

LOT SPLIT & CONSOLIDATION PLAT

FOR
CENTER SIX CORPORATION,
An Ohio Corporation

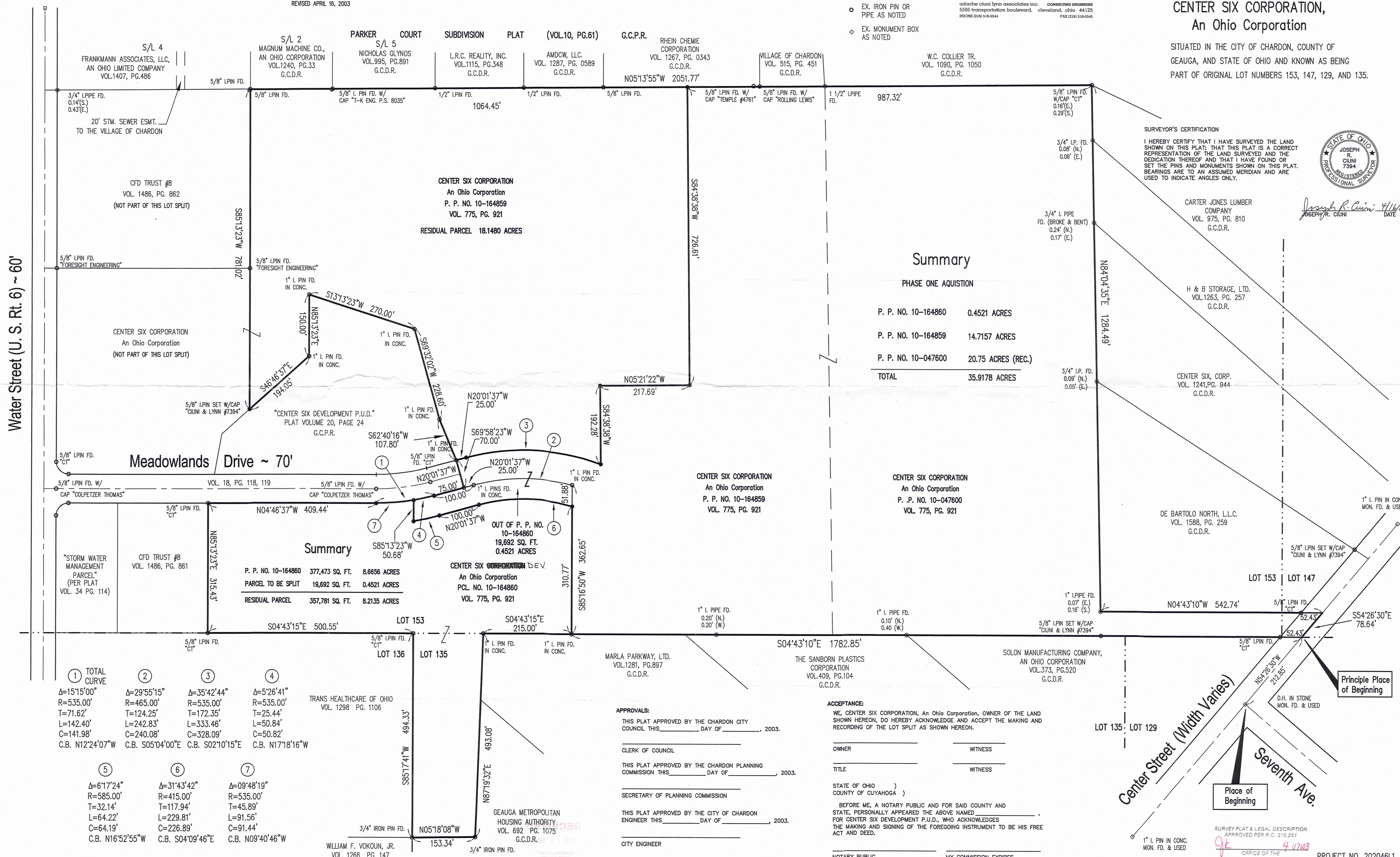
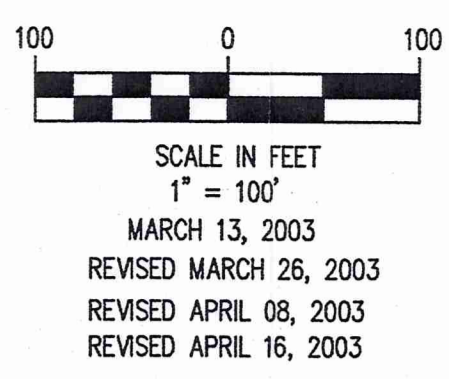
SITUATED IN THE CITY OF CHARDON, COUNTY OF
GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING
PART OF ORIGINAL LOT NUMBERS 153, 147, 129, AND 135.

LEGEND

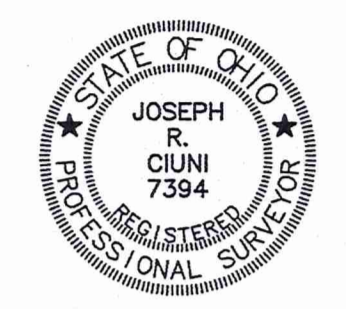
- 5/8" IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN)
- EX. IRON PIN OR PIPE AS NOTED
- ◇ EX. MONUMENT BOX AS NOTED

PREPARED BY:

acla
adache cluni lynn associates inc. CONSULTING ENGINEERS
5595 transportation boulevard, cleveland, ohio 44125
PHONE (216) 518-6544 FAX (216) 518-6545



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. Ciuni 4/16/03
JOSEPH R. CIUNI DATE

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

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	②	③	④
Δ=15°15'00"	Δ=29°55'15"	Δ=35°42'44"	Δ=5°26'41"
R=535.00'	R=465.00'	R=535.00'	R=535.00'
T=71.62'	T=124.25'	T=172.35'	T=25.44'
L=142.40'	L=242.83'	L=333.46'	L=50.84'
C=141.98'	C=240.08'	C=328.09'	C=50.82'
C.B. N12°24'07"W	C.B. S05°04'00"E	C.B. S02°10'15"E	C.B. N17°18'16"W

⑤	⑥	⑦
Δ=6°17'24"	Δ=31°43'42"	Δ=09°48'19"
R=585.00'	R=415.00'	R=535.00'
T=32.14'	T=117.94'	T=45.89'
L=64.22'	L=229.81'	L=91.56'
C=64.19'	C=226.89'	C=91.44'
C.B. N16°52'55"W	C.B. S04°09'46"E	C.B. N09°40'46"W

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 FOR CENTER SIX DEVELOPMENT P.U.D., WHO ACKNOWLEDGES THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
OFFICE OF THE GEAUGA COUNTY ENGINEER
4/17/03

CHC00015

CENTER 6 CORPORATION

PICKED up 4/18/03

10-047800

Plat. Vol. 36- Pg. 20

LEGAL DESCRIPTION

OF A

8.2135 ACRE PARCEL OF LAND

CENTER SIX CORPORATION RESIDUAL OUT OF P. P. NO. 10-164860

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

BEGINNING AT A ONE INCH IRON PIN FOUND SET IN CONCRETE AT THE NORTHERLY TERMINUS OF THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WIDE, AS DEDICATED IN VOLUME 18, PAGES 118 AND 119 OF GEAGA COUNTY MAP RECORDS;

THENCE SOUTH 20°01'37" EAST ALONG THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WIDE, A DISTANCE OF 75.00 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WIDE, AND ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, AND HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°26'41", A TANGENT OF 25.44 FEET, A CHORD OF 50.82 FEET WHICH BEARS SOUTH 17°18'16" EAST, A DISTANCE OF 50.84 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AND THE PRINCIPLE PLACE OF BEGINNING;

THENCE NORTH 85°13'23" EAST, A DISTANCE OF 50.68 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 585.00 FEET, A CENTRAL ANGLE OF 06°17'24", A TANGENT OF 32.14 FEET, A CHORD OF 64.19 FEET WHICH BEARS NORTH 16°52'55" WEST, A DISTANCE OF 64.22 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF TANGENCY;

THENCE NORTH 20°01'37" WEST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, AND HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 31°43'42", A TANGENT OF 117.94 FEET, A CHORD OF 226.89 FEET WHICH BEARS NORTH 04°09'46" WEST, A DISTANCE OF 229.81 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN);

THENCE NORTH 85°16'50" EAST, A DISTANCE OF 310.77 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE ON THE EASTERLY LINE OF ORIGINAL LOT NUMBER 153, AND THE WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY MARLA PARKWAY, LTD., AS RECORDED IN VOLUME 1281, PAGE 897 OF GEAGA COUNTY DEED RECORDS;

THENCE SOUTH 04°43'15" EAST ALONG THE EASTERLY LINE OF ORIGINAL LOT NUMBER 153, AND THE WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY MARLA PARKWAY, LTD., A DISTANCE OF 215.00 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE, AND THE SOUTHWESTERLY CORNER THEREOF;

THENCE NORTH 87°19'32" EAST ALONG THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY MARLA PARKWAY, LTD., AND ITS NORTHEASTERLY PROLONGATION, A DISTANCE OF 493.08 FEET TO A 3/4 INCH IRON PIN FOUND AT A CORNER OF LAND NOW OR FORMERLY OWNED BY THE GEAGA METROPOLITAN HOUSING AUTHORITY, AS RECORDED IN VOLUME 692, PAGE 1075 OF GEAGA COUNTY DEED RECORDS;

THENCE SOUTH 05°18'08" EAST ALONG A WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY THE GEAGA METROPOLITAN HOUSING AUTHORITY, A DISTANCE OF 153.34 FEET TO 3/4 INCH IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY TRANS HEALTHCARE OF OHIO, AS RECORDED IN VOLUME 1298, PAGE 1106 OF GEAGA COUNTY DEED RECORDS, AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY WILLIAM F. VOKOUN, JR., AS RECORDED IN VOLUME 1266, PAGE 147 OF GEAGA COUNTY DEED RECORDS, AND THE SOUTHERLY LINE OF ORIGINAL LOT NUMBER 135;

Good closure

CHC00015

PAGE 2
OF A 8.2135 AC.
PARCEL OF LAND

THENCE SOUTH 85°17'41" WEST ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY TRANS HEALTHCARE OF OHIO, AND THE SOUTHERLY LINE OF ORIGINAL LOT NUMBER 135, A DISTANCE OF 494.33 FEET TO A 5/8 INCH IRON PIN FOUND WITH CAP, "CT", AT THE NORTHWESTERLY CORNER OF TRANS HEALTHCARE OF OHIO, THE SOUTHWESTERLY CORNER OF ORIGINAL LOT NUMBER 135, AND THE EASTERLY LINE OF ORIGINAL LOT NUMBER 153;

THENCE SOUTH 04°43'15" EAST ALONG THE WESTERLY LINE OF TRANS HEALTHCARE OF OHIO, AND THE EASTERLY LINE OF ORIGINAL LOT NUMBER 153, A DISTANCE OF 500.55 FEET TO A 5/8 INCH IRON PIN FOUND WITH CAP, "CT", AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CFD TRUST #8, AS RECORDED IN VOLUME 1486, PAGE 861 OF GEUAGA COUNTY DEED RECORDS;

THENCE SOUTH 85°13'23" WEST ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY CFD TRUST #8, A DISTANCE OF 315.43 FEET TO A 5/8 INCH IRON PIN FOUND WITH CAP, "CT", ON THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WIDE, AS AFOREMENTIONED, AND THE NORTHWESTERLY CORNER THEREOF;

THENCE NORTH 04°46'37" WEST ALONG THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WDE, A DISTANCE OF 409.44 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WDE, AND ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, AND HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 09°48'19", A TANGENT OF 45.89 FEET, A CHORD OF 91.44 FEET WHICH BEARS NORTH 09°40'46" WEST, A DISTANCE OF 91.56 FEET TO THE PRINCIPLE PLACE OF BEGINNING, AND CONTAINING 8.2135 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 GEAGA COUNTY MAP RECORDS.

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

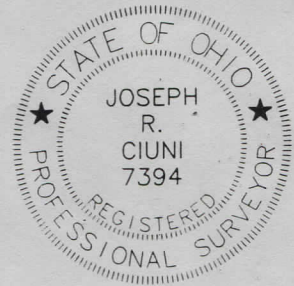
PREPARED BY :
ADACHE-CIUNI-LYNN ASSOCIATES
JOSEPH R. CIUNI, REG. SURV. #7394
PROJECT NO. 202046L1
MARCH 13, 2003
REV. APRIL 16, 2003

Joseph R. Ciuni

JOSEPH R. CIUNI
REGISTERED SURVEYOR NO. 7394

4/16/03

DATE



RECEIVED
APR 18 2003
ENGINEERING
DEPT. OF PUBLIC SAFETY

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

JK REVISED *4/17/03*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

CH-000015

LEGAL DESCRIPTION

10-047600

Plat Vol. 36 - Pg. 20

OF A

35.9178 ACRE PARCEL OF LAND

PHASE ONE ACQUISITION PARCEL

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

BEGINNING AT A DRILL HOLE FOUND IN STONE MONUMENT AT THE CENTER LINE INTERSECTION OF SEVENTH AVENUE AND CENTER STREET, S.R. 44, WIDTH VARIES;

THENCE NORTH 54°26'30" WEST ALONG THE CENTER LINE OF CENTER STREET, S.R. 44, WIDTH VARIES, A DISTANCE OF 212.85 FEET TO THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, An Ohio Corporation, AS RECORDED IN VOLUME 775, PAGE 921 OF GEUGA COUNTY DEED RECORDS, AND THE PRINCIPLE PLACE OF BEGINNING;

THENCE SOUTH 04°43'10" EAST ALONG THE EASTERLY LINE OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, AND THE WESTERLY LINE OF SOLON MANUFACTURING COMPANY, VOL. 373, PAGE 520, THE SANBORN PLASTICS CORPORATION IN VOL. 409, PAGE 104, A DISTANCE OF 1782.85 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE ON THE WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY MARLA PARKWAY, LTD., AS RECORDED IN VOLUME 1281, PAGE 897 OF GEUGA COUNTY DEED RECORDS, AND THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CENTER SIX DEVELOPMENT, AS RECORDED IN VOLUME 18, PAGES 118 AND 119 OF GEUGA COUNTY MAP RECORDS;

THENCE SOUTH 85°16'50" WEST ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY CENTER SIX DEVELOPMENT, A DISTANCE OF 310.77 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 415.00 FEET, A CENTRAL ANGLE OF 31°43'42", A TANGENT OF 117.94 FEET, A CHORD OF 226.89 FEET WHICH BEARS SOUTH 04°09'46" EAST, A DISTANCE OF 229.81 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 100.00 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, AND HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 06°17'24", A TANGENT OF 32.14 FEET, A CHORD OF 64.19 FEET WHICH BEARS SOUTH 16°52'55" EAST, A DISTANCE OF 64.22 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN);

THENCE SOUTH 85°13'23" WEST, A DISTANCE OF 50.68 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT ON A CURVE ON THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WIDE, AS DEDICATED IN VOLUME 18, PAGES 118 AND 119 OF GEUGA COUNTY MAP RECORDS;

THENCE ALONG THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WIDE, AND ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, AND HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°26'41", A TANGENT OF 25.44 FEET, A CHORD OF 50.82 FEET WHICH BEARS NORTH 17°18'16" WEST, A DISTANCE OF 50.84 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF TANGENCY;

THENCE NORTH 20°01'37" WEST CONTINUING ALONG THE EASTERLY LINE OF MEADOWLANDS DRIVE, SEVENTY FEET WIDE, A DISTANCE OF 75.00 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE, AND THE NORTHERLY TERMINUS THEREOF;

THENCE SOUTH 69°58'23" WEST, A DISTANCE OF 70.00 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 NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CENTER SIX DEVELOPMENT P.U.D., AS RECORDED IN VOLUME 20, PAGE 24 OF GEUGA COUNTY MAP RECORDS;

Good
closure

CHC00015

PAGE 2

CF-A 35.9178 AC.
PARCEL OF LAND

THENCE NORTH 20°01'37" WEST, A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, 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 NORTH 02°10'15" WEST, A DISTANCE OF 333.46 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN);

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

THENCE NORTH 05°21'22" WEST, 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 SOUTH 84°38'38" WEST, A DISTANCE OF 728.61 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), ON THE WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, An Ohio Corporation, AS AFOREMENTIONED, AND THE EASTERLY LINE OF PARKER COURT SUBDIVISION, AS RECORDED IN VOLUME 10, PAGE 61 OF GEAUGA COUNTY MAP RECORDS;

THENCE NORTH 05°13'55" WEST ALONG THE WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, AND ALONG THE EASTERLY LINE OF PARKER COURT SUBDIVISION, AND A PARCEL FOR THE VILLAGE OF CHARDON IN VOL. 515, PAGE 451, AND A PARCEL FOR W.C. COLLIER TR., IN VOL. 1090, PAGE 1050, A DISTANCE OF 987.32 FEET TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CARTER JONES LUMBER COMPANY, AS RECORDED IN VOLUME 975, PAGE 810 OF GEAUGA COUNTY DEED RECORDS, WHICH IS REFERENCED BY A 5/8 INCH IRON PIN FOUND WITH CAP, "CT", 0.16 FEET (EAST), AND 0.29 FEET (SOUTH);

THENCE NORTH 84°04'35" EAST ALONG THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY CARTER JONES LUMBER COMPANY, AND H. & B. STORAGE, LTD., IN VOL. 1263, PAGE 257, AND CENTER SIX CORP., VOL. 1241, PAGE 944, AND DE BARTOLO NORTH LLC., AND THE NORTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, A DISTANCE OF 1284.49 FEET TO THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY DEBARTOLO NORTH LLC, AS RECORDED IN VOLUME 1588, PAGE 259 OF GEAUGA COUNTY DEED RECORDS, WHICH IS REFERENCED BY A ONE INCH IRON PIPE FOUND, 0.07 FEET (EAST), AND 0.16 FEET (SOUTH);

THENCE NORTH 04°43'10" WEST ALONG THE WESTERLY LINE OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, AND THE EASTERLY LINE OF LAND NOW OR FORMERLY OWNED BY DE BARTOLO NORTH LLC, A DISTANCE OF 542.74 FEET TO A POINT ON THE CENTER LINE OF CENTER STREET, S.R. 44, WIDTH VARIES, AS AFOREMENTIONED;

THENCE SOUTH 54°26'30" EAST ALONG THE CENTER LINE OF CENTER STREET, S.R. 44, WIDTH VARIES, A DISTANCE OF 78.64 FEET TO THE PRINCIPLE PLACE OF BEGINNING, AND CONTAINING 35.9178 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 GEAUGA COUNTY MAP RECORDS.

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

0.4521 AC. OUT OF P. P. NO. 10-164860

14.7157 AC. OUT OF P. P. NO. 10-164859

20.75 AC. OUT OF P. P. NO. 10-047600

PREPARED BY :

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

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

4/16/03
DATE

& LEGAL DESCRIPTION
PREPARED PER R.C. 315.251

JKL REVISED 4/17/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER



CHG-00015

10-165639 (Del.)
Vol. 1715- B. 630

LEGAL DESCRIPTION
OF A
18.1480 ACRE PARCEL OF LAND

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 GEAGA 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 GEAGA 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 GEAGA 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 GEAGA 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 CONTINUING ALONG THE WESTERLY 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 WESTERLY LINE OF LAND CONVEYED TO CENTER SIX DEVELOPMENT P.U.D., A DISTANCE OF 194.05 FEET TO A 5/8 INCH IRON PIN SET WITH CAP, #7394 (CIUNI & LYNN);

good
closure

CHC00015

PAGE 2
OF A 18.1480 ACRE
PARCEL OF LAND

THENCE SOUTH 85°13'23" WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY CFD TRUST #8, AS RECORDED IN VOLUME 1486, PAGE 882 OF GEUGA COUNTY DEED RECORDS, AND THE NORTHERLY LINE OF SAID CFD TRUST #8, A DISTANCE OF 781.02 FEET TO THE PRINCIPLE PLACE OF BEGINNING, AND CONTAINING 18.1480 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

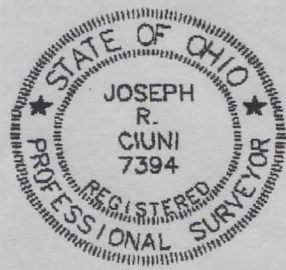
BASIS OF BEARING IS TAKEN FROM MINOR SUBDIVISION PLAT AS RECORDED IN VOLUME 34, PAGE 114 OF GEUGA COUNTY MAP RECORDS.

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

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

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

4/16/03
DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
JK REVISED 4/17/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER

CHC00015

LEGAL DESCRIPTION
OF A
0.4521 ACRE PARCEL OF LAND

✓ o.k.

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 153.

BEGINNING AT A ONE INCH IRON PIN FOUND SET IN CONCRETE AT THE NORTHERLY TERMINUS OF THE EASTERLY LINE OF MEADOWLANDS DRIVE, 70 FEET WIDE, AS DEDICATED IN VOLUME 18, PAGES 118 AND 119 OF GEUGA COUNTY MAP RECORDS;

THENCE NORTH 20°01'37" WEST ALONG THE EASTERLY LINE OF FUTURE MEADOWLANDS DRIVE EXTENSION, 70 FEET WIDE, A DISTANCE OF 25.00 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE, AT A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE EASTERLY LINE OF FUTURE MEADOWLANDS DRIVE EXTENSION, 70 FEET WIDE, AND ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, AND HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 29°55'15", A TANGENT OF 124.25 FEET, A CHORD OF 240.08 FEET WHICH BEARS NORTH 05°04'00" WEST, A DISTANCE OF 242.83 FEET TO A ONE INCH IRON PIN FOUND SET IN CONCRETE;

THENCE NORTH 85°16'50" EAST, A DISTANCE OF 51.88 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT ON A CURVE;

THENCE ALONG AN ARC OF A CURVE DEFLECTING TO THE LEFT, AND HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 31°43'42", A TANGENT OF 117.94 FEET, A CHORD OF 226.89 FEET WHICH BEARS SOUTH 04°09'46" EAST, A DISTANCE OF 229.81 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 100.00 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF CURVATURE;

THENCE ALONG AN ARC OF A CURVE DEFLECTING TO THE RIGHT, AND HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 06°17'24", A TANGENT OF 32.14 FEET, A CHORD OF 64.19 FEET WHICH BEARS SOUTH 16°52'55" EAST, A DISTANCE OF 64.22 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN);

THENCE SOUTH 85°13'23" WEST, A DISTANCE OF 50.68 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT ON A CURVE ON THE EASTERLY LINE OF MEADOWLANDS DRIVE, 70 FEET WIDE, AS AFOREMENTIONED;

THENCE ALONG THE EASTERLY LINE OF MEADOWLANDS DRIVE, 70 FEET WIDE, AND ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, AND HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°26'41", A TANGENT OF 25.44 FEET, A CHORD OF 50.82 FEET WHICH BEARS NORTH 17°18'16" WEST, A DISTANCE OF 50.84 FEET TO A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), AT A POINT OF TANGENCY;

THENCE NORTH 20°01'37" WEST CONTINUING ALONG THE EASTERLY LINE OF MEADOWLANDS DRIVE, 70 FEET WIDE, A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.4521 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.

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

0.4521 AC. OUT OF P.P. NO. 10-164860

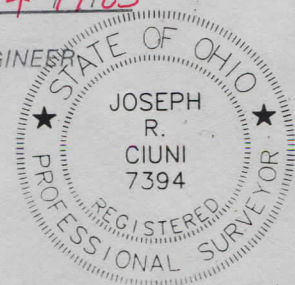
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

OK 4 17103

PREPARED BY :
ADACHE-CIUNI-LYNN ASSOCIATES
PROJECT NO. 202046-2
FEBRUARY 26, 2003
REVISED MARCH 26, 2003
REVISED APRIL 16, 2003

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

4/16/04
DATE



good
closure