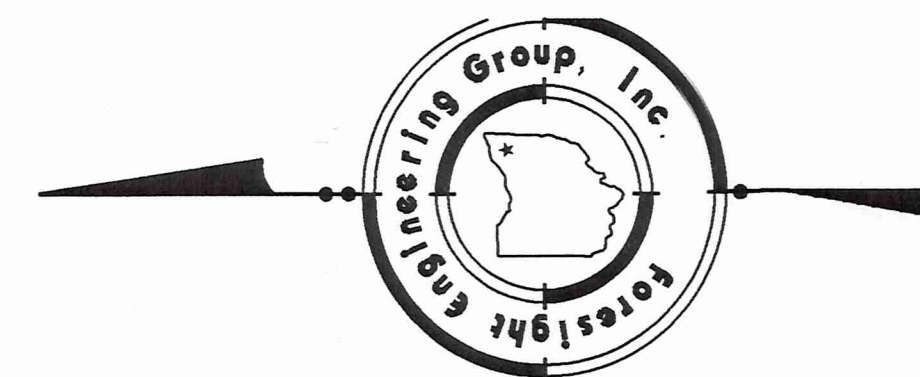


Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a parts of Lots 101 and 102 of Township 8, Range VIII of the Connecticut Western Reserve



Zoning District: C-3 (Highway and General Business)

Front Yard Setback: 30 feet
Rear Yard Setback: 20 feet
Side Yard Setback: 15 feet
Maximum building Height: 45 feet
Maximum Bulk Coverage: (f.a.r) N/A
Maximum Area Coverage: 40%
Maximum Lot Size 20,000 square feet
Minimum Frontage: 100 feet

- Note:
- 1) All 5/8 inch iron rebar set are 30" long capped "Foresight Engineering"
 - 2) The Property is located in a Zone Designated "C", Areas of Minimal Flooding, according to FIRM Map Titled "Village of Chardon, Ohio Geauga County Community Panel Number 390191 0005 C".
 - 3) All 5/8 inch iron rebar set are 30" long capped "Foresight Engineering Group".
 - 4) Bearings shown hereon are to an assumed meridian and are used to denote angles only.
 - 5) Reference Bench Mark is the top stem of a fire hydrant east along Center Street of the southeasterly corner of the Property, as shown hereon.
 - 6) Encroachments listed as Diamond Callouts.

EXISTING UNDERGROUND UTILITIES NOTES:
The location both horizontal and vertical of the underground utilities shown hereon, have been obtained by a diligent and comprehensive search of available records. Verification by field observation, has been conducted where practical. However, Foresight Engineering Group, Inc. does not guarantee the completeness nor accuracy thereof.

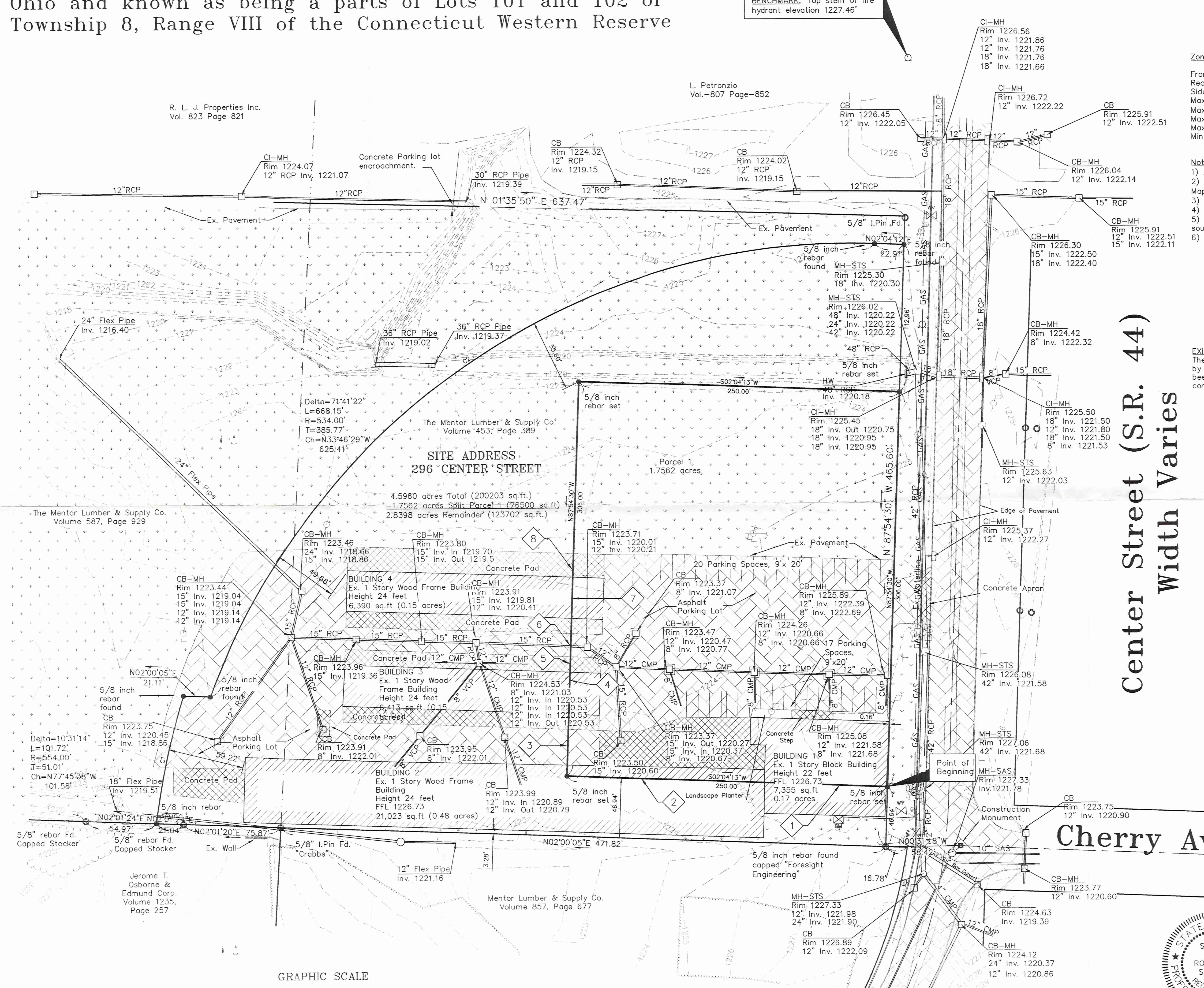
CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Distance
C1	101.72	554.00	10°31'14"	51.01	N77°45'38"W	101.58
C2	668.15	534.00	71°41'22"	385.77	N33°46'29"W	625.41

HATCH LEGEND	
	Asphalt Parking Area
	Concrete Parking Area
	Grassy Field

SYMBOL LEGEND	
	Guy Wire
	Power Pole
	Water Valve
	Manhole
	Fire Hydrant
	Sign
	Catch Basin
	Iron Pin in Monument Box Found
	Light Pole
	Iron Rebar Found
	Monument
	Gas Valve
	Gas Meter
	Light and Power Pole
	Gas Marker
	Curb Inlet
	Traffic Signal Box
	Flag Pole

Center Street (S.R. 44)
Width Varies

Cherry Ave. (66')



R. L. J. Properties Inc.
Vol. 823 Page 821

L. Petronzio
Vol.-807 Page-852

Delta=71°41'22"
L=668.15'
R=534.00'
T=385.77'
Ch=N33°46'29"W
625.41'

4.5960 acres Total (200203 sq.ft.)
-1.7562 acres Split Parcel 1 (76500 sq.ft.)
2.8398 acres Remainder (123702 sq.ft.)

The Mentor Lumber & Supply Co.
Volume 587, Page 929

Concrete Pad
Concrete Apron
Asphalt Parking Lot
Concrete Pad

Concrete Pad
Concrete Pad
Concrete Pad

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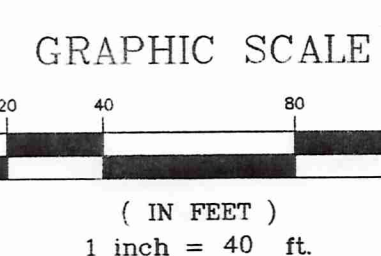
Concrete Pad
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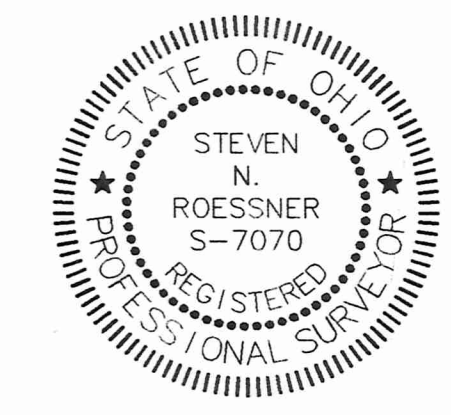
Concrete Pad
Concrete Pad
Concrete Pad

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Volume 1235,
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Volume 857, Page 677



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OHIO UTILITIES PROTECTION SERVICE



Steven N. Roessner, P.S.

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 9/28/99
OFFICE OF THE
GEOUGA COUNTY ENGINEER

Foresight Engineering Group
Engineers & Surveyors
440 286-1010 Fax
440 286-1034
11000 Center Street, Unit F
Chardon, Ohio 44024

SCALE: Horiz. 1" = 40'
Vert. None
FILE NAME:
I:\Zar\9501\CVS-split
DATE: September 27, 1999

ALTA / ACSM Survey
Lot Split - CVS Site
Chardon Village - Geauga County - Ohio
296 Center Street (SR 44)

