

Lot Split Survey
for
Center Six Corporation

known as being part of Original Chardon Township Lot No. 153; now in the
Village of Chardon
County of Geauga - State of Ohio

prepared by
McSteen & Associates, Inc.

27900 Chagrin Boulevard
Woodmere, Ohio 44122
Phone 1-216-831-1112
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Bearings shown hereon are to an assumed meridian and are used to denote angles only.
Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30"
long 1/2" rebar with an identification cap stamped "McSteen 7104"

Timothy J. Feller - Registered Professional Surveyor No. 7104



Center Six Corporation
Volume 775, Page 921 G.C.D.R.

S/L 7

PARKER COURT SUBDIVISION

Volume 10, Page 61 G.C.M.R.

1900.25 OBS.
1899.67 REC.

1/2" IRON PIN
SET No. 7104

N 85°13'23" E 464.50'

1/2" IRON PIN
SET No. 7104

470.00'

N 5°15'40" W

470.00'

S 5°15'40" E

AREA
5.0116 Acres

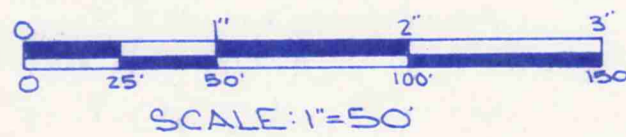
MEADOWLANDS DRIVE 70'

dedicated in Center Six Development P.U.D.
Volume 18, Page 118 of G.C.M.R.

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

R.S. 4/14/1997 (Revised)
GEAUGA COUNTY ENGINEER

5/8" IRON PIN
FOUND & USED
"COLPETZER"



30.00
MSD.
IRON MON.
FND. & USED

200.38' OBS.

5/8" IRON PIN
FOUND IN 1" PIPE
"COLPETZER"
USED

90°-29'-03"
OBSERVED

464.50'

S 85°13'23" W

1/2" IRON PIN
SET No. 7104

971.73 OBS.

WATER STREET 60'
EUCLID-CHARDON ROAD (U.S. ROUTE 6)

RECEIVED
APR 14 1997
GEAUGA COUNTY
ENGINEERS

McSteen & Associates, Inc.

LOTS
SUBDIVISIONS
TOPOGRAPHY
CONSTRUCTION

SURVEYORS AND ENGINEERS

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Water Street
Village of Chardon
Chardon Cinemas
April 11, 1997

Situated in the Village of Chardon, County of Geauga and State of Ohio and being a part of Lot No. 153 in Original Chardon Township, also known as being a part of lands conveyed to Center Six Corporation by deed recorded in Volume 775, Page 921 of Geauga County Deed Records and being further bounded and described as follows;

Beginning at a 5/8" capped iron pin found (Colpetzer) at the intersection of the Northerly right of way of Water Street, 60 feet wide (a.k.a. U.S. Route No. 6), and the centerline of Meadowlands Drive, 70 feet wide, as dedicated in Center Six Development P.U.D. recorded in Volume 18, Page 118 of Geauga County Map Records; thence South 85°13'23" West along the said Northerly right of way of said Water Street, a distance of 971.73 feet to a 5/8" iron pin found in a 1" pipe (Colpetzer) on the Easterly line of Parker Court Subdivision recorded in Volume 10, Page 61 of Geauga County Map Records and the Principle Place of Beginning of the parcel of land herein intended to be described:

Course No. 1 : thence North 5°15'40" West along the said Easterly line of Parker Court Subdivision, a distance of 470.00 feet to a 1/2" capped iron pin set (RLS 7104),

Course No. 2 : thence North 85°13'23" East parallel to the said Northerly right of way of Water Street, distance of 464.50 feet to a 1/2" capped iron pin set (RLS 7104),

Course No. 3 : thence South 5°15'40" East parallel to the said Easterly line of Parker Court Subdivision, a distance of 470.00 feet to a 1/2" capped iron pin set (RLS 7104) in the Northerly right of way of said Water Street;

Course No. 4 : thence South 85°13'23" West along the said Northerly right of way of Water Street, distance of 464.50 feet to the place of beginning and containing 5.0116 acres of land according to a survey by Timothy J. Feller, RLS No. 7104, of **McSteen & Associates, Inc.** be the same more or less but subject to all legal highways and easements.

Basis of Bearings for this description are based on the center line of Water Street as shown in the Center Six Development P.U.D. Plat as recorded in Volume 18, Page 118 of Geauga County Map Records.

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

R.S. 4, 14, 1997 (Revised)
GEAUGA COUNTY ENGINEER

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