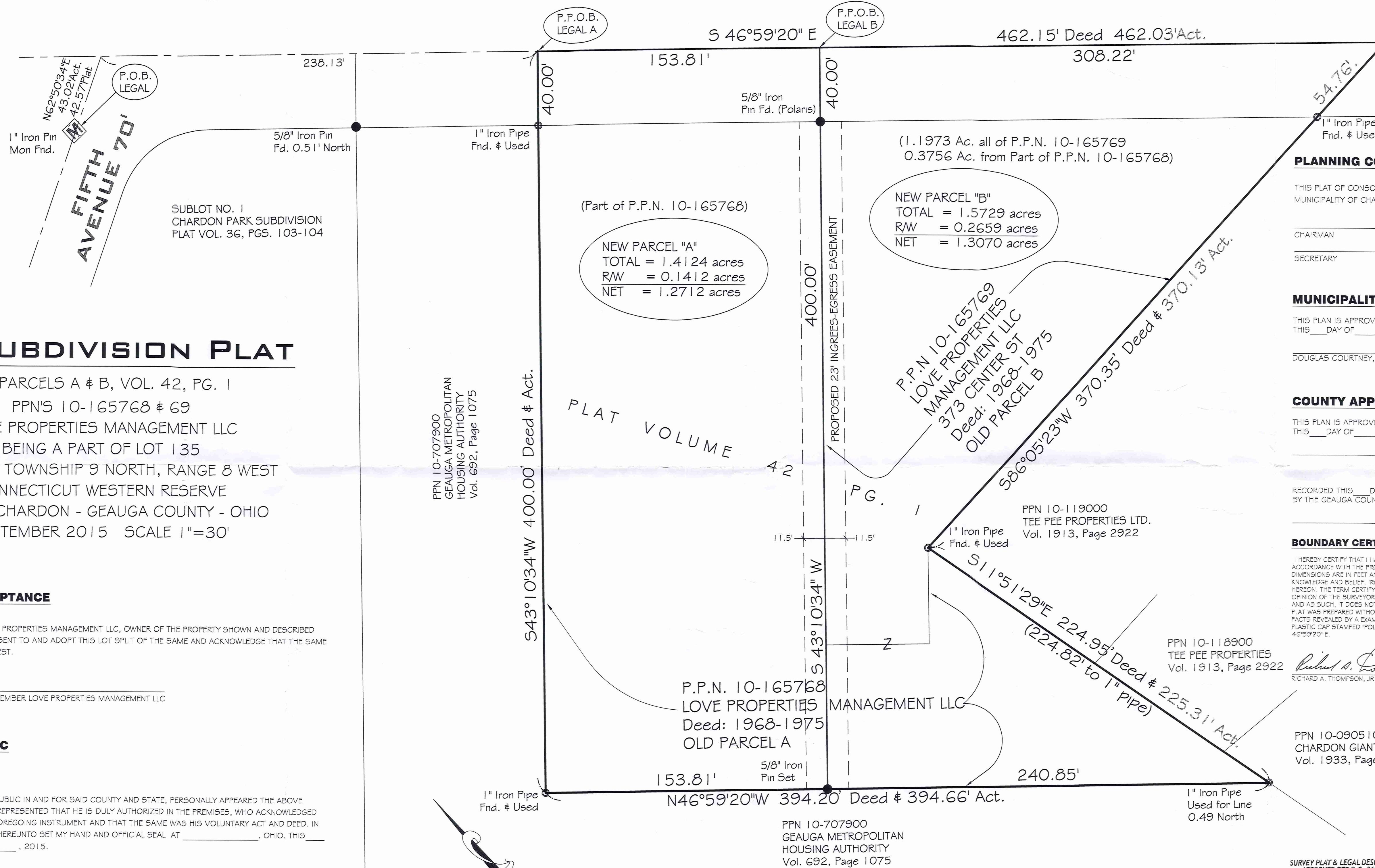


CENTER STREET (WIDTH VARIES)

SURVEY LEGEND:
 (Act.) = Actual
 (Calc.) = Calculated
 (Dd.) = Deed
 (Fd.) = Found
 (Meas.) = Measured
 (Obs.) = Observed
 (P) = Record Plat
 (PPN) = Permanent Parcel Number
 (Rec.) = Record



RE-SUBDIVISION PLAT

OF PARCELS A & B, VOL. 42, PG. 1
 PPN'S 10-165768 & 69
 LOVE PROPERTIES MANAGEMENT LLC
 BEING A PART OF LOT 135
 CHARDON TOWNSHIP 9 NORTH, RANGE 8 WEST
 CONNECTICUT WESTERN RESERVE
 CITY OF CHARDON - GAUGA COUNTY - OHIO
 SEPTEMBER 2015 SCALE 1"=30'

OWNERS ACCEPTANCE

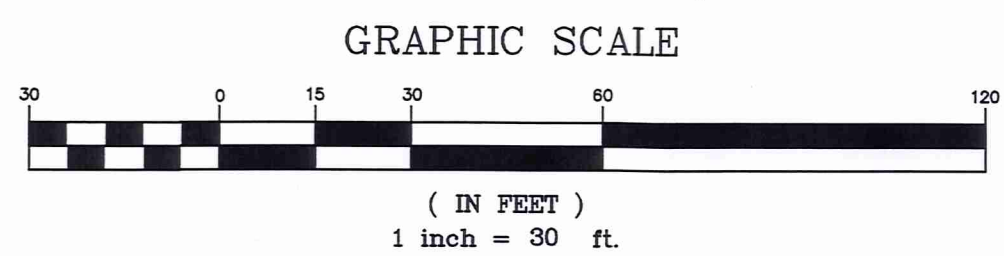
THE UNDERSIGNED LOVE PROPERTIES MANAGEMENT LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT ITS REQUEST.

BY: _____
 JIM LOVE - MANAGING MEMBER LOVE PROPERTIES MANAGEMENT LLC

NOTARY PUBLIC

STATE OF OHIO)
 COUNTY OF)
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED JIM LOVE, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____



PLANNING COMMISSION APPROVALS

THIS PLAT OF CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO BY RESOLUTION ADOPTED _____, 2015

CHAIRMAN _____

SECRETARY _____

MUNICIPALITY APPROVALS

THIS PLAN IS APPROVED BY THE ENGINEER OF THE CITY OF CHARDON
 THIS ___ DAY OF _____, 2015.

DOUGLAS COURTNEY, PE, MUNICIPAL ENGINEER

COUNTY APPROVALS

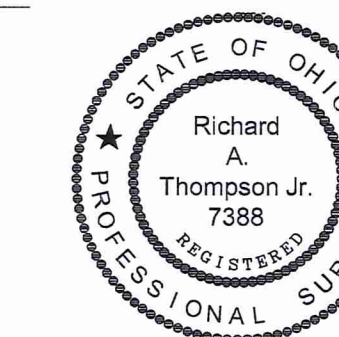
THIS PLAN IS APPROVED BY THE GAUGA COUNTY TAX MAP DEPARTMENT
 THIS ___ DAY OF _____, 2015.

RECORDED THIS ___ DAY OF _____, 2015, IN PLAT VOLUME _____, PAGE _____
 BY THE GAUGA COUNTY RECORDER.

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE CENTERLINE OF CENTER STREET BEING S 46°59'20"E.

Richard A. Thompson, Jr. 9.8.15
 RICHARD A. THOMPSON, JR. P.S. #7385 9/08/15



PPN 10-090510
 CHARDON GIANT EAGLE LLC
 Vol. 1933, Page 2991

C-4 Zoning - General Commercial:

Minimum Lot Area: 20,000 SF
 Minimum Lot Width: 100 FT

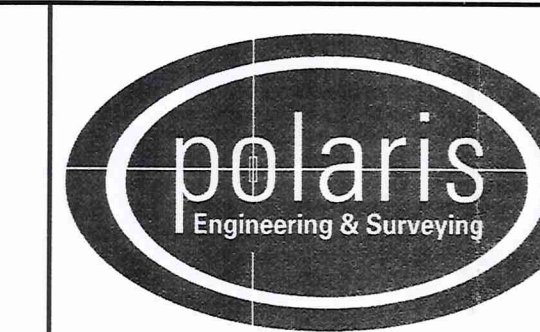
Building Setbacks:
 Front Setback=50 Feet
 Side Setback= 15 Feet
 Rear Setback=30 Feet

Parking Setbacks:
 Front Setback=10 Feet
 Side & Rear Setback= 10 Feet

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 S.M./M.B. 9/8/15
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT. R41940

DATE: 9/08/15
 SCALE: HOR. 1"=30'
 VERT. NA
 FOLDER: Survey
 FILENAME: Lot Split
 TAB: Lot Split
 DRAWN: _____

LOVE PROPERTIES
 MEDICAL AND OFFICES
 373 CENTER STREET
 CITY OF CHARDON-GAUGA COUNTY-OHIO



POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polans-es.com

CONTRACT No.

12126

SHEET OF

1 1

CHC 00057

LOVE Properties (15-098)

Picked up 9-8-15

VOL. 2000 pg 1923

PN# 10-165768



Polaris Engineering & Surveying

34600 Chardon Road Suite D

Willoughby Hills, Ohio 44094

Office: (440) 944-4433

Fax: (440) 944-3722

**Legal Description
Parcel A**

Situated in the City of Chardon, County of Geauga, and State of Ohio, being part of Lot 135, Chardon Township 9 North, Range VIII West of the Connecticut Western Reserve and further known as being a re-subdivision of Lot Split Plat Recorded in Volume 42, Page 1 of Geauga County Records;

Beginning in the centerline of Fifth Avenue (70 Feet Wide) at a 1 inch iron pin found as shown by the Chardon Park Subdivision by plat recorded in Volume 36, Pages 103-104 of Geauga County Plat Records; Thence NORTH $62^{\circ} 50'34''$ EAST along the centerline of said Fifth Avenue. 43.02 feet to the centerline of Center Street (Width Varies), Thence SOUTH $46^{\circ} 59'20''$ EAST, along the centerline of said Center Street, 283.13 feet to the northeast corner of land conveyed to the Geauga Metropolitan Housing Authority (PN 10-707900) by deed recorded in Volume 692, Page 1075 of Geauga County Records and the principal place of beginning;

Course 1: Thence SOUTH $46^{\circ} 59'20''$ EAST, along the centerline of said Center Street, 153.81 feet to a point;

Course 2: Thence SOUTH $43^{\circ} 10'34''$ WEST, creating a new line, passing through a $5/8$ inch iron pin set at 40.00 feet, 400.00 feet to a $5/8$ inch iron pin Found (Polaris) in the northerly line of said Geauga Metropolitan Housing Authority;

Course 3: Thence North $46^{\circ} 59'20''$ West, along the northerly line of said Geauga Metropolitan Housing Authority, 153.81 feet a 1 inch iron pipe found at an angle point therein;

Course 4: Thence NORTH $43^{\circ} 10'34''$ EAST, along the easterly line of said Geauga Metropolitan Housing Authority, passing through a 1 inch iron pipe found at 360.00 feet, 400.00 feet to the Principal Place of Beginning, and containing 1.4124 acres of land, part of P.P.N. 10-165768 (0.1412 acres in the right-of-way of Center Street), per a field survey performed in September, 2015 by Richard A. Thompson Jr. P.S. #7388 of Polaris Engineering and Surveying. The bearings used herein are based on Center Street being SOUTH $46^{\circ} 59'20''$ EAST. All iron pins set are $5/8$ inch diameter by 30 inch long rebar with identification caps stamped "Polaris S-7087".

The intent of this instrument is to re-describe Parcel A.



Richard A. Thompson Jr. 9.8.15

Richard A. Thompson, Jr. P.S. #7388 9/08/15

S:\2012 Projects\12126- Jim Love- Chardon Center Street ALTA (DRK)\Project Support Work\Legals and Survey Documents\Parcel A.doc

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

S.M. Im.B. 9/18/15

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Revised***

RECEIVED
SEP 18 2015
Geauga County Auditor
Tax Map Dept.

CHC 00057

Love Properties (15-098)
Picked up 9/8/15
Vol. 2000 pg 1929
PN# 10-165769



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

**Legal Description
Parcel B**

Situated in the City of Chardon, County of Geauga, and State of Ohio, being part of original Lot 135, Original Chardon Township 9 North, Range VIII West of the Connecticut Western Reserve and further known as being a re-subdivision of Lot Split Plat Recorded in Volume 42, Page 1 of Geauga County Records;

Beginning in the centerline of Fifth Avenue (70 feet wide) at a 1 inch iron pin found as shown by the Chardon Park Subdivision by plat recorded in Volume 36, Pages 103-104 of Geauga County Plat Records; Thence NORTH $62^{\circ} 50'34''$ EAST along the centerline of said Fifth Avenue. 43.02 feet to the centerline of Center Street (width varies), Thence SOUTH $46^{\circ} 59'20''$ EAST, along the centerline of said Center Street, 391.94 feet to and the principal place of beginning;

Course 1: Thence SOUTH $46^{\circ} 59'20''$ EAST along the centerline of said Center Street, 308.22 feet to the northeast corner of land conveyed to Tee Pee Properties Ltd. (PN10-119000) by deed recorded in Volume 1913, Page 2922 of Geauga County Records;

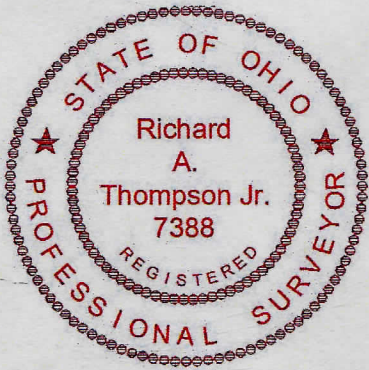
Course 2: Thence SOUTH $86^{\circ} 05'23''$ WEST, passing through a 1 inch iron pipe found at 54.76 feet, Along the northerly line of said Tee Pee Properties, 370.13 feet to a 1 inch iron pipe found at the northwest corner thereof;

Course 3: Thence SOUTH $11^{\circ} 51'29''$ EAST along the westerly line of said Tee Tee Properties Ltd. (PN 10-119000 & 10-118900) and the westerly line of land conveyed to Chardon Giant Eagle LLC (PN 10-090510) by deed recorded in Volume 1933, Page 2991 of Geauga County Records, passing through a 1 inch iron pipe found at 224.82 feet, a total distance of 225.31 feet an angle point in the easterly line of said Geauga Metropolitan Housing Authority;

Course 4: Thence NORTH $46^{\circ} 59'20''$ WEST along the northerly line of said Geauga Metropolitan Housing Authority, 240.85 FEET a 5/8 inch iron pin set;

Course 5: Thence NORTH 43° 10'34" EAST, creating a new line, passing through a 5/8 inch iron pin Found (Polaris) at 360.00 feet, 400.00 feet to the Principal Place of Beginning, and containing 1.5729 acres of land (0.2659 acres in the right-of-way of Center Street), per a field survey performed in September, 2015 by Richard A. Thompson Jr. P.S. #7388 of Polaris Engineering and Surveying. The bearings used herein are based on Center Street being SOUTH 46° 59'20" EAST. All iron pins set are 5/8 inch diameter by 30 inch long rebar with identification caps stamped "Polaris 5-7087".

The intent of this instrument is to re-describe Parcel B.



Richard A. Thompson Jr. 9.8.15

Richard A. Thompson, Jr. P.S. #7388 9/08/15

S:\2012 Projects\12126- Jim Love- Chardon Center Street ALTA (DRK)\Project Support Work\Legals and Survey Documents\Parcel B.doc

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

S.m/mcB 9/8/15
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rensco***

RECEIVED
SEP 08 2015
GEOGRAPHIC INFORMATION SYSTEMS
TAX MAP DEPT.