

SCALE IN FEET
1" = 100'
MARCH 13, 2003
REVISED MARCH 26, 2003
REVISED APRIL 08, 2003
REVISED APRIL 16, 2003
REVISED MAY 08, 2003

LEGEND

- 5/8" IRON PIN TO BE SET WITH CAP, #7394 (CUNI & LYNN)
- EX. IRON PIN OR PIPE AS NOTED
- EX. MONUMENT BOX AS NOTED

PREPARED BY:

acla
 adache chuni lynn associates inc. CONSULTING ENGINEERS
 5595 transportation boulevard, cleveland, ohio 44125
 PHONE (216) 518-5544 FAX (216) 518-5545

LOT SPLIT & CONSOLIDATION PLAT

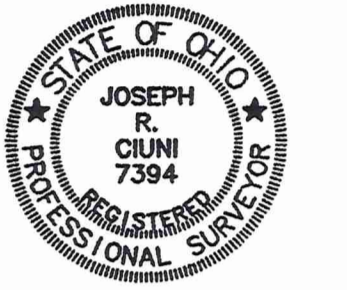
FOR

CENTER SIX CORPORATION,
 An Ohio Corporation

SITUATED IN THE CITY OF CHARDON, COUNTY OF
 GAUGA, AND STATE OF OHIO AND KNOWN AS BEING
 PART OF ORIGINAL LOT NUMBERS 153, 147, 129, AND 135.

SURVEYOR'S CERTIFICATION

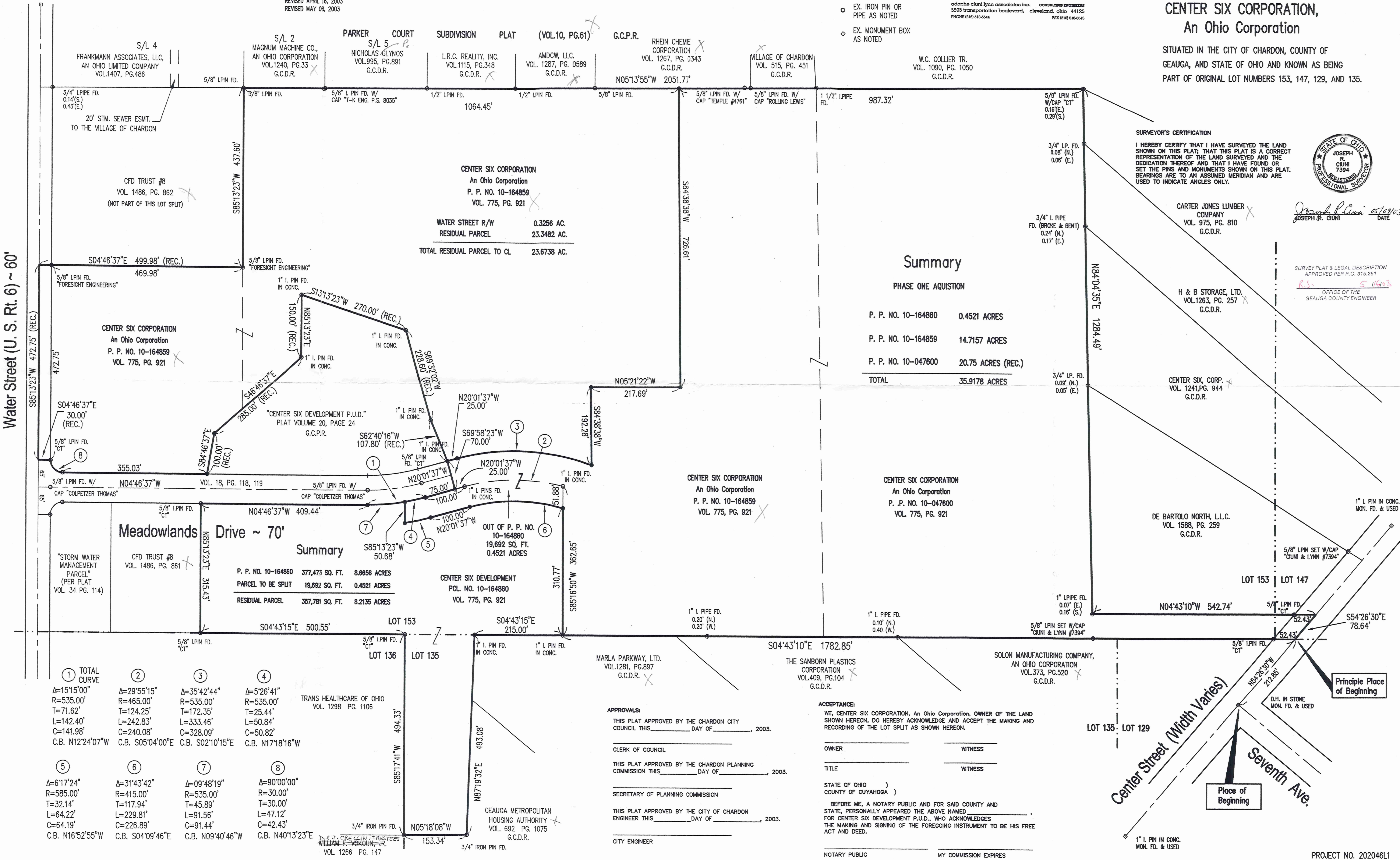
I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE DEDICATION THEREOF AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.



Joseph R. Cuni 05/09/03
 JOSEPH R. CUNI DATE

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 5/16/03
 OFFICE OF THE
 GAUGA COUNTY ENGINEER

Water Street (U. S. Rt. 6) ~ 60'



CENTER SIX CORPORATION
 An Ohio Corporation
 P. P. NO. 10-164859
 VOL. 775, PG. 921

WATER STREET R/W 0.3256 AC.
 RESIDUAL PARCEL 23.3482 AC.
 TOTAL RESIDUAL PARCEL TO CL 23.6738 AC.

Summary

PHASE ONE ACQUISITION	
P. P. NO. 10-164860	0.4521 ACRES
P. P. NO. 10-164859	14.7157 ACRES
P. P. NO. 10-047600	20.75 ACRES (REC.)
TOTAL	35.9178 ACRES

Meadowlands Drive ~ 70'

Summary

P. P. NO. 10-164860	377,473 SQ. FT.	8.6656 ACRES
PARCEL TO BE SPLIT	19,692 SQ. FT.	0.4521 ACRES
RESIDUAL PARCEL	357,781 SQ. FT.	8.2135 ACRES

① TOTAL CURVE Δ=15°15'00" R=535.00' T=71.62' L=142.40' C=141.98' C.B. N12°24'07"W	② Δ=29°55'15" R=465.00' T=124.25' L=242.83' C=240.08' C.B. S05°04'00"E	③ Δ=35°42'44" R=535.00' T=172.35' L=333.46' C=328.09' C.B. S02°10'15"E	④ Δ=5°26'41" R=535.00' T=25.44' L=50.84' C=50.82' C.B. N17°18'16"W
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⑤ Δ=6°17'24" R=585.00' T=32.14' L=64.22' C=64.19' C.B. N16°52'55"W	⑥ Δ=31°43'42" R=415.00' T=117.94' L=229.81' C=226.89' C.B. S04°09'46"E	⑦ Δ=09°48'19" R=535.00' T=45.89' L=91.56' C=91.44' C.B. N09°40'46"W	⑧ Δ=90°00'00" R=30.00' T=30.00' L=47.12' C=42.43' C.B. N40°13'23"E
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APPROVALS:
 THIS PLAT APPROVED BY THE CHARDON CITY COUNCIL THIS _____ DAY OF _____, 2003.
 CLERK OF COUNCIL _____
 THIS PLAT APPROVED BY THE CHARDON PLANNING COMMISSION THIS _____ DAY OF _____, 2003.
 SECRETARY OF PLANNING COMMISSION _____
 THIS PLAT APPROVED BY THE CITY OF CHARDON ENGINEER THIS _____ DAY OF _____, 2003.
 CITY ENGINEER _____

ACCEPTANCE:
 WE, CENTER SIX CORPORATION, An Ohio Corporation, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING OF THE LOT SPLIT AS SHOWN HEREON.
 OWNER _____ WITNESS _____
 TITLE _____ WITNESS _____
 STATE OF OHIO)
 COUNTY OF CUYAHOGA)
 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____, WHO ACKNOWLEDGES THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.
 NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CHC-00014

Center Six
picked up 5-16-03

LEGAL DESCRIPTION
OF A
23.6738 ACRE PARCEL OF LAND

10-164859
Plat Vol. 36 - Pg. 20

CENTER SIX CORPORATION RESIDUAL OUT OF P. P. NO. 10-164859

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NUMBERS 153.

BEGINNING AT A 5/8 INCH IRON PIN FOUND ON THE EASTERLY LINE OF PARKER COURT SUBDIVISION, AS RECORDED IN VOLUME 10, PAGE 61 OF GEAUGA COUNTY MAP RECORDS, THE WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, An Ohio Corporation, AS RECORDED IN VOLUME 775, PAGE 921 OF GEAUGA COUNTY DEED RECORDS, AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CFD TRUST #8, AS RECORDED IN VOLUME 1486, PAGE 862 OF GEAUGA COUNTY DEED RECORDS;

THENCE NORTH 05°13'55" WEST ALONG THE EASTERLY LINE OF PARKER COURT SUBDIVISION, AND THE WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, A DISTANCE OF 1064.45 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN);

THENCE NORTH 84°38'38" EAST, A DISTANCE OF 726.61 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT AN ANGLE POINT;

THENCE SOUTH 05°21'22" EAST, A DISTANCE OF 217.69 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT AN ANGLE POINT;

THENCE NORTH 84°38'38" EAST, A DISTANCE OF 192.28 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, AND HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 35°42'44", A TANGENT OF 172.35 FEET, A CHORD OF 328.09 FEET WHICH BEARS SOUTH 02°10'15" EAST, A DISTANCE OF 333.46 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF TANGENCY;

THENCE SOUTH 20°01'37" EAST, A DISTANCE OF 25.00 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE AT THE NORTHERLY TERMINUS OF THE WESTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WIDE, AND THE MOST NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CENTER SIX DEVELOPMENT P.U.D., AS RECORDED BY PLAT IN VOLUME 20, PAGE 24 OF GEAUGA COUNTY MAP RECORDS;

THENCE SOUTH 62°40'16" WEST ALONG THE NORTHERLY LINE OF LAND CONVEYED TO CENTER SIX DEVELOPMENT P.U.D., A DISTANCE OF 107.80 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE AT AN ANGLE POINT;

THENCE SOUTH 69°32'02" WEST CONTINUING ALONG THE NORTHERLY LINE OF LAND CONVEYED TO CENTER SIX DEVELOPMENT P.U.D., A DISTANCE OF 228.60 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE AT AN ANGLE POINT;

THENCE SOUTH 13°13'23" WEST ALONG THE WESTERLY LINE OF LAND CONVEYED TO CENTER SIX DEVELOPMENT P.U.D., A DISTANCE OF 270.00 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE AT AN ANGLE POINT;

THENCE NORTH 85°13'23" EAST ALONG THE SOUTHERLY LINE OF LAND CONVEYED TO CENTER SIX DEVELOPMENT P.U.D., A DISTANCE OF 150.00 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE AT AN ANGLE POINT;

THENCE SOUTH 46°46'37" EAST CONTINUING ALONG THE SOUTHERLY LINE OF LAND CONVEYED TO CENTER SIX DEVELOPMENT P.U.D., A DISTANCE OF 285.00 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT AN ANGLE POINT;

PAGE 2
OF A 23.6738 ACRE
PARCEL OF LAND

THENCE SOUTH 84°46'37" EAST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), ON THE WESTERLY LINE OF MEADOWLANDS DRIVE, 70 FEET WIDE, AS SHOWN BY PLAT RECORDED IN VOLUME 18, PAGES 118 & 119 OF GEUGA COUNTY MAP RECORDS;

THENCE SOUTH 04°46'37" EAST ALONG THE WESTERLY LINE OF MEADOWLANDS DRIVE, 70 FEET WIDE, A DISTANCE OF 355.03 FEET TO A 5/8 INCH IRON PIN FOUND WITH CAP, "C.T.", AT A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE WESTERLY LINE OF MEADOWLANDS DRIVE, 70 FEET WIDE, AND ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", A TANGENT OF 30.00 FEET, A CHORD OF 42.43 FEET WHICH BEARS SOUTH 40°13'23" WEST, A DISTANCE OF 47.12 FEET TO A 5/8 INCH IRON PIN FOUND WITH CAP, "C.T.", ON THE NORTHERLY LINE OF WATER STREET, U.S. ROUTE 6, 60 FEET WIDE;

THENCE SOUTH 04°46'37" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTER LINE OF WATER STREET, U.S. ROUTE 6, 60 FEET WIDE, AS AFORESAID;

THENCE SOUTH 85°13'23" WEST ALONG THE CENTER LINE OF WATER STREET, U.S. ROUTE 6, 60 FEET WIDE, A DISTANCE OF 472.75 FEET TO THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CFD TRUST #8, AS AFOREMENTIONED;

THENCE NORTH 04°46'37" WEST ALONG THE EASTERLY LINE OF LAND NOW OR FORMERLY OWNED BY CFD TRUST #8, AND PASSING OVER A 5/8 INCH IRON PIN FOUND WITH CAP, "FORESIGHT ENGINEERING", 30.00 FEET THEREFORM, A TOTAL DISTANCE OF 499.98 FEET TO A 5/8 INCH IRON PIN FOUND WITH CAP, "FORESIGHT ENGINEERING", AND THE NORTHEASTERLY CORNER THEREOF;

THENCE SOUTH 85°13'23" WEST ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY CFD TRUST #8, A DISTANCE OF 437.60 FEET TO THE PRINCIPLE PLACE OF BEGINNING, AND CONTAINING 23.6738 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BASIS OF BEARING IS TAKEN FROM MINOR SUBDIVISION PLAT AS RECORDED IN VOLUME 34, PAGE 114 OF GEUGA COUNTY MAP RECORDS.

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

DEED OF RECORD - VOL. 775, PAGE 921 G.C.D.R.

R.S. 5/16/03

OFFICE OF THE
GEUGA COUNTY ENGINEER

PREPARED BY :
ADACHE-CIUNI-LYNN ASSOCIATES
JOSEPH R. CIUNI, REG. SURV. #7394
PROJECT NO. 202046L1
MARCH 13, 2003
REVISED APRIL 16, 2003
REVISED MAY 08, 2003

Joseph R. Ciuni
JOSEPH R. CIUNI
REGISTERED SURVEYOR NO. 7394

05/09/03
DATE



*found closure
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