 5/8 inch iron pin found 2.30 feet West);
- COURSE IV Thence North 88° 48' 15" West, along the Northerly line of land so conveyed to Boulder Ridge LLC., and along the Northerly line of land conveyed to Charles F. Voytko, Trustee (PPN 32-069200) by deed recorded in Volume 2016, Page 1575 of Geauga County Deed Records, a distance of 1838.56 feet to a point at the Southeasterly corner of land conveyed to Keith A. and Elizabeth R. Ritz (PPN 32-032900) by deed recorded in Volume 1933, Page 2186 of Geauga County Deed Records (witness a 1 inch iron pipe found 0.34 feet North);
- COURSE V Thence North 0° 01' 08" West, along an Easterly line of land so conveyed to Keith A. and Elizabeth R. Ritz, a distance of 460.60 feet to a 1 inch iron pipe found at an interior corner thereof;

- COURSE VI Thence South 88° 54' 59" East, along a Southerly line of land so conveyed to Keith A. and Elizabeth R. Ritz, a distance of 1907.17 feet to a 1 inch iron pipe found on the Westerly line of land conveyed to Rzeszotarski Farms, LLC. (PPN 32-074317) by deed recorded in Volume 1738, Page 2539 of Geauga County Deed Records, said pipe also being on the shared line between Section Nos. 4 and 7;
- COURSE VII Thence South 1° 03' 09" West, along said Westerly line of land so conveyed to Rzeszotarski Farms, LLC., also being said shared line between Section Nos. 4 and 7, a distance of 959.20 feet to a point at the Southwesterly corner thereof (witness a 5/8 inch iron pin found, I.D. Temple, 0.86 feet West);
- COURSE VIII Thence South 88° 36' 27" East, along the Southerly line of land so conveyed to Rzeszotarski Farms, LLC., a distance of 298.32 feet to a 5/8 inch iron pin set;
- COURSE IX Thence South 0° 52' 59" East, (creating a new line) and passing through a 5/8 inch iron pin set at 1356.86 feet, a total distance of 1386.88 feet to a point in said centerline of Hoover Road, said point also being on the shared line between Lot Nos. 4 and 5;
- COURSE X Thence North 88° 40' 38" West, along said centerline of Hoover Road, also being said shared line between Section Nos. 4 and 5, a distance of 345.16 feet to the Principal Place of Beginning and containing 31.1632 acres of land (30.9258 acres excepting the area within the right-of-way of Hoover Road, 10.2375 acres part of PPN 32-074342, 0.7277 acres all of PPN 32-072319, and 20.1980 acres all of PPN 32-035600) as surveyed, calculated and described, on February 12, 2018 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.

RECEIVED
 MAR 6 2 2018
 Geauga County Auditor
 Tax Map Dept



3.1.18

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 03/06/18
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
30.3297 ACRE PARCEL
FOR
PHILIP KIMPTON, RAYMOND KIMPTON,
AND EMILY KIMPTON

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section Nos. 4, and further known as being part of parcel No. 1 of lands conveyed to Philip and Raymond and Emily Kimpton (PPN 32-074342) by deed recorded in Volume 1828, Page 649 of Geauga County Deed Records, further bounded and described as follows

Beginning in the centerline of Hoover Road, 60 feet wide, at a monument box with a 1 inch iron pin found at the intersection of lot Nos. 4, 5, 6, and 7, said monument also being at the Southeasterly corner of land conveyed to William R. Britton (PPN 32-074331) by deed recorded in Volume 1788, Page 123 of Geauga County Deed Records;

Thence South 88° 40' 38" East, along said centerline of Hoover Road, also being said shared line between Lot Nos. 4 and 5, a distance of 345.16 feet the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 0° 52' 59" West (creating a new line) passing through a 5/8 inch iron pin set (on the Northerly right-of-way of said Hoover Road) at 30.02 feet, a total distance of 1386.88 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Rzeszotarski Farms, LLC. (PPN 32-074317) by deed recorded in Volume 1738, Page 2539 of Geauga County Deed Records;
- COURSE II Thence South 88° 36' 27" East, along said Southerly line of land so conveyed to Rzeszotarski Farms, LLC., a distance of 1545.33 feet to a 5/8 inch iron pin found (I.D. Collier) at the Northwesterly corner of land conveyed to Marvin J. and Erma Miller (PPN 32-074127) by deed recorded in Volume 1921, Page 2917 of Geauga County Deed Records;
- COURSE III Thence South 3° 43' 54" East, along the Westerly line of land so conveyed to line of land so conveyed to Marvin J. and Erma Miller, a distance of 476.89 feet to a 5/8 inch iron pin found (I.D. Collier) at the Southwesterly corner thereof, said pin also being at a Northerly corner of land conveyed to Roy H. and Susan I. Miller (PPN 32-035400) by deed recorded in Volume 2040, Page 2349 of Geauga County Deed Records;
- COURSE IV Thence South 67° 01' 31" West, along a Northwesterly line of land so conveyed to Roy H. and Susan I. Miller, a distance of 371.71 feet to a point a 5/8 inch iron pin found (I.D. Collier) at the Northwesterly corner thereof, said pin also being at the Northeasterly corner of land conveyed to Raymond A. and Emily G. Kimpton (PPN 32-074248) by deed recorded in Volume 1360, Page 1183 of Geauga County Deed Records;

COURSE V Thence North 88° 40' 50" West, along the Northerly line of land so conveyed to Raymond A. and Emily G. Kimpton, and along the Northerly line of land conveyed to Donald M. and Debra A. Vaught (PPN 32-074197) by deed recorded in Volume 1011, Page 879 of Geauga County Deed Records, a distance of 600.00 feet to a 5/8 inch iron pin found (I.D. Collier) at the Northwesterly corner thereof;

COURSE VI Thence South 1° 19' 25" West, along the Westerlyline of land so conveyed to Donald M. and Debra A. Vaught, a distance of 377.55 feet to a 1 inch iron pipe found at the Northeasterly of land conveyed to Diane M. Kimpton, Trustee (PPN 32-074144) by deed recorded in Volume 1396, Page 541 of Geauga County Deed Records;

COURSE VII Thence North 88° 40' 59" West, along the Northerly line of land so conveyed to Diane M. Kimpton, Trustee, a distance of 249.75 feet to a 1 inch iron pipe found at the Northwesterly corner thereof);

COURSE VIII Thence South 1° 21' 48" West, along the Westerly line of land so conveyed to Diane M. Kimpton, Trustee, and passing through a 5/8 inch iron pin found at 348.50 feet, a total distance of 378.38 feet to a point in said centerline of Hoover Road at the Southwesterly corner thereof, said point also being on said shared line between Section Nos. 4 and 5;

COURSE IX Thence North 88° 40' 38" West, along said centerline of Hoover Road, also being said shared line between Lot Nos. 4 and 5, a distance of 345.15 feet to the Principal Place of Beginning and containing 30.3297 acres of land (30.0916 acres excepting the area within the right-of-way of Hoover Road) as surveyed, calculated and described, on February 12, 2018 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.

RECEIVED
MAR 8 2018
Gauga County Auditor
Tax Map Dept.



3.1.18

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 03/06/18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

[Handwritten Initials]

**18-022 PHILIP, EMILY, & RAYMOND KIMPTON LOT SPLIT AND CONSOLIDATION SURVEY
HOOPER ROAD (TR-0209), TROY TOWNSHIP**

SUGGESTED REFERENCES BY TAX MAP DEPARTMENT – NOT CITED ON SURVEY (PARTIAL REFERENCES PROVIDED BY MAP ROOM *(Note: Surveyor instructed that **ALL** road records **MUST** be obtained from County Engineer).*

- G.C.E. FIELD BOOK 160
- CH-0046-A-F-JUG STREET 1929 PLANS
- (TRO 00156) LOT SPLIT FOR BRITTON BY AAA LAND SURVEYING JULY 2006.