



7.0823 Acres Total
-1.9970 acres Lot Split A parcel 1
-1.6282 acres Lot Split A Parcel 2
3.4571 acres Lot Split B

2.2523 acres Total in Township
-1.4663 acres Lot Split A in Township
0.7860 acres Lot Split B in Township

4.8300 acres Total in City
-2.1589 acres Lot Split A in City
2.6711 acres Lot Split B in City

LINE	LENGTH	BEARING
L1	10.08	N88°12'54"E
L2	17.05	N88°12'54"E
L3	90.92	N53°17'55"E
L4	415.49	N42°32'18"W
L5	58.06	N42°47'28"W
L6	6.71	N05°38'33"E
L7	6.43	N47°58'13"E
L8	158.02	N42°36'18"W
L9	26.81	N47°48'38"E
L10	66.65	N47°12'32"E

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	51°8'31"	526.25	5679.65	263.31	N24°51'17"W	526.06
C2	5°37'25"	567.28	5779.65	283.87	N24°41'50"W	567.05
C3	4°23'10"	434.79	5679.65	217.50	N29°42'07"W	434.68
C4	3°48'46"	394.60	5779.65	192.37	N29°24'56"W	384.53
C5	3°28'50"	293.54	4832.12	146.82	N32°49'27"W	293.50
C6	3°32'02"	355.55	5764.65	177.83	N33°09'31"W	355.49
C7	8°13'36"	693.81	4832.12	347.50	N38°40'40"W	693.21
C8	3°45'48"	378.62	5764.65	189.38	N36°48'26"W	378.56
C9	4°06'08"	412.74	5764.65	206.46	N40°44'24"W	412.66

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37. Surveyed in July, 2003 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner 7/19/04
Steven N. Roessner, P.S. #7070 Date
Foresight Engineering Group, Inc.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.281
PAK 7/19/04
OFFICE OF THE
GEOGA COUNTY ENGINEER

Foresight Engineering Group
Engineers & Surveyors

440 865-1515
440 288-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE: Horz. 1" = 200'
Vert. None

FILE NAME:
I:\GPD10303\Plat Rev1

DATE: July 6, 2004

REVISIONS:

Geauga County Park District
ESSEF
Chardon Twp. & City - Geauga County - Ohio
Plat of Survey

CHC 00041

Essef Corp.
Pick up date
7-20-04

Survey Description
Lot Split A
For
ESSEF Corp.
July 6, 2004

Vol 1749 PG 1365
10-165656
06-120592

Situated in the Township of Chardon, City of Chardon, County of Geauga, State of Ohio, in Original Lot 126, 129, 130, and 131, Tract 3 of Township 9, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Parcel 1

Beginning at a 5/8 inch rebar found capped CT at a southwesterly corner of parcel #06-121066 owned by the Geauga Park District by deed recorded in volume 1662, page 1142 of the Geauga County Records of Deeds, said beginning being located North 43°23'41" West a distance of 2583.81 feet from a northwesterly corner of parcel #10-165624, Phase 23 of the Bridewater Village condominiums owned by Helen F. Urbancic by deed recorded in volume 1733, page 502 of the Geauga County Records;

- Course I. Thence North 88°40'49" East along a southerly line of said parcel # 06-121066 a distance of 133.38 feet to a 5/8 inch rebar found capped CT at a northwesterly corner of parcel #06-084000 owned by John Joseph Pryately and Nancy Reynolds by deed recorded in volume 717, page 1183 of the Geauga County Records of Deeds;
- Course II. Thence South 42°47'28" East along a westerly line of said parcel #06-084000, parcel # 10-165280 owned by John Joseph Pryately and Nancy Reynolds by deed recorded in volume 717, page 1183 of the Geauga County Records of Deeds, and parcel # 10-118000 owned by John Joseph Pryately and Nancy Reynolds by deed recorded in volume 717, page 1183 of the Geauga County Records of Deeds a distance of 1551.88 feet to a 5/8 inch rebar found capped CT;
- Course III. Thence South 5°38'33" West along a westerly line of said parcel #10-118000 a distance of 6.71 feet to a 5/8 Inch rebar found capped CT;
- Course IV. Thence South 42°47'28" East along a westerly line of said parcel #10-118000 a distance of 58.06 feet to a 5/8 inch rebar found capped CT at a northwesterly corner of parcel #10-165279 owned by John Joseph Pryately and Nancy Reynolds by deed recorded in volume 717, page 1183 of the Geauga County Records of Deeds;
- Course V. Thence along the westerly line of said parcel #10-165279, parcel # 10-601400 owned by the Cleveland Electric Illuminating Company by deed recorded in volume 495, page 965 of the Geauga County Records of Deeds, on the arc of a curve deflecting to the right and having a delta of 4°06'08", a length of 412.74 feet, a radius of 5764.65 feet, a tangent of 206.46 feet, and a chord which bears South 40°44'24" East a distance of 412.66 feet to a 5/8 inch rebar set;
- Course VI. Thence North 42°32'18" West along a new division line a distance of 415.49 feet to a 5/8 inch rebar set;
- Course VII. Thence North 47°58'13" East along a new division line a distance of 6.43 feet to a 5/8 inch rebar set;
- Course VIII. Thence North 42°36'18" West along a new division line a distance of 158.02 feet to a 5/8 inch rebar set;

- Course IX. Thence South $47^{\circ}48'38''$ West along a new division line a distance of 26.81 feet to a 5/8 inch rebar set;
- Course X. Thence North $42^{\circ}32'41''$ West along a new division line a distance of 1054.16 feet to a 5/8 inch rebar set;
- Course XI. Thence South $47^{\circ}12'32''$ West along a new division line a distance of 66.65 feet to a 5/8 inch rebar set on a northerly line of parcel #10-089920 owned by Joe Locey, Jr. and Roger Locey as recorded in volume 576, page 999 of the Geauga county Records of Deeds;
- Course XII. Thence North $42^{\circ}47'28''$ West along a northerly line of said parcel #10-089920 a distance of 487.26 feet to the place of beginning and containing 1.9970 acres of land of which about 1.4663 acres are in Chardon Township and about 0.5307 acres are within the City of Chardon, as surveyed and described by Foresight Engineering Group, Inc. in July 2003 under the supervision of Steven N. Roessner, Professional Surveyor, Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped foresight Engineering. The prior instrument reference is volume 850, page 845 of the Geauga County Records of Deeds.

Situated in the City of Chardon, County of Geauga, State of Ohio, in Original Lot 130, and 131, Tract 3 of Township 9, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Parcel 2

VOL 1749 P61365
10-165655

Beginning at a 5/8 inch rebar found capped CT at a northwesterly corner of parcel #10-165595 owned by Anthony M. Pilla as Bishop of the Roman Catholic Diocese by deed recorded in volume 1340, page 523 of the Geauga County Records of Deeds, said 5/8 inch rebar also being on an easterly line of parcel #10-141300 owned by the H & B Storage Ltd. By deed recorded in volume 1118, page 435 of the Geauga county Records of Deeds, said beginning being located South $23^{\circ}17'43''$ East a distance of 654.91 feet from a northwesterly corner of parcel #10-165624, Phase 23 of the Bridewater Village condominiums owned by Helen F. Urbancic by deed recorded in volume 1733, page 502 of the Geauga County Records;

- Course I. Thence along the arc of a curve deflecting to the left and having a delta of $4^{\circ}23'10''$, a length of 434.79 feet, a radius of 5679.65 feet, a tangent of 217.50 feet and a chord which bears North $29^{\circ}42'07''$ West a distance of 434.68 feet to a 5/8 inch rebar found capped CT;
- Course II. Thence South $88^{\circ}12'54''$ West along a northerly line of said parcel #10-141300 a distance of 10.08 feet to a 5/8 inch rebar found capped CT at a southeasterly corner of parcel #10-040300 owned by the 124 Industrial Park, Ltd. by deed recorded in volume 1333, page 593 of the Geauga County Records of Deeds;
- Course III. Thence along an easterly line of said parcel #10-040300, and the easterly line of Lake Avenue, 60 feet wide, on the arc of a curve deflecting to the left and having a delta of $3^{\circ}28'50''$, a length of 293.54 feet, a radius of 4832.12 feet, a tangent of 146.82 feet, and having a chord which bears North $32^{\circ}49'27''$ West a distance of 293.50 feet to 5/8 inch rebar set;
- Course IV. Thence North $53^{\circ}17'55''$ East along a new division line a distance of 90.92 feet to a 5/8 inch rebar set on a southerly line of parcel #10-601400 owned by the Cleveland Electric Illuminating Company as recorded volume 495, page 965 of the Geauga county Records of Deeds;
- Course V. Thence along the westerly line of said parcel # 10-601400, parcel #10-165624 owned by Helen F. Urbancic by deed recorded in volume 1733, page 502 of the Geauga County

CHC00041

Records, parcel #10-165625 owned by the Ralph J. & Sandra K. Harrison by deed recorded in volume 1709, page 324 of the Geauga County Records of Deeds, and parcel #10-165606 owned by Patricia J. Schmitt, Trustee by deed recorded in volume 1399, page 470 of the Geauga County Records of Deeds on the arc of a curve deflecting to the right and having a delta of 3°32'02", a length of 355.55 feet, a radius of 5764.65 feet, a tangent of 177.83 feet, and a chord which bears South 33°09'31" East a distance of 355.49 feet to a 5/8 inch rebar found capped CT at a southwesterly corner of said parcel #10-165606;

Course VI. Thence North 88°12'54" East along a southerly line of said parcel #10-165606 and parcel # 10-165603 owned by Steve Semeyn by deed recorded in volume 1730, page 723 of the Geauga County Records of Deeds a distance of 17.05 feet to a 5/8 inch rebar found capped CT at a northwesterly corner of parcel #10-601200 owned by the Cleveland Electric Illuminating Company by deed recorded in volume 495, page 416 of the Geauga County Records of Deeds;

Course VII. Thence along the westerly line of said parcel #10-601200 on the arc of a curve deflecting to the right and having a delta of 3°48'46", a length of 384.60 feet, a radius of 5779.65 feet, a tangent of 192.37 feet and a chord which bears South 29°24'56" East a distance of 384.53 feet to a 5/8 inch rebar found capped Ct at a northeasterly corner of said parcel #10-165595;

Course VIII. Thence South 62°28'56" West along a northerly line of said parcel #10-165595 a distance of 100 feet to the place of beginning and containing 1.6282 acres of land as surveyed and described by Foresight Engineering Group, Inc. in July, 2003 under the supervision of Steven N. Roessner, Professional Surveyor, Ohio #7070. The bearings as used herein are assumed and to denote angular relationships. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 850, page 845 of the Geauga County Records of Deeds.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
11/4/04 DATE



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

PAK 11/4/04
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
NOV 10 2004
ENGINEERING

CHC00041

Essef Corp.
Picked up 7/20/04

Survey Description
Lot Split B
For
ESSEF Corp.
July 6, 2004

Situated in the Township of Chardon, City of Chardon, County of Geauga, State of Ohio, in Original Lot 126, 129, 130, and 131, Tract 3 of Township 9, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at a 5/8 inch rebar found capped CT at a northwesterly corner of parcel #10-165595 owned by Anthony M. Pilla as Bishop of the Roman Catholic Diocese by deed recorded in volume 1340, page 523 of the Geauga County Records of Deeds, said 5/8 inch rebar also being on an easterly line of parcel #10-141300 owned by the H & B Storage Ltd. By deed recorded in volume 1118, page 435 of the Geauga county Records of Deeds;

Thence along the arc of a curve deflecting to the left and having a delta of 4°23'10", a length of 434.79 feet, a radius of 5679.65 feet, a tangent of 217.50 feet and a chord which bears North 29°42'07" West a distance of 434.68 feet to a 5/8 inch rebar found capped CT;

Thence South 88°12'54" West along a northerly line of said parcel #10-141300 a distance of 10.08 feet to a 5/8 inch rebar found capped CT at a southeasterly corner of parcel #10-040300 owned by the 124 Industrial Park, Ltd. by deed recorded in volume 1333, page 593 of the Geauga County Records of Deeds;

Thence along an easterly line of said parcel #10-040300, and the easterly line of Lake Avenue, 60 feet wide, on the arc of a curve deflecting to the left and having a delta of 3°28'50", a length of 293.54 feet, a radius of 4832.12 feet, a tangent of 146.82 feet, and having a chord which bears North 32°49'27" West a distance of 293.50 feet to a 5/8 inch rebar set at the place of beginning, said beginning being located North 79°53'56" West a distance of 127.53 feet from a northwesterly corner of parcel #10-165624, Phase 23 of the Bridewater Village condominiums owned by Helen F. Urbancic by deed recorded in volume 1733, page 502 of the Geauga County Records ;

Course I. Thence along an easterly line of said Lake Avenue, and the easterly line of parcel #10-144400 owned by Structural North America, a division of ESSEF Corp. by deed recorded in volume 1091, page 635 of the Geauga County Records of Deeds, on the arc of a curve deflecting to the left and having a delta of 8°13'36", a length of 693.81 feet, a radius of 4832.12 feet, a tangent of 347.50 feet, and having a chord which bears North 38°40'40" West a distance of 693.21 feet to a PK nail found;

Course II. Thence North 42°47'28" West along the easterly line of said parcel # 10-144400 and the easterly line of parcel 10-089920 owned by Joe Loecy, Jr. and Roger Loecy by deed recorded in volume 576, page 999 of the Geauga County Records of Deeds a distance of 1303.28 feet to a 5/8 inch set;

Course III. Thence North 47°12'32" East along a new division line a distance of 66.65 feet to a 5/8 inch rebar set;

Course IV. Thence South 42°32'41" East along a new division line a distance of 1054.16 feet to a 5/8 inch rebar set;

Course V. Thence North 47°48'38" East along a new division line a distance of 26.81 feet to a 5/8 inch rebar set;

Course VI. Thence South 42°36'18" East along a new division line a distance of 158.02 feet to a 5/8 inch rebar set;

CHC00041

Course VII. Thence South 47°58'13" West along a new division line a distance of 6.43 feet to a 5/8 inch rebar set;

Course VIII. Thence South 42°32'18" East along a new division line a distance of 415.49 feet to a 5/8 inch rebar set on a westerly line of parcel #10-601400 owned by the Cleveland Electric Illuminating Company by deed recorded in volume 495, page 965 of the Geauga County Records of deeds;

Course IX. Thence along a westerly line of said parcel #10-601400 on the arc of a curve deflecting to the right having a delta of 3°45'48", a length of 378.62 feet, a radius of 5764.65 feet, a tangent of 189.38 feet and a chord which bears South 36°48'26" East a distance of 378.56 feet to a 5/8 inch rebar set;

Course X. Thence South 53°17'55" West along a new division line a distance of 90.92 feet to the place of beginning and containing 3.4571 acres of land of which about 0.7860 acres are in Chardon Township and about 2.5466 acres are within the City of Chardon as surveyed and described by Foresight Engineering Group, Inc. in July, 2003 under the supervision of Steven N. Roessner, Professional Surveyor, Ohio #7070. The bearings as used herein are assumed and to denote angular relationships. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 850, page 845 of the Geauga County Records of Deeds.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
7/19/04
DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK *7/20/04*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
JUL 19 2004
GEAUGA COUNTY ENGINEERS