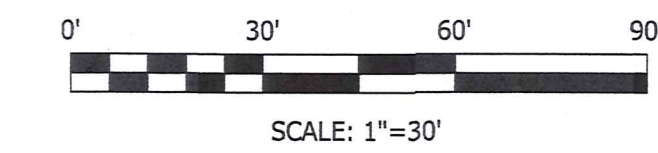
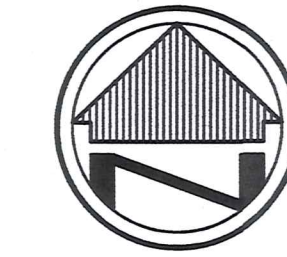


STATE OF OHIO, COUNTY OF GEAUGA, TOWNSHIP OF TROY,
BEING PART OF SECTION 13

MAIN MARKET ROAD
(U.S. ROUTE 422) WIDTH VARIES



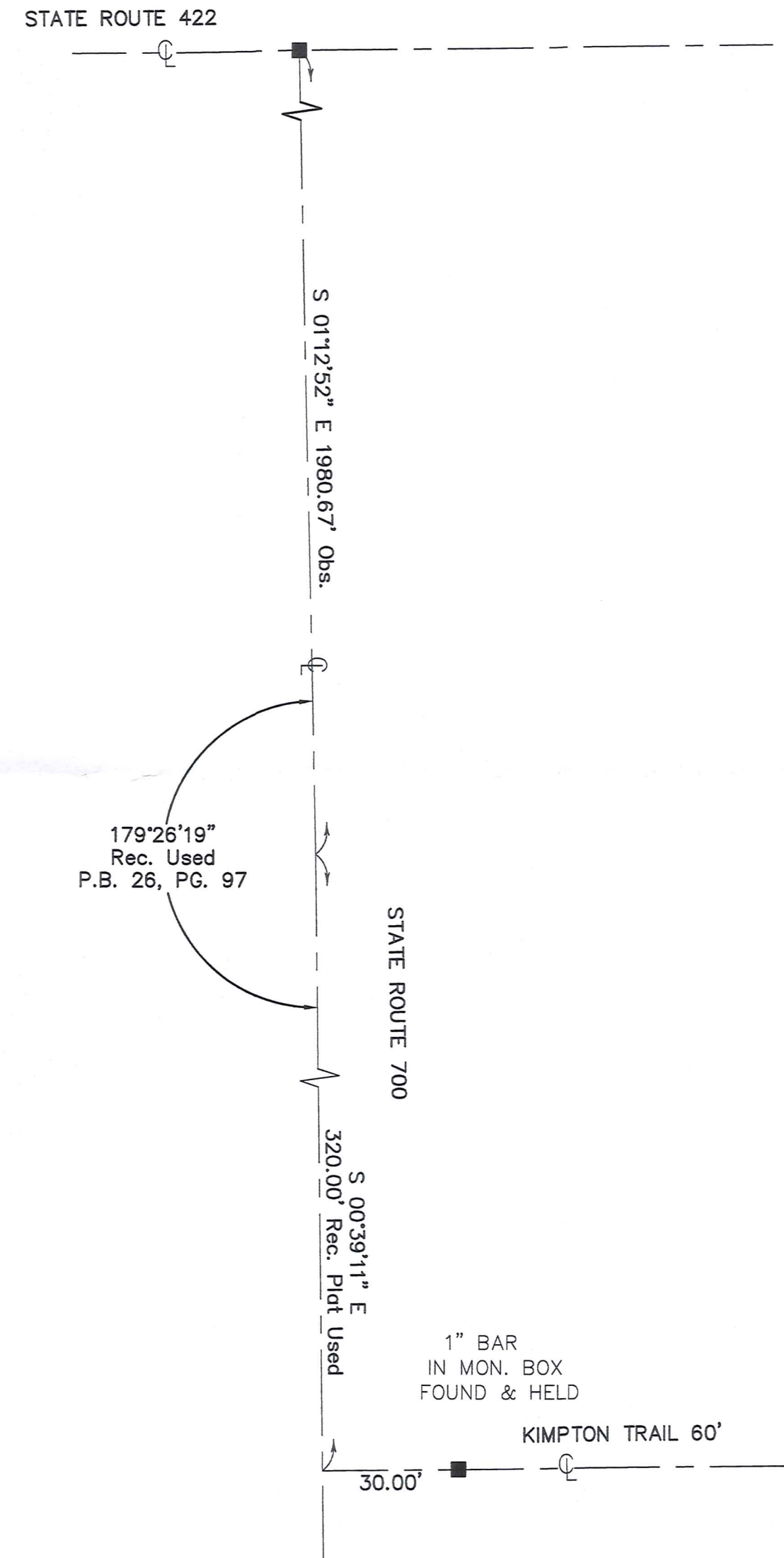
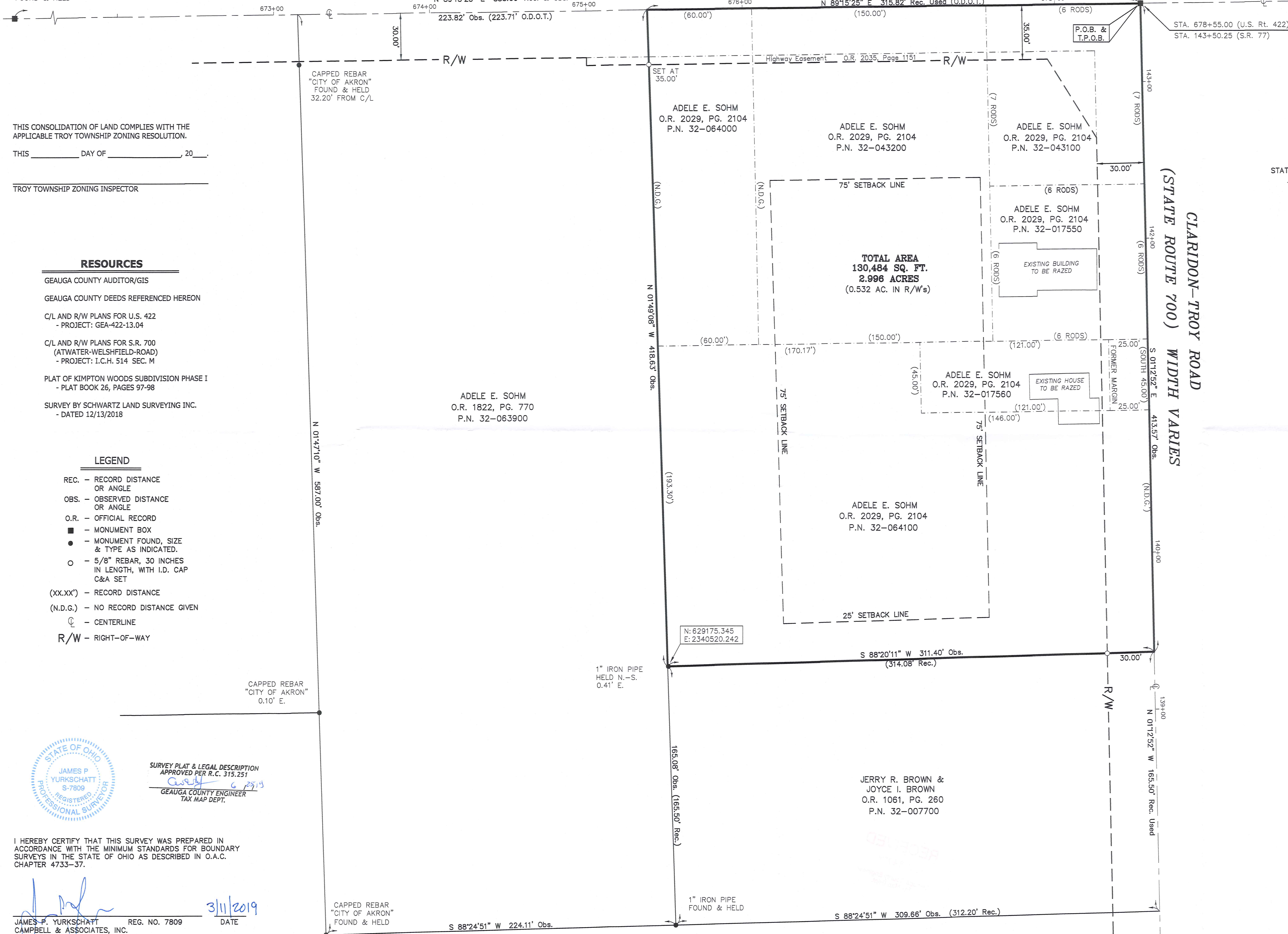
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).
ALL 5/8" REBAR SET ARE 30" IN LENGTH AND CAPPED "C&A".

1" BAR IN MON. BOX FOUND & HELD

1" BAR IN MON. BOX FOUND & HELD

1" BAR IN MON. BOX FOUND & HELD

1" BAR IN MON. BOX FOUND & HELD



THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____, 20____.
TROY TOWNSHIP ZONING INSPECTOR _____

RESOURCES

- GEAUGA COUNTY AUDITOR/GIS
- GEAUGA COUNTY DEEDS REFERENCED HEREON
- C/L AND R/W PLANS FOR U.S. 422 - PROJECT: GEA-422-13.04
- C/L AND R/W PLANS FOR S.R. 700 (ATWATER-WELSHFIELD-ROAD) - PROJECT: I.C.H. 514 SEC. M
- PLAT OF KIMPTON WOODS SUBDIVISION PHASE I - PLAT BOOK 26, PAGES 97-98
- SURVEY BY SCHWARTZ LAND SURVEYING INC. - DATED 12/13/2018

LEGEND

- REC. - RECORD DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- O.R. - OFFICIAL RECORD
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET
- (XX.XX') - RECORD DISTANCE
- (N.D.G.) - NO RECORD DISTANCE GIVEN
- ⊙ - CENTERLINE
- R/W - RIGHT-OF-WAY



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
[Signature] 6/29/19
GEAUGA COUNTY ENGINEER TAX MAP DEPT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

[Signature]
JAMES P. YURKSCHATT REG. NO. 7809 DATE 3/11/2019
CAMPBELL & ASSOCIATES, INC.

CAPPED REBAR "CITY OF AKRON" FOUND & HELD

1" IRON PIPE HELD N.-S. 0.41' E.

1" IRON PIPE FOUND & HELD

JERRY R. BROWN & JOYCE I. BROWN
O.R. 1061, PG. 260
P.N. 32-007700

(SEE DETAIL)

CONSOLIDATION SURVEY
MAIN MARKET ROAD / CLARIDON-TROY ROAD
BURTON, OHIO 44021

CAMPBELL & ASSOCIATES, INC.
Land Surveying
(513) 939-2111
www.campbellsurvey.com
3485 Fortuna Drive, Suite 100 Akron, Ohio 44312

Date: March 11, 2019
By: JPY
Scale: 1"= 30'
Job: 20190032
Sheet 1 of 1

TRO00267
TRO 00267

SOHM, ADELE
19-065
Picked Up: 6/28/19
VOL. 2075 pg 1579
PN# 32-017550

2.996 ACRES CONSOLIDATED PARCEL

Situated in the State of Ohio, County of Geauga, Township of Troy, being part of Section 13, being the consolidation of parcels of land conveyed to Adele E. Sohm as recorded in O.R. 2029, Page 2104 (PN'S 32-017550, 32-017560, 32-043100, 32-043200, 32-064000 and 32-064100) of Geauga County Recorder's records, and being more particularly bounded and described as follows:

Beginning at a 1" bar in monument box found and held marking the intersection Claridon-Troy Road (State Route 700 - width varies) with the centerline of Main Market Road (U.S. Route 422 - width varies). Said intersection also being the **TRUE PLACE OF BEGINNING** for the parcel described herein;

Thence S 01°12'52"E, along the centerline of Claridon-Troy Road, a distance of 413.57' to a point thereon being the northeast corner of land conveyed to Jerry R. Brown and Joyce I. Brown as recorded in O.R. 1061, Page 260 (PN 32-007700) of Geauga County Recorder's records;

Thence S 88°20'11"W, along the north line of said Brown land and passing over a 5/8" rebar (cap id. "C&A") set on the west right-of-way limits of Claridon-Troy Road at 30.00', a total distance of 311.40' to the northwest corner of said Brown land and being a point on the east line of additional land conveyed to Adele E. Sohm as recorded in O.R. 1822, Page 770 (PN 32-063900) of Geauga County Recorder's records (witness a 1" pipe found 0.41' east);

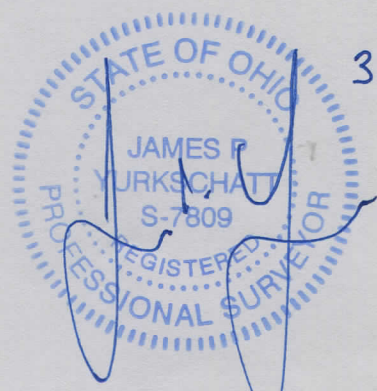
Thence N 01°49'08"W, along the east line of said Sohm's additional land and passing over a 5/8" rebar set on the south right-of-way limits of Main Market Road as established by Highway Easement to the State of Ohio, Department of Transportation recorded in O.R. 2035, Page 1151 of Geauga County Recorder's records at 383.63', a total distance of 418.63' to a point on the centerline of Main Market Road;

Thence N 89°15'25"E, along the centerline of Main Market Road, a distance of 315.82' to the **TRUE PLACE OF BEGINNING** and containing 2.996 acres (130,484 square feet) of land of which 0.532 of an acre is contained within the right-of-way limits of Claridon-Troy Road and Main Market Road as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on March 11, 2019. All 5/8" rebar set are 30" in length and capped "C&A".

The basis of bearings for this description is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).

The intent of this description is to consolidate parcels of land conveyed to Adele E. Sohm as recorded in O.R. 2029, Page 2104 of Geauga County Recorder's records and being Geauga County Auditor's Parcel No.'s 32-017550, 32-017560, 32-043100, 32-043200, 32-064000 and 32-064100.

RECEIVED
JUN 24 2019
Gaugua County Engineer
Tax Map Dept.



3/11/2019

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 6/25/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.