

LOT SPLIT AND CONSOLIDATION PLAT

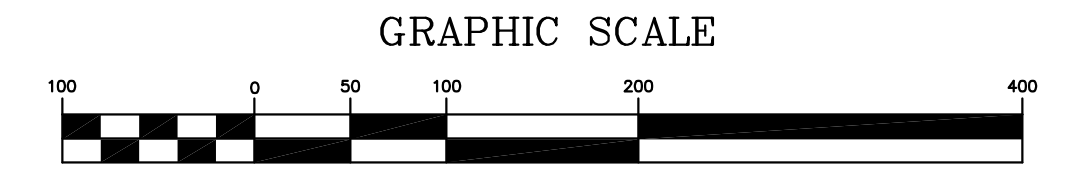
For ZEIGLER PROPERTIES LLC.

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:
ZEIGLER PROPERTIES LL.
17645 CLARIDON TROY RD
BURTON, OH 44021
AND
BURTON INSURANCE AGENCY INC.
P.O. BOX 478
BURTON, OH 44021

LEGEND

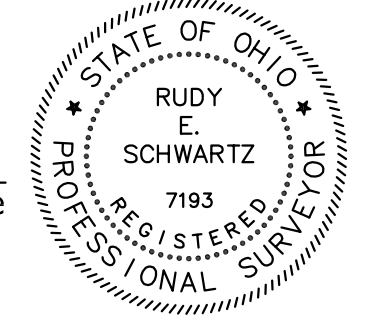
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pipe Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument Box
- ⊕ Fe Fence post
- ⊕ Stake Stake Set
- ⊕ Mag Mag Nail Set
- ⊕ Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official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



DECEMBER 3, 2018
JULY 6, 2021

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 7-06-21
RUDY E. SCHWARTZ, P.S. #7193 Date



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven H. Reardon, P.S. Ohio #920

By: SNR Date: 07/06/2021

21-097

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

- 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 THE CITY OF AKRON

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

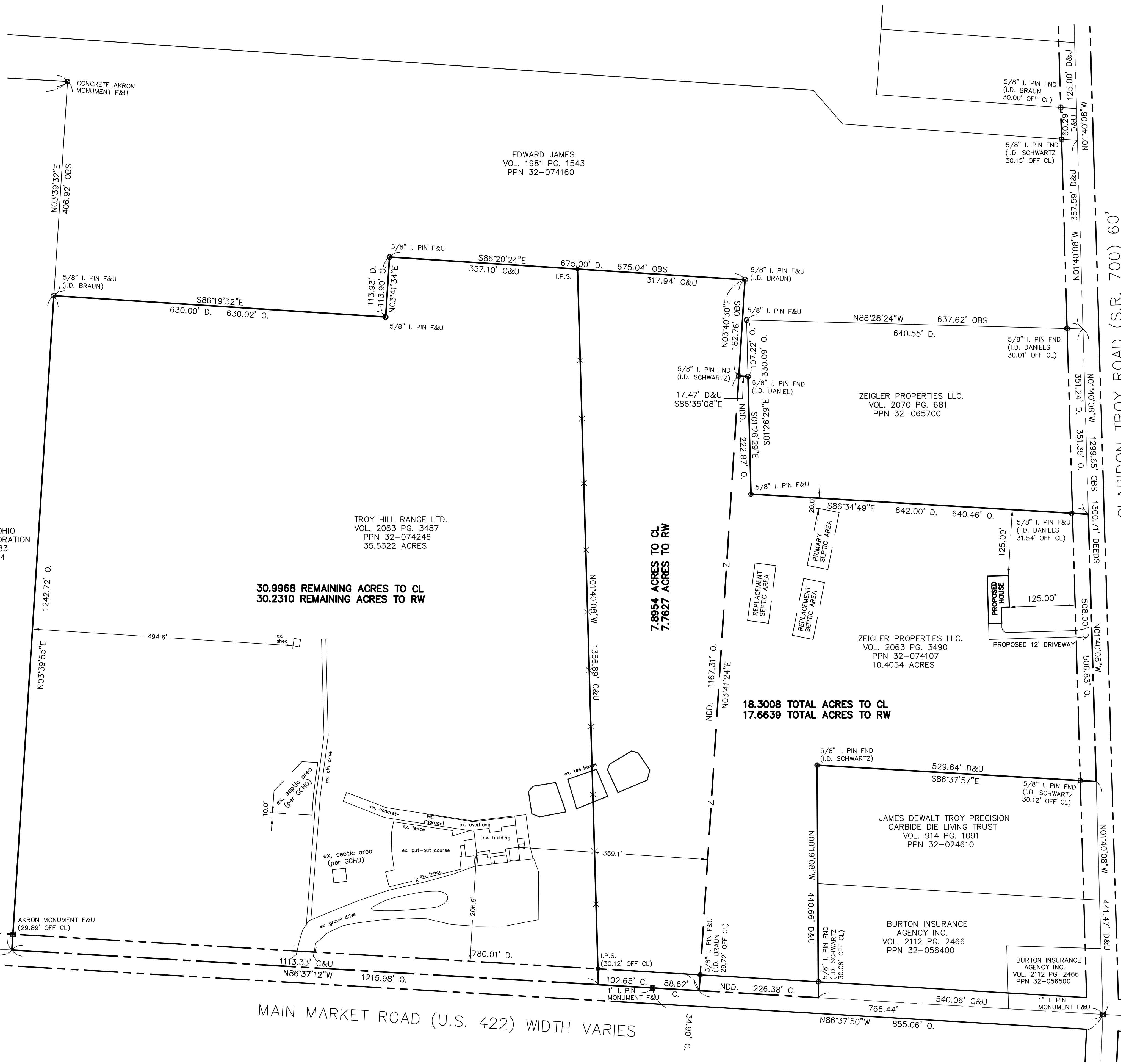
THIS _____ DAY OF _____ 2021.

BY _____
TROY TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2021.

BY _____
TROY TOWNSHIP ZONING INSPECTOR



CITY OF AKRON OHIO
A MUNICIPAL CORPORATION
VOL. 663 PG. 483
PPN 32-702544

30.9968 REMAINING ACRES TO CL
30.2310 REMAINING ACRES TO RW

7.8954 ACRES TO CL
7.7627 ACRES TO RW

18.3008 TOTAL ACRES TO CL
17.6639 TOTAL ACRES TO RW

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

LEGAL DESCRIPTION
OF A
7.8954 ACRE PARCEL
FOR
ZEIGLER PROPERTIES LLC.

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 Troy Hill Range LTD. (PPN 32-074246) by deed recorded in Volume 2063, Page 3487 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 **766.44 feet** to a point at the Southwesterly corner of land conveyed to Zeigler Properties Ltd. (PPN 32-074107) by deed recorded in Volume 2063, Page 3490 of Geauga County Deed Records and being the Principal Place of Beginning of the premises herein intended to be described;

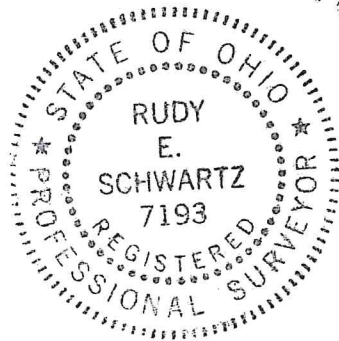
- | | |
|------------|--|
| COURSE I | Thence North 86° 37' 50" West , continuing along said centerline of Main Market Road, a distance of 88.62 feet to a monument box with a 1 inch iron pin found at an angle point; |
| COURSE II | Thence North 86° 37' 12" West , continuing along said centerline of Main Market Road, a distance of 102.65 feet to a point; |
| COURSE III | Thence North 1° 40' 08" West (creating a new line) passing through a 5/8 inch iron pin set at 30.12 feet, a total distance of 1356.89 feet to a 5/8 inch iron pin set on a Southerly line 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° 20' 24" East , along said Southerly line of land so conveyed to Edward James, a distance of 317.94 feet to a 5/8 inch iron pin found (I.D. Braun) at in interior corner thereof; |
| COURSE V | Thence South 3° 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 a Southwesterly corner thereof; |
| COURSE VI | Thence South 3° 41' 24" West , along a Westerly line of land so conveyed to to Zeigler Properties Ltd. (PPN 32-074107), and 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 **7.8954 acres** of land (7.7627 acres excepting the area within the right-of-way of Main Market Road and Claridon Troy Road) as surveyed, calculated and described, on December 3, 2018 and June 18, 2021 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 created 7.8954 acre parcel of land (part of PPN 32-074246).

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/06/2021

21-097



7.6.21

DATE

RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
LEGAL DESCRIPTION
OF A
18.3008 ACRE PARCEL
FOR
ZEIGLER PROPERTIES LLC.

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 Troy Hill Range Ltd. (PPN 32-074246) by deed recorded in Volume 2063, Page 3487 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Zeigler Properties Ltd. (PPN 32-074107) by deed recorded in Volume 2063, Page 3490 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 Burton Insurance Agency Inc. (PPN 32-056400) by deed recorded in Volume 2112, Page 2466 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 **315.00 feet** to a monument box with a 1 inch iron pin found ;
- COURSE II Thence **North 86° 37' 12" West**, continuing along said centerline of Main Market Road, a distance of **102.65 feet** to a point;
- COURSE III Thence **North 1° 40' 08" West** (creating a new line) passing through a 5/8 inch iron pin set at 30.12 feet, a total distance of **1356.89 feet** to a 5/8 inch iron pin set on a Southerly line 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° 20' 24" East**, along said Southerly line of land so conveyed to Edward James, a distance of **317.95 feet** to a 5/8 inch iron pin found (I.D. Braun) at an interior corner thereof;
- COURSE V Thence **South 3° 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 a Southwesterly corner thereof;
- COURSE VI 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) on the Westerly line of land conveyed to Zeigler Properties LLC.(PPN 32-065700) by deed recorded in Volume 2070, Page 681 of Geauga County Deed Records;

COURSE VII

Thence **South 1° 26' 29" East**, along said Westerly line of land so conveyed to Zeigler Properties LLC.(PPN 32-065700), a distance of **222.87 feet** to a 5/8 inch iron pin found at the Southwesterly corner thereof;

COURSE VIII

Thence **South 86° 34' 49" East**, along the Southerly line of land so conveyed to Zeigler Properties LLC.(PPN 32-065700), passing through a 5/8 inch iron pin found (I.D. Daniels) at 608.92 feet, a total distance of **640.46 feet** to a point in the centerline of Claridon Troy Road (S.R. 700) 60 feet wide;

COURSE IX

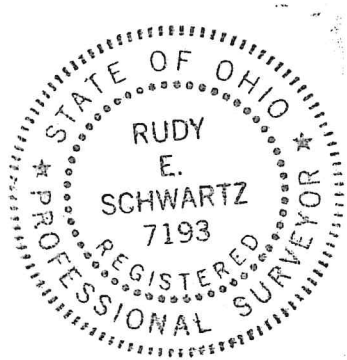
Thence **South 1° 40' 08" East**, along said centerline of Claridon Troy Road, a distance of **506.83 feet** to a point at the Northeasterly corner of land conveyed to James Dewalt Troy Precision Carbide Die Living Trust (PPN 32-024610) by deed recorded in Volume 914, Page 1091 of Geauga County Deed Records;

COURSE X

Thence **North 86° 37' 57" West**, along the Northerly line of land so conveyed to James Dewalt Troy Precision Carbide Die Living Trust, passing through a 5/8 inch iron pin found at 30.12 feet, a total distance of **529.64 feet** to a 5/8 inch iron pin found at the Northwesterly corner thereof;

COURSE XI

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 Burton Insurance Agency Inc. (PPN 32-056400), and passing through a 5/8 inch iron pin found at 410.66 feet, a total distance of **440.66 feet** to the Principal Place of Beginning and containing **18.3008 acres** of land (17.6639 acres excepting the area within the right-of-way of Main Market Road and Claridon Troy Road) as surveyed, calculated and described, on December 3, 2018 and June 18, 2021 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 all of PPN 32-074107 and part of PPN 32-074246.



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/06/2021

7.6.21

DATE

21-097

RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
30.9968 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 2063, Page 3487 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 **102.65 feet** to 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 **1113.33 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, passing through a Akron Monument found at 29.89 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 III Thence **South 86° 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 at an interior corner thereof;
- COURSE IV Thence **North 3° 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 V Thence **South 86° 20' 24" East**, along a Southerly line of land so conveyed to Edward James, a distance of **357.10 feet** to a 5/8 inch iron pin set;

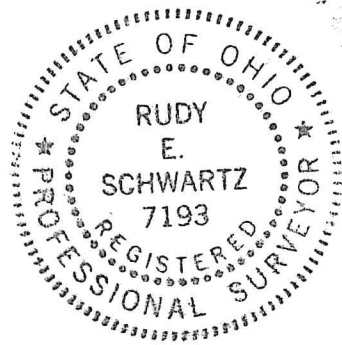
COURSE VI

Thence **South 1° 40' 08" East** (creating a new line) passing through a 5/8 inch iron pin set at 1326.77 feet, a total distance of **1356.89 feet** to the Principal Place of Beginning and containing **30.9968 acres** of land (30.2310 acres excepting the area within the right-of-way of Main Market Road) as surveyed, calculated and described, on December 3, 2018 and June 18, 2021 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 the remaining lands of PPN 32-074246 of PPN 32-074246 after a 7.8954 acre split.

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/06/2021

21-097



7.6.21

DATE

RUDY E. SCHWARTZ, P.S. 7193