



Bearings as used hereon are assumed and to denote angles only.

Note:
 • All 5/8 inch rebar set are 30" long capped Foresight Engineering.

Situated in the Township and City of Chardon, County of Geauga, State of Ohio, in Original Lot 126, 129, 130, 131, and 147, Tract 3, and Lot 23, Tract 2 of Township 9, Range 8 of the Connecticut Western Reserve.

7.0823 Acres Total
 -3.9777 acres Lot Split A
 3.1046 acres Lot Split B

2.2523 acres Total in Township
 -1.6943 acres Lot Split A in Township
 0.558 acres Lot Split B in Township

4.8300 acres Total in City
 -2.2834 acres Lot Split A in City
 2.5466 acres Lot Split B in City

Lot Split B

• = 5/8" rebar set

LINE	LENGTH	BEARING
L1	10.08	N88°12'54"E
L2	17.05	N88°12'54"E
L3	6.71	N05°38'33"E
L4	58.08	N42°47'28"W
L5	84.12	N53°17'55"E
L6	400.69	N42°32'18"W
L7	6.44	N47°23'06"E
L8	158.83	N42°36'18"W
L9	26.81	N47°48'38"E
L10	440.36	N42°32'02"W
L11	9.83	N48°15'42"E
L12	622.88	N42°47'28"W
L13	47.23	N47°12'32"E
L14	487.26	N42°47'28"W
L15	1303.28	N42°47'28"W

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	5°18'31"	526.25	5679.65	263.31	N24°51'17"W	526.06
C2	5°37'28"	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	434.58
C4	3°48'46"	384.60	5779.65	192.37	N29°24'56"W	384.53
C6	2°38'59"	223.47	4832.12	111.76	N32°24'31"W	223.45
C7	9°03'27"	763.88	4832.12	382.74	N38°15'45"W	763.08
C8	4°30'26"	452.91	5757.33	226.57	N36°28'48"W	452.79
C9	11°42'26"	887.35	4832.12	495.40	N36°56'15"W	885.63
C10	11°23'58"	1146.91	5784.65	575.36	N37°09'29"W	1145.02

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
 Steven N. Roessner, P.S. #7070
 Foresight Engineering Group, Inc.



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

R.S. 2/10/04

OFFICE OF THE
 GAUGA COUNTY ENGINEER

Foresight Engineering Group
 Engineers & Surveyors

440 288-1010
 440 288-1034 fax
 300 Lakeside Blvd., Unit F
 Chardon, Ohio 44024

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

FILE NAME:
 I:\GPD\10303\Plat Rev1

DATE: Feb. 12, 2004

REVISIONS:

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

SHEET NO.
 1 / 1

I:\ackroy\Gpd\10303\cad\Plat.rev1.dwg, 2/11/2004 1:00:10 PM, Copyright Foresight Engineering Group, Inc.

Survey Description
Lot Split A
For
ESSEF Corp.
February 19, 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:

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;

- 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 $2^{\circ}38'59''$, a length of 223.47 feet, a radius of 4832.12 feet, a tangent of 111.76 feet, and having a chord which bears North $32^{\circ}24'31''$ West a distance of 223.45 feet to 5/8 inch rebar set;
- Course IV. Thence North $53^{\circ}17'55''$ East along a new division line a distance of 84.12 feet to a 5/8 inch rebar set;
- Course V. Thence along the arc of a non-tangential curve of a new division line deflecting to the left and having a delta of $4^{\circ}30'26''$, a length of 452.91 feet, a radius of 5757.33 feet, a tangent of 226.57 feet and a chord which bears North $36^{\circ}28'48''$ West a distance of 452.79 feet to a 5/8 inch rebar set;
- Course VI. Thence North $42^{\circ}32'18''$ West along a new division line a distance of 400.69 feet to a 5/8 inch rebar set;
- Course VII. Thence North $47^{\circ}23'06''$ East along a new division line a distance of 6.44 feet to a 5/8 inch rebar set;
- Course VIII. Thence North $42^{\circ}36'18''$ West along a new division line a distance of 158.83 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 $42^{\circ}32'02''$ West along a new division line a distance of 440.36 feet to a 5/8 inch rebar set;

- Course XI. Thence South $46^{\circ}15'42''$ West along a new division line a distance of 9.83 feet to a 5/8 inch rebar set;
- Course XII. Thence North $42^{\circ}47'28''$ West along a new division line a distance of 622.88 feet to a 5/8 inch rebar set;
- Course XIII. Thence South $47^{\circ}12'32''$ West a distance of 47.23 feet to a 5/8 inch rebar set on an 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;
- Course XIV. Thence North $42^{\circ}47'28''$ West along an easterly line of said parcel 10-089920 a distance of 487.26 feet to a 5/8 inch rebar found capped CT at a southwesterly corner of parcel #06-121066 owned by PAP, Inc. by deed recorded in volume 980, page 748 of the Geauga County Records of Deeds;
- Course XV. Thence North $88^{\circ}40'49''$ 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 XVI. Thence South $42^{\circ}47'28''$ 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 XVII. Thence South $5^{\circ}38'33''$ 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 XVIII. Thence South $42^{\circ}47'28''$ 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 XIX. 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, parcel #10-165624 and parcel #10-165625 owned by the Bridgewater Development, Inc. by deed recorded in volume 1008, page 538 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 $11^{\circ}23'58''$, a length of 1146.92 feet, a radius of 5764.65 feet, a tangent of 575.36 feet, and a chord which bears South $37^{\circ}05'29''$ East a distance of 1145.02 feet to a 5/8 inch rebar found capped CT at a southwesterly corner of said parcel #10-165606;
- Course XX. Thence North $88^{\circ}12'54''$ East along a southerly line of said parcel #10-165606 and parcel # 10-165603 owned by Thomas and Karen Michel by deed recorded in volume 1376, page 01 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 XXI. 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 XXII. 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 3.9777 acres of land of which ~~about~~ 1.6943 acres are in Chardon Township and ~~about~~ 2.2834 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.

2/19/04
DATE



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

R.S. _____ *2/20/04*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
FEB 19 2004
GEAUGA COUNTY ENGINEER

Survey Description
Lot Split B
For
ESSEF Corp.
February 19, 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 $4^{\circ}23'10''$, 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;

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;

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 $2^{\circ}38'59''$, a length of 223.47 feet, a radius of 4832.12 feet, a tangent of 111.76 feet, and having a chord which bears North $32^{\circ}24'31''$ West a distance of 223.45 feet to a 5/8 inch rebar set at the place of beginning;

- 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 $9^{\circ}03'27''$, a length of 763.88 feet, a radius of 4832.12 feet, a tangent of 382.74 feet, and having a chord which bears North $38^{\circ}15'45''$ West a distance of 763.08 feet to a PK nail found;
- Course II. Thence North $42^{\circ}47'28''$ 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 $47^{\circ}12'32''$ East along a new division line a distance of 47.23 feet to a 5/8 inch rebar set;
- Course IV. Thence South $42^{\circ}47'28''$ East along a new division line a distance of 622.88 feet to a 5/8 inch rebar set;
- Course V. Thence North $46^{\circ}15'42''$ East along a new division line a distance of 9.83 feet to a 5/8 inch rebar set;
- Course VI. Thence South $42^{\circ}32'02''$ East along a new division line a distance of 440.36 feet to a 5/8 inch rebar set;
- Course VII. Thence North $47^{\circ}48'38''$ East along a new division line a distance of 26.81 feet to a 5/8 inch rebar set;

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Steven N. Roessner
 STEVEN N. ROESSNER, P.S. #7070
 FORESIGHT ENGINEERING GROUP, INC.

2/19/04
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 R.S. 2 2004
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