

PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION For FT ASSOCIATES

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 13, IN SAID TOWNSHIP.

PREPARED FOR:
TRI-STATE REALTY FT ASSOCIATES
12434 CEDAR RD, SUITE 14
CLEVELAND, OH 44106

- REFERENCES USED:
- DEEDS OF RECORD
 - PLAT OF SURVEY AND LOT SPLIT FOR FOXGEN BY SCHWARTZ LAND SURVEYING 11/27/13
 - GEA-422-13.04 CENTERLINE PLAT VOL. 42 PGS. 67-68
 - US 0422 MAIN MARKET ROAD 2016 RW-17.35
 - SR 0700 CLARIDON TROY RD 1995 PLANS-GEA-TRO
 - MAP OF SURVEY R-T-205 AND 210 BY EDG FOR T HE CITY OF AKRON

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

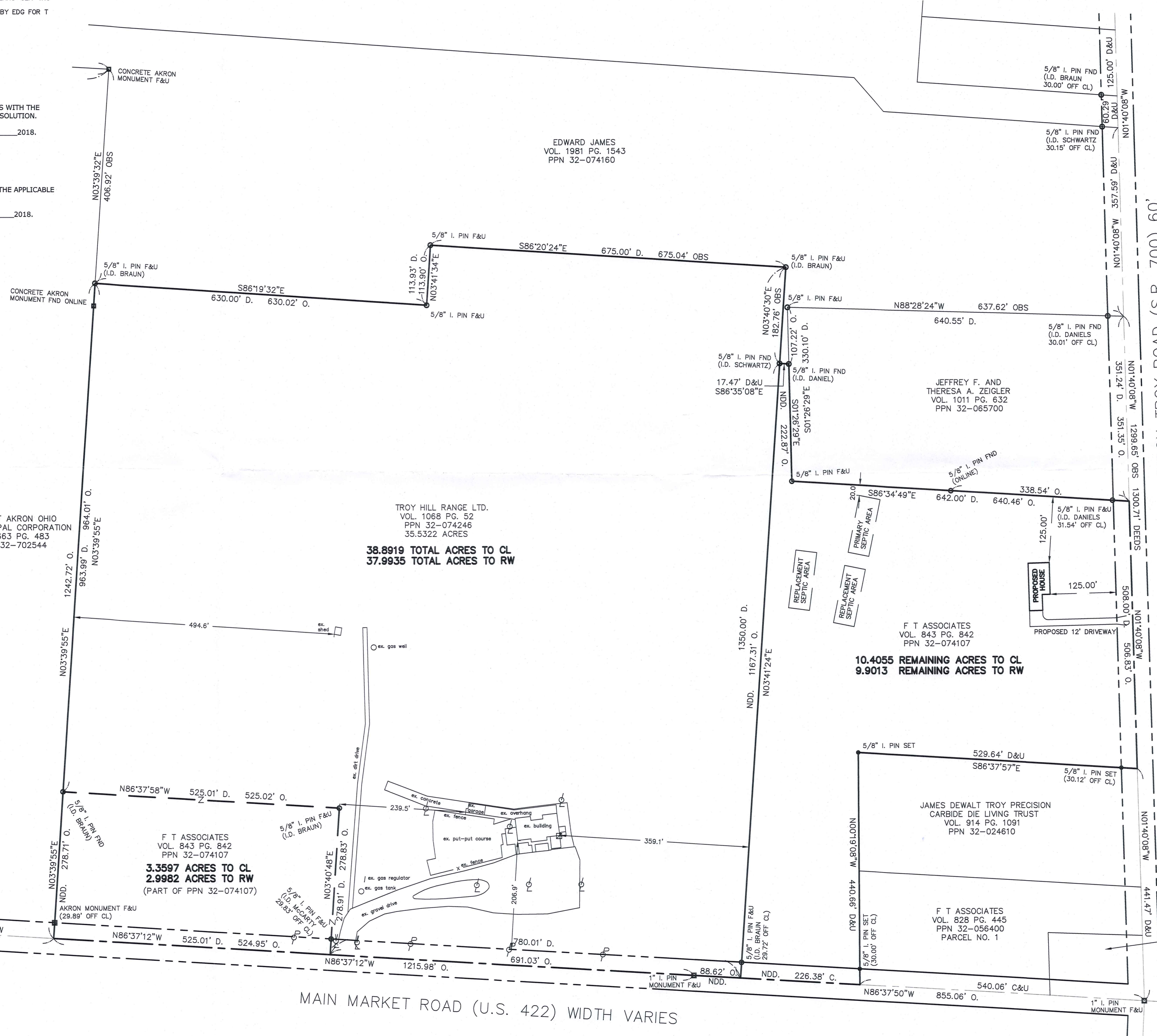
THIS _____ DAY OF _____ 2018.

BY
TROY TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2018.

BY
TROY TOWNSHIP ZONING INSPECTOR

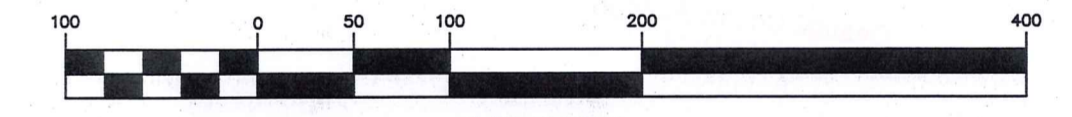


LEGEND

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



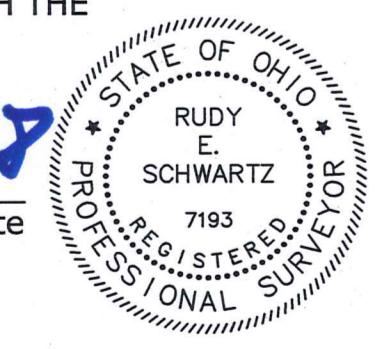
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft
NOVEMBER 27, 2013
DECEMBER 3, 2018

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 MERIDIAN 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 12.13.18
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION APPROVED BY R.G. 315.251
Rudy E. Schwartz
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

T10 00259
TRO 00259

FT Assoc. - Troy Hill Range, Ltd. (18-146)
Picked-Up 12/14/18

VOL. 2063 pg 3483
pn # 32-074407

LEGAL DESCRIPTION
OF A
3.3597 ACRE PARCEL
FOR
TROY HILL RANGE LTD.

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being a part of Section 13, and further known as being part of a parcel of land conveyed to F T Associates (PPN 32-074107) by deed recorded in Volume 843, Page 842 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of Main Market Road (U.S. 422) width varies and Claridon Troy Road (S.R. 700) 60 feet wide;

Thence North 86° 37' 50" West, along said centerline of Main Market Road, a distance of 855.06 feet to a monument box with a 1 inch iron pin found at an angle point;

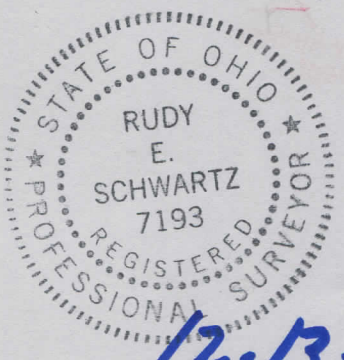
Thence North 86° 37' 12" West, continuing along said centerline of Main Market Road, a distance of 691.03 feet to the Southeasterly corner of land conveyed to Troy Hill Range Ltd. (PPN 32-074246) by deed recorded in Volume 1068, Page 52 and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 86° 37' 12" West, continuing along said centerline of Main Market Road, a distance of 524.95 feet to a point at the Southeasterly corner of land conveyed to City of Akron Ohio a Municipal Corporation (PPN 32-702544) by deed recorded in Volume 663, Page 483 of Geauga County Deed Records;

COURSE II Thence North 3° 39' 55" East, along the Easterly line of land so conveyed to City of Akron Ohio a Municipal Corporation, and passing through an Akron monument found at 29.89 feet, a total distance 278.71 feet to a 5/8 inch iron pin found (I.D. Braun) at a Southwesterly corner of land so conveyed to Troy Hill Range Ltd.;

COURSE III Thence South 86° 37' 58" East, along a Southerly line of land so conveyed to Troy Hill Range Ltd., a distance of 525.02 feet to a 5/8 inch iron pin found (I.D. Braun);

COURSE IV Thence South 3° 40' 48" West, passing through a 5/8 inch iron pin found (I.D. McCarty) at 249.00 feet, a total distance of 278.83 feet to the Principal Place of Beginning and containing 3.3597 acres of land (FROM PART OF PPN 32-074107) (2.9982 acres excepting the area within the right-of-way of Main Market Road) as surveyed, calculated and described, on November 27, 2013 and December 3, 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.



12-13-18
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 12.14.18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
10.4055 ACRE PARCEL
FOR
F T ASSOCIATES

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being a part of Section 13, and further known as being part of a parcel of land conveyed to F T Associates (PPN 32-074107) by deed recorded in Volume 843, Page 842 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of Main Market Road (U.S. 422) width varies and Claridon Troy Road (S.R. 700) 60 feet wide;

Thence North 86° 37' 50" West, along said centerline of Main Market Road, a distance of 540.06 feet to a point at the Southwesterly corner of land conveyed to F T Associates (PPN 32-056400) by deed recorded in Volume 828, Page 445 of Geauga County Deed Records and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 86° 37' 50" West, continuing along said centerline of Main Market Road, a distance of 226.38 feet to a point at the Southeasterly corner of land conveyed to Troy Hill Range Ltd. (PPN 32-074246) by deed recorded in Volume 1068, Page 52 of Geauga County Deed Records;

COURSE II Thence North 3° 41' 24" East, along the Easterly line of land so conveyed to Troy Hill Range Ltd., and passing through a 5/8 inch iron pin found (I.D. Braun) at 29.72 feet, a total distance of 1167.31 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southwesterly corner of land conveyed to Edward James (PPN 32-074160) by deed recorded in Volume 1981, Page 1543 of Geauga County Deed Records;

COURSE III Thence South 86° 35' 08" East, along a Southerly line of land so conveyed to Edward James, a distance of 17.47 feet to a 5/8 inch iron pin found (I.D. Daniel) at Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to Jeffrey F. and Theresa A. Zeigler (PPN 32-065700) by deed recorded in Volume 1011, Page 632 of Geauga County Deed Records;

COURSE IV Thence South 1° 26' 29" East, along said Westerly line of land so conveyed to Jeffrey F. and Theresa A. Zeigler, a distance of 222.87 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;

COURSE V Thence South 86° 34' 49" East, along the Southerly line of land so conveyed to Jeffrey F. and Theresa A. Zeigler, passing through a 5/8 inch iron pin at 301.92 feet and 608.92, a total distance of 640.46 feet to a point in said centerline of Claridon Troy Road at the Southeasterly corner thereof;

COURSE VI Thence South 1° 40' 08" East, along said centerline of Claridon Troy Road, a distance of 506.83 feet to a point at the Northeasterly corner of land conveyed

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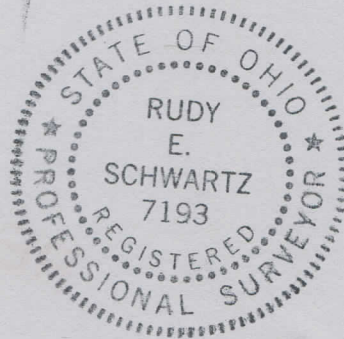
to James Dewalt Troy Precision Carbide Die Living Trust (PPN 32-024610) by deed recorded in Volume 914, Page 1091 of Geauga County Deed Records;

COURSE VII

Thence North 86° 37' 57" West, passing through a 5/8 inch iron pin set at 30.12 feet, a total distance of 529.64 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;

COURSE VIII

Thence South 0° 19' 08" East, along the Westerly line of land so conveyed to James Dewalt Troy Precision Carbide Die Living Trust, and along the Westerly line of land so conveyed to F T Associates (PPN 32-056400), and passing through a 5/8 inch iron pin set at 410.66 feet, a total distance of 440.66 feet to the Principal Place of Beginning and containing 10.4055 acres of land (9.9013 acres excepting the area within the right-of-way of Main Market Road and Claridon Troy Road) as surveyed, calculated and described, on November 27, 2013 and December 3, 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. The intent of this survey is to describe a 10.4055 acre parcel of land (REMAINING FROM PART OF PPN 32-074107 AFTER SPLIT).



12.13.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

12.14.18
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TNO 00259

18-146

Vol. 2063 pg 3487

ph # 32-074246

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 38.8919 ACRE PARCEL
 FOR
 TROY HILL RANGE LTD.

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being a part of Section 13, and further known as being all of a parcel of land conveyed to Troy Hill Range Ltd. (PPN 32-074246) by deed recorded in Volume 1068, Page 52 of Geauga County Deed Records, also being a (3.3597 acre parcel) part of land conveyed to F T Associates (PPN 32-074107) by deed recorded in Volume 843, Page 842 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of Main Market Road (U.S. 422) width varies and Claridon Troy Road (S.R. 700) 60 feet wide;

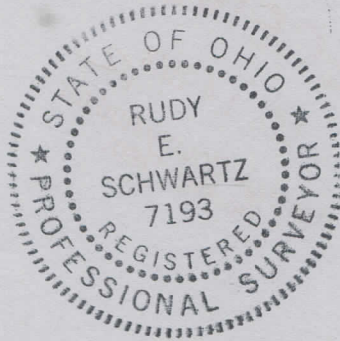
Thence North $86^{\circ} 37' 50''$ West, along said centerline of Main Market Road, a distance of 766.44 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North $86^{\circ} 37' 50''$ West, continuing along said centerline of Main Market Road, a distance of 88.62 feet to a monument box with a 1 inch iron pin found at an angle point;
- COURSE II Thence North $86^{\circ} 37' 12''$ West, continuing along said centerline of Main Market Road, a distance of 1215.98 feet to a point at the Southeasterly corner of land the City of Akron Ohio a Municipal Corporation (PPN 32-702544) by deed recorded in Volume 663, Page 483 of Geauga County Deed Records;
- COURSE III Thence North $3^{\circ} 39' 55''$ East, along the Easterly line of land so conveyed to City of Akron Ohio a Municipal Corporation, and passing through an Akron monument found at 29.89 feet and 1199.95 feet, a total distance of 1242.72 feet to a $5/8$ inch iron pin found (I.D. Braun) at the Southwesterly corner of land conveyed to Edward James (PPN 32-074160) by deed recorded in Volume 1981, Page 1543 of Geauga County Deed Records;
- COURSE IV Thence South $86^{\circ} 19' 32''$ East, along a Southerly line of land so conveyed to Edward James, a distance of 630.02 feet to a $5/8$ inch iron pin found;
- COURSE V Thence North $3^{\circ} 41' 34''$ East, along an Easterly line of land so conveyed to Edward James, a distance of 113.90 feet to a $5/8$ inch iron pin found;
- COURSE VI Thence South $86^{\circ} 20' 24''$ East, along a Southerly line of land so conveyed to Edward James, a distance of 675.04 feet to a $5/8$ inch iron pin found (I.D. Braun);
- COURSE VII Thence South $3^{\circ} 40' 30''$ West, along a Westerly line of land so conveyed to Edward James, a distance of 182.76 feet to a $5/8$ inch iron pin found (I.D. Schwartz) at an interior corner thereof;

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COURSE VIII

Thence South 3° 41' 24" West, passing through a 5/8 inch iron pin found (I.D. Braun) at 1137.59 feet, a total distance of 1167.31 feet to the Principal Place of Beginning and containing 38.8919 acres of land (37.9935 acres excepting the area within the right-of-way of Main Market Road, 35.5322 acres all of PPN 32-074246, and 3.3597 acres part of PPN 32-074107) as surveyed, calculated and described, on November 27, 2013 and December 3, 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. The intent of this survey is to consolidate a 35.5322 acre, and a 3.3597 acre parcels of land.



12.13.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

12.14.18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.