

Situated in the Village of Chardon, County of Geauga, State of Ohio, and being known as part of Lot Numbers 135, and 136, Township 9, Range VIII of The Connecticut Western Reserve

ACCEPTANCE

We, the undersigned owners of the properties shown and described hereon as the "Maple Leaf Plaza, LLC, an Ohio Limited Liability Company", "Maple Leaf Expansion, Inc., an Ohio Corporation", and "Maples Associates Limited Partnership" do hereby assent to and accept this Lot Split and Consolidation of same and do hereby acknowledge that the same was made at our request.

Maple Leaf Plaza, L.L.C., and Ohio Limited Liability Company

Signed in the presence of: Thomas W. Petrancek, Date 7/7/99, Witness James A. Jolota

Maple Leaf Expansion, Inc., and Ohio Corporation

Signed in the presence of: Thomas W. Petrancek, Date 7/7/99, Witness James A. Jolota

Maples Associates Limited Partnership

Signed in the presence of: Steven Kimmins, Date 7/7/99, Witness James A. Jolota

State of Ohio, County of Geauga

On this 7th day of July, 1999, before me, a Notary Public in and for said County and State, personally appeared the above Thomas W. Petrancek and Steven Kimmins, and acknowledged their signing of the foregoing acceptance, and that the same is their voluntary act and deed both personally and on behalf of said Limited Liability Company, and the voluntary and corporate act and deed of said Limited Liability Company.

Notary Public Edward G. Hurduk, my commission expires

EDWARD A. HURTUK, Attorney Notary Public - State of Ohio My Commission Has No Expiration Date Section 147.03 R.C.

On this 7th day of July, 1999, before me, a Notary Public in and for said County and State, personally appeared the above Thomas W. Petrancek and Steven Kimmins, and acknowledged their signing of the foregoing acceptance, and that the same is their voluntary act and deed both personally and on behalf of said Limited Liability Company, and the voluntary and corporate act and deed of said Limited Liability Company.

Notary Public E.A.H., my commission expires

EDWARD A. HURTUK, Attorney Notary Public - State of Ohio My Commission Has No Expiration Date Section 147.03 R.C.

On this 7th day of July, 1999, before me, a Notary Public in and for said County and State, personally appeared the above Steven Kimmins and James M. Gillette, and acknowledged their signing of the foregoing acceptance, and that the same is their voluntary act and deed both personally and on behalf of said Limited Liability Company, and the voluntary and corporate act and deed of said Limited Liability Company.

Notary Public E.A.H., my commission expires

EDWARD A. HURTUK, Attorney Notary Public - State of Ohio My Commission Has No Expiration Date Section 147.03 R.C.

VILLAGE APPROVALS

APPROVED AS TO FORM:

James M. Gillette, Law Director, Date 7/12/99

APPROVAL BY PLANNING COMMISSION:

This Lot Split and Consolidation has been approved by the Planning Commission of the Village of Chardon, Ohio this 12th day of July, 1999.

Kenneth R. Miller, Chairman

Secretary

Note: Bearings Shown Hereon are to an assumed meridian and are used to denote angles only.

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. Based on a Survey Performed by Robert C. Fleet Dated March 8, 1999, and on a Survey Performed by Terrence G. Gerson dated May 4, 1999.

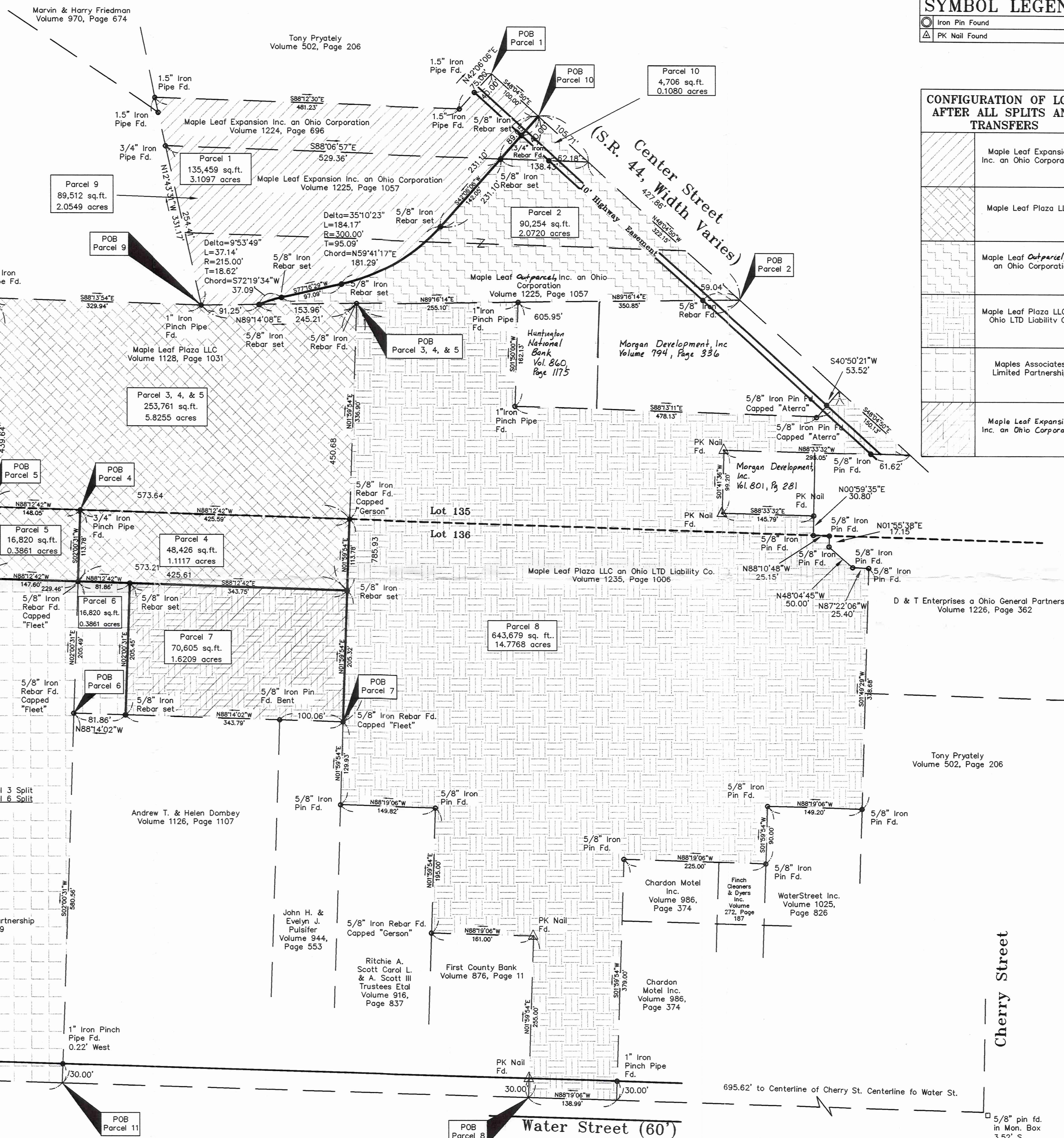
This Plat represents a Survey which meets the minimum standards for a Boundary Survey in the State of Ohio as specified in the Administrative Code Chapter 4733-37

Described in June, 1999 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner, P.S. #7070, Date 7/6/99, Foresight Engineering Group, Inc.

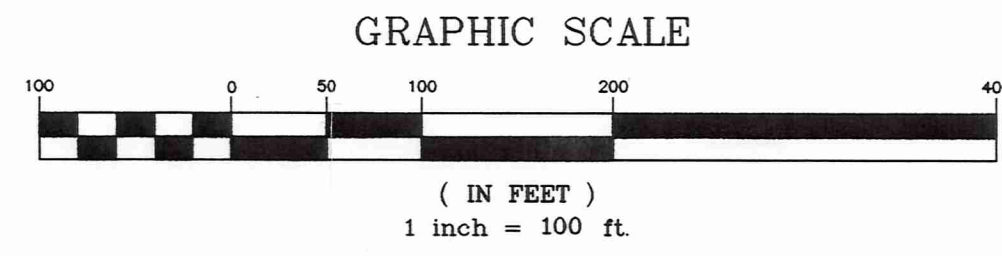


Geauga Metropolitan Housing Authority Volume 692, Page 1075



SYMBOL LEGEND: Iron Pin Found, PK Nail Found

CONFIGURATION OF LOTS AFTER ALL SPLITS AND TRANSFERS: Table listing lot owners and areas.



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 JK REVISED 7/28/99 OFFICE OF THE GAUGA COUNTY ENGINEER

Vertical sidebar containing: Foresight Engineering Group Engineers & Surveyors, SCALE: Horiz. 1" = 100', Vert. None, FILE NAME: I:\P\219902\Plot02.dwg, DATE: June 30, 1999, REVISIONS, and Maple Leaf Plaza, L.L.C. Chardon Village - Geauga County - Ohio Lot Split and Consolidation SHEET NO. 1/1

CHC000063

MAPLE LEAF PLAZA  
PICKED UP - 7/28/99  
✓

**Survey Description**

**Parcel 1**

**3.1097 acres**

June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 135 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning a southeasterly corner of land now or formerly owned by Tony Pryately by deed recorded in volume 502, page 206 of the Geauga County Records of Deeds, said corner also being on the centerline of Center Street, width varies;

- Course I Thence South  $48^{\circ} 04' 50''$  East along the centerline of Center Street a distance of 100 feet;
- Course II Thence South  $42^{\circ} 06' 06''$  West along a new division line a distance of 231.10 feet to a 5/8 inch iron rebar set, passing through a 5/8 inch iron rebar set at a distance of 40.00 feet, and a 5/8 inch iron rebar set at a distance of 89.05 feet;
- Course III Thence along the arc of a curve, deflecting to the right, having a delta of  $35^{\circ} 10' 23''$ , a length of 184.17 feet, a radius of 300.00 feet, a tangent of 95.09 feet and a chord which bears South  $59^{\circ} 41' 17''$  West a distance of 181.29 feet to a 5/8 inch rebar set;
- Course IV Thence South  $77^{\circ} 16' 29''$  West along a new division line a distance of 97.09 feet to a 5/8 inch rebar set;
- Course V Thence along the arc of a curve, deflecting to the left, having a delta of  $9^{\circ} 53' 49''$ , a length of 37.14 feet, a radius of 215.00 feet, a tangent of 18.62 feet, and a chord which bears South  $72^{\circ} 19' 34''$  West a distance of 37.09 feet to a 5/8 inch rebar set on the northerly line of land now or formerly owned by Maple Leaf Plaza, LLC by deed recorded in volume 1128, page 1031 of the Geauga County Records of Deeds;
- Course VI Thence South  $89^{\circ} 14' 08''$  West along the northerly line of said Maple Leaf Plaza, LLC a distance of 91.25 feet to a 1 inch iron pinch pipe found at a southeasterly corner of land now or formerly owned by the Geauga Metropolitan Housing Authority by deed recorded in volume 692, page 1075 of the Geauga County Records of Deeds;
- Course VII Thence North  $12^{\circ} 43' 31''$  West along easterly lines of land of said Geauga Metropolitan Housing Authority and land now or formerly owned by Marvin & Harry Friedman by Deed recorded in Volume 970, Page 674 of The Geauga County Records of Deeds, a distance of 331.17 feet to a 1.5

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inch iron pipe found at a southwesterly corner of land of said Tony Pryately, passing through a 3/4 inch iron pipe found a distance of 254.41 feet and a 1.5 inch iron pipe found at a distance of 307.23 feet;

Course VIII Thence South 88° 12' 30" East along a southerly line of land of said Tony Pryately a distance of 481.23 feet to a 1.5 inch iron pipe found;

Course IX Thence North 42° 06' 06" East along a southerly line of said Tony Pryately a distance of 75.00 feet to the place of beginning, passing through a 1.5 inch iron pipe found at a distance of 35.00 feet and containing 3.1097 acres of land as surveyed by Foresight Engineering Group, Inc in April, 1999 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 iron rebar set are 30 inches long and capped Foresight Engineering. The previous instrument is volume 1224, page 696 and volume 1225, page 1057 of the Geauga County Records of Deeds. Consisting of 1.0548 acres out of Volume 1224, Page 696, 1.3923 acres out of Volume 1225, Page 1057 (Parcel 2), 0.6414 acres out of Volume 1225, Page 1057 (Parcel 1).

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*JK* REVISED *7 28 99*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description****Parcel 2****2.0720 acres**

June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 135 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at the northeasterly corner of land now or formerly owned by Morgan Development, Inc. by deed recorded in volume 794, page 336 of the Geauga county Records of Deeds, said point also being on the centerline of Center Street, Width varies;

- Course I Thence South  $89^{\circ} 16' 14''$  West along a northerly lines of land of said Morgan Development, Inc., and land now or formerly owned by Huntington National Bank by Deed recorded in Volume 860, Page 1175 of the Geauga County Records of Deeds, a distance of 605.95 feet to a 5/8 inch iron rebar found at the northeasterly corner of land now or formerly owned by the Maple leaf Plaza, LLC by deed recorded in volume 1128, page 1031 of the Geauga County Records of Deeds, passing through a 5/8 inch iron rebar found at a distance of 59.04 feet and a 1 inch iron pinch pipe found at a distance of 350.85 feet;
- Course II Thence South  $89^{\circ} 14' 08''$  West along the northerly line of land of said Maple Leaf Plaza, LLC a distance of 153.96 feet to a 5/8 inch iron rebar set;
- Course III Thence along the arc of a non-tangential curve, deflecting to the right, having a delta  $9^{\circ} 53' 49''$ , a length of 37.14 feet, a radius of 215.00 feet, a tangent of 18.62 feet and having a chord which bears North  $72^{\circ} 19' 34''$  East a distance of 37.09 feet to a 5/8 inch iron rebar set;
- Course IV Thence North  $77^{\circ} 16' 29''$  East along a new division line a distance of 97.09 feet to a 5/8 inch iron rebar set;
- Course V Thence along the arc of a curve, deflecting to the left, having a delta of  $35^{\circ} 10' 23''$ , a length of 184.17 feet, a radius of 300.00 feet, a tangent of 95.09 feet and a chord which bears North  $59^{\circ} 41' 17''$  East a distance of 181.29 feet to a 5/8 inch iron rebar set;
- Course VI Thence North  $42^{\circ} 06' 06''$  East along a new division line a distance of 231.10 feet to the centerline of Center street, passing through a 5/8 inch iron rebar set at a distance of 142.05 feet, and a 5/8 inch iron rebar set at a distance of 191.10 feet;
- Course V Thence South  $48^{\circ} 04' 50''$  East along the centerline of Center Street a distance of 427.86 feet to the place of beginning and containing 2.0720

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acres of land as surveyed and described by Foresight Engineering Group, Inc in April, 1999 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 iron rebar set are 30 inches long and capped Foresight Engineering. The prior instrument reference is Volume 1224, page 696 and Volume 1225, page 1057 of the Geauga county Records of Deeds. Consisting of 0.1080 acres out of Volume 1224, page 696, 0.8329 acres out of Volume 1225, Page 1057 (Parcel 2), 1.310 acres out of Volume 1225, Page 1057 (Parcel 1).

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

JK REVISED 7 28 99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description**  
**Parcel 3, 4 & 5**  
**Combined**  
**5.8255 acres**  
June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 135 and Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8 inch iron rebar found at the northwesterly corner of land now or formerly owned by the Maple Leaf Plaza, LLC by deed recorded in volume 1235, page 1006 of the Geauga County Records of Deeds;

Course I Thence South  $1^{\circ} 59' 54''$  West along a westerly line of land of said Maple Leaf Plaza, LLC a distance of 450.68 feet to a 5/8 inch iron rebar set, passing through a 5/8 inch iron rebar found capped "Gerson" at a distance of 336.90 feet;

Course II Thence North  $88^{\circ} 12' 42''$  West a distance of 573.21 feet to a 5/8 inch iron rebar found capped Fleet at a northeasterly corner of land now or formerly owned by the Maples and Associates, Inc. by deed recorded in Volume 969, page 719 of the Geauga County Records of Deeds, passing through a 5/8 inch iron rebar found capped Foresight Engineering at a distance of 343.75 feet and a 5/8 inch iron rebar found capped Fleet at a distance of 425.61 feet;

Course III Thence North  $1^{\circ} 46' 59''$  East along an easterly line, and its southerly projection, of land of the Geauga Metropolitan Housing Authority by deed recorded in volume 692, page 1075 a distance of 439.64 feet to a 1 inch iron pipe found, passing through a 1 inch iron pinch pipe found at a distance of 113.78 feet;

Course IV Thence South  $88^{\circ} 13' 54''$  East along a southerly line of land of said Geauga Metropolitan Housing Authority a distance of 329.94 feet to a 1 inch iron pinch pipe found at a southwesterly corner of land now or formerly owned by the Maple Leaf Expansion, Inc. by deed recorded in volume 1225, page 1057 of the Geauga County Records of Deeds;

Course V Thence North  $89^{\circ} 14' 08''$  East along a southerly line of land of said Maple Leaf Expansion, Inc. a distance of 245.21 feet to the place of beginning, passing through a 5/8 inch iron rebar set at a distance of 91.25 feet and containing 5.8255 acres of land as surveyed and described by Foresight Engineering 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 iron rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1128, page 1031,

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volume 1235, page 1006, and volume 969, Page 719 of the Geauga County Records of Deeds. Consisting of 1.1117 acres out of volume 1235, page 1006, 0.3861 acres out of volume 969, page 719, and 4.3277 acres of volume 1128, page 1031.

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

*JK Revised 7 28 99*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description****Parcel 4 & 5****1.4978 acres**

June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 1 inch iron pipe found at the southeasterly corner of land now or formerly owned by the Geauga Metropolitan Housing Authority by deed recorded in volume 692, page 1075 of the Geauga County Records of Deeds;

Course I Thence South  $88^{\circ} 12' 42''$  East along the northerly line of Lot 136 a distance of 573.64 feet to a 5/8 inch iron rebar found capped "Gerson", passing through a 3/4 inch iron pinch pipe found at a distance of 148.05 feet;

Course II Thence South  $1^{\circ} 59' 54''$  West along a new division line a distance of 113.78 feet to a 5/8 inch rebar set;

Course III Thence North  $88^{\circ} 12' 42''$  West along a new division line a distance of 573.21 feet to a 5/8 inch iron rebar found capped Fleet, passing through a 5/8 inch iron rebar set at a distance of 343.75 feet, and a 5/8 inch iron rebar found capped Fleet at a distance of 425.61 feet:

Course IV Thence North  $1^{\circ} 46' 59''$  East along a new division line a distance of 113.78 feet to the place of beginning and containing 1.4978 acres of land as surveyed and described by Foresight Engineering under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angels only. All 5/8 inch iron rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 969, page 719 and volume 1235, page 1006 of the Geauga County Records of Deeds. Consisting of 1.1117 acres out of volume 1235, page 1006, and 0.3861 acres out of volume 969, page 719.

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

*JK - Revised 7/28/99*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description**  
**Parcel 4**  
**1.1117 acres**  
June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 3/4 inch iron pinch pipe found on the northerly line of Lot 136, said point being located South 88° 12' 42" East along the northerly line of Lot 136 a distance of 148.05 feet from the southeasterly corner of land now or formerly owned by the Geauga Metropolitan Housing Authority by deed recorded in volume 692, page 1075 of the Geauga County Records of Deeds;

Course I Thence South 88° 12' 42" East along the northerly line of Lot 136 a distance of 425.59 feet to a 5/8 inch iron rebar found capped "Gerson" at the southeasterly corner of land now or formerly owned by the Maple Leaf Plaza, LLC by deed recorded in volume 1128, page 1031;

Course II Thence South 1° 59' 54" West along a new division line a distance of 113.78 feet to a 5/8 inch iron rebar set;

Course III Thence North 88° 12' 42" West along a new division line a distance of 425.61 feet to a 5/8 inch rebar set at a northeasterly corner of land now or formerly owned by the Maples Associates, Limited Partnership by Deed recorded in volume 969, page 719 of the Geauga County Records of Deeds, passing through a 5/8 inch iron rebar set at a distance of 343.75 feet;

Course IV Thence North 2° 00' 31" East along a new division line a distance of 113.78 feet to the place of beginning and containing 1.1117 acres of land as surveyed and described by Foresight Engineering 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 iron rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1235, page 1006 of the Geauga County Records of Deeds.

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

*JK Revised 7/28/99*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

CHC 00063

Maple Leaf Plaza  
Picked up 7/28/1999

**Survey Description**  
**Parcel 5**  
**0.3861 acres**  
June 28, 1999



Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 1 inch iron pinch pipe found at the southeasterly corner of land now or formerly owned by the Geauga Metropolitan Housing Authority by deed recorded in volume 692, page 1075 of the Geauga County Records of Deeds;

Course I Thence South 88° 12' 42" East along the northerly line of Lot 136 a distance of 148.05 feet to a 3/4 inch pinch pipe found at a westerly corner of land now or formerly owned by or formerly owned by Maple Leaf Plaza LLC an Ohio LTD Liability Co. by Deed recorded in Volume 1235, Page 1006 of the Geauga County Records of Deeds;

Course II Thence South 2° 00' 31" West along westerly line of land of said Maple Leaf Plaza LLC an Ohio LTD Liability Co., a distance of 113.78 feet to a 5/8 inch iron rebar found capped "Fleet";

Course III Thence North 88° 12' 42" West along a new division line a distance of 147.60 feet to a 5/8 inch iron rebar set:

Course IV Thence North 1° 46' 59" East along a new division line a distance of 113.78 feet to the place of beginning and containing 0.3861 acres of land as surveyed and described by Foresight Engineering under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angels only. All 5/8 inch iron rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 969, page 719 of the Geauga County Records of Deeds.

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

*JK Revised 7/28/99*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

CHC000063

Maple Leaf Plaza  
Picked up 7/28/1999

**Survey Description**  
**Parcel 6**  
**0.3861 acres**  
June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8 inch rebar found capped at a southwesterly corner of land now or formerly owned by the Maple Leaf Plaza, LLC by deed recorded in volume 1235, page 1006 of the Geauga County Records of Deeds, said 5/8 inch rebar also being on an easterly line of land now or formerly owned by the Maples Associates Limited Partnership by deed recorded in volume 969, page 719 of the Geauga County Records of Deeds;

Course I Thence North 2° 00' 31" East along an easterly line land of said Maples Associates Limited Partnership a distance of 205.49 feet to a 5/8 inch iron rebar found capped "Fleet";

Course II Thence South 88° 12' 42" East along a new division line a distance of 81.86 feet to a 5/8 inch iron rebar set;

Course III Thence South 2° 00' 31" West along a new division line a distance of 205.45 feet to a 5/8 inch iron rebar set on a southerly line of land of said Maple Leaf Plaza, LLC and a northerly line of land now or formerly owned by or formerly owned by Andrew T. & Helen Dombey by Deed recorded in Volume 1126, Page 1107 of the Geauga County Records of Deeds;

Course IV Thence North 88° 14' 02" West along a southerly line of land of said Maple Leaf Plaza, LLC, and a northerly line of land of said Andrew T. & Helen Dombey, a distance of 81.86 feet to the place of beginning and containing 0.3861 acres of land as surveyed and described by Foresight Engineering under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angels only. All 5/8 inch iron rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1235, page 1006 of the Geauga County Records of Deeds.

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

*JK Revised 7/28/99*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

CNC 00063

Maple Leaf Plaza  
picked up 7/28/1999  
10-165517

**Survey Description**  
**Parcel 7**  
**1.6209 acres**  
June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8 inch iron rebar found capped Fleet at a northeasterly corner of land now or formerly owned by John and Evelyn Pulsifer by deed recorded in volume 944, page 553 of the Geauga County Records of Deeds;

Course I Thence North 88° 14' 02" West along the northerly lines of land of said John and Evelyn Pulsifer and land now or formerly owned by Andrew T. & Helen Dombey by Deed recorded in Volume 1126, Page 1107 of the Geauga County Records of Deeds, and a southerly line of land now or formerly owned by Maple Leaf Plaza, LLC by Deed recorded in Volume 1128, Page 1031 of the Geauga County Records of Deeds, a distance of 343.79 feet to a 5/8 inch iron rebar set, passing through a 5/8 inch iron pin found bent at a distance of 100.06 feet;

Course II Thence North 2° 00' 31" East along a new division line a distance of 205.45 feet to a 5/8 inch iron rebar set;

Course III Thence South 88° 12' 42" East along a new division line a distance of 343.75 feet to a 5/8 inch iron rebar set;

Course IV Thence South 1° 59' 54" West along a new division line a distance of 205.32 feet to the place of beginning and containing 1.6209 acres of land as surveyed and described by Foresight Engineering under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angels only. All 5/8 inch iron rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference volume 1235, page 1006 of the Geauga County Records of Deeds.

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

*JK Revised 7/28/99*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description**  
**Parcel 8**  
**14.7768 acres**  
June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 135 and Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a southeasterly corner of land now or formerly owned by the First County Bank as recorded in volume 876, page 11 of the Geauga county Records of Deeds, said southeasterly corner being on the centerline of Water Street, 60 feet wide;

- Course I North 1° 59' 54" East along the easterly line of land of said First County Bank a distance of 255.00 feet to a PK nail found;
- Course II Thence North 88° 19' 06" West along a northerly line of land of said First County Bank a distance of 161.00 feet to a 5/8 inch iron rebar found capped Gerson on an easterly line of land now or formerly owned by Ritchie A. Scott, etal Trustees as recorded in volume 916, page 837 of the Geauga County records of Deeds;
- Course III Thence North 1° 59' 54" East along an easterly line of land of said Ritchie A. Scott, etal Trustees a distance of 195.00 feet to a 5/8 inch iron pin found at the northeasterly corner of land of said Ritchie A. Scott, etal Trustees;
- Course IV Thence North 88° 19' 06" West along a northerly line of land of said Ritchie A. Scott, etal Trustees a distance of 149.82 feet to a 5/8 inch iron pin found on an easterly line of land now or formerly owned by John and Evelyn Pulsifer by deed recorded in volume 944, page 553 of the Geauga County Records of Deeds;
- Course V Thence North 1° 59' 54" East along an easterly line of land of said John and Evelyn Pulsifer and an easterly line of land now or formerly owned by Maple Leaf Plaza, LLC by Deed recorded in Volume 1128, Page 1031 of the Geauga County Records of Deeds, a distance of 785.93 feet to a 5/8 inch iron rebar found on the southerly line of land now or formerly owned by the Maple Leaf Expansion, Inc. by deed recorded in volume 1225, page 1057 of the Geauga County Records of Deeds, passing through a 5/8 inch iron rebar found capped Fleet at a distance of 129.93 feet, a 5/8 inch rebar set at a distance of 335.25 feet and a 5/8 inch iron rebar found at a distance of 449.03 feet;
- Course VI Thence North 89° 16' 14" East along a southerly line of land of said Maple Leaf Expansion, Inc. a distance of 255.10 feet to a 1 inch iron pinch pipe found at a northwesterly corner of land now or formerly owned by

Huntington National Bank by Deed recorded in Volume 860, page 1175 of the Geauga County Records of Deeds;

Course VII Thence South 1° 50' 00" West along a westerly line of land of Huntington National Bank a distance of 162.13 feet to a 1 inch iron pinch pipe found at a southwesterly corner of land of said Huntington National Bank Inc;

Course VIII Thence South 88° 13' 11" East along a southerly lines of land of said Huntington National Bank Inc and land now or formerly owned by Morgan Development Inc. by Deed recorded in Volume 794, Page 336 of the Geauga County Records of Deeds, a distance of 478.13 feet to a 5/8 inch iron pin found capped Aterra;

Course IX Thence North 40° 50' 21" East along a southerly line of land of said Morgan Development Inc. a distance of 53.52 feet to the centerline of Center Street, width varies, passing through a 5/8 inch iron pin found capped Aterra at a distance of 13.52 feet;

Course X Thence South 48° 04' 50" East along the centerline of Center Street a distance of 150.13 feet to a Northeasterly corner of land now or formerly owned by the D. & T. Enterprises by deed recorded in volume 1226, page 362 of the Geauga County Records of Deeds;

Course XI Thence North 88° 33' 32" West along the northerly line of land of said D. & T. Enterprises and land now or formerly owned by Morgan Development Inc., by Deed recorded in Volume 801, Page 281 of the Geauga County Records of Deeds, a distance of 295.05 feet to a PK nail found at a northwesterly corner of land of said by Morgan Development Inc., passing through a 5/8 inch iron pin found at a distance of 61.62 feet;

Course XII Thence South 1° 41' 36" West along a westerly line of land of by Morgan Development Inc., a distance of 99.20 feet to a PK nail found at a southwesterly corner thereof;

Course XIII Thence South 88° 33' 32" East along a southerly line of land of said by Morgan Development Inc., a distance of 145.79 feet to a PK nail found in a westerly line of land of said D. & T. Enterprises;

Course XIV Thence South 0° 59' 35" West along a westerly line of land of said D. & T. Enterprises a distance of 30.80 feet to a 5/8 inch iron pin found at a southwesterly corner of land of said D. & T. Enterprises;

Course XV Thence South 88° 10' 48" East along a southerly line of land of said D. & T. Enterprises a distance of 25.15 feet to a 5/8 inch iron pin found at a southwesterly corner of land of said D. & T. Enterprises;

- Course XVI Thence South  $1^{\circ} 55' 38''$  West along a westerly line of land of said D. & T. Enterprises a distance of 17.15 feet to a  $5/8$  inch iron pin found at a southwesterly corner of land of said D. & T. Enterprises;
- Course XV Thence South  $48^{\circ} 04' 45''$  East along a westerly line of land of said D. & T. Enterprises a distance of 50.00 feet to a  $5/8$  inch iron pin found at a southwesterly corner of land of said D. & T. Enterprises;
- Course XVI Thence South  $87^{\circ} 22' 06''$  East along a southerly line of land of said D. & T. Enterprises a distance of 25.40 feet to a  $5/8$  inch iron pin found at a southwesterly corner of land of said D. & T. Enterprises;
- Course XVII Thence South  $1^{\circ} 49' 29''$  West along a westerly line of land of said D. & T. Enterprises and the westerly line of land now or formerly owned by Tony Pryately by deed recorded in volume 502, page 206 of the Geauga County records of Deeds a distance of 378.68 feet to a  $5/8$  inch iron pin found at the northeasterly corner of land now or formerly owned by the Water Street In. by deed recorded in volume 1025, page 826 of the Geauga County Records of Deeds;
- Course XVIII Thence North  $88^{\circ} 19' 06''$  West along the northerly line of land of said Water Street, Inc. a distance of 149.20 feet to a  $5/8$  inch iron pin found at the north westerly corner of land of said Water Street, Inc.;
- Course XIX Thence South  $1^{\circ} 59' 54''$  West along a westerly line of land of said Water Street, Inc. a distance of 90.00 feet to a  $5/8$  inch iron pin found at the northeasterly corner of land now or formerly owned by the Finch Cleaners & Dyers, Inc. by deed recorded in Volume 272, page 187 of the Geauga county Records of Deeds;
- Course XX Thence North  $88^{\circ} 19' 06''$  West along a northerly line of land of said Finch Cleaners & Dyers, Inc. and the Chardon Motel, Inc. by deed recorded in Volume 986, page 374 of the Geauga County Records of Deeds a distance of 225.00 feet to a  $5/8$  inch iron pin found at a northwesterly corner of land of the said Chardon Motel, Inc.;
- Course XXI Thence South  $1^{\circ} 59' 54''$  West along the westerly line of land of the said Chardon Motel, Inc. a distance of 379.00 feet to the southwesterly corner of land of the said Chardon Motel, Inc., passing through a 1 inch iron pinch pipe found at a distance of 349.00 feet, said southwesterly corner also being on the centerline of Water Street;
- Course XXI Thence North  $88^{\circ} 19' 06''$  West along the centerline of Water Street a distance of 138.99 feet to the place of beginning and containing 14.7768 acres of land as surveyed by William R. Gray Associates, Inc. in 1997 and 1999 and described by Foresight Engineering under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angels only. All  $5/8$  inch iron rebar

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set are 30 inches long capped Foresight Engineering. The prior instrument reference volume 1235, page 1006 of the Geauga County Records of Deeds.

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

*JK Revised 7/28/99*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description****Parcel 9****2.0549 acres**

June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 135 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning a 1 inch iron pinch pipe found at a southeasterly corner of land now or formerly owned by the Geauga Metropolitan Housing Authority by deed recorded in volume 692, page 1075 of the Geauga County Records of Deeds;

- Course I Thence North  $12^{\circ} 43' 31''$  West along an easterly line of land of said Geauga Metropolitan Housing Authority a distance of 254.41 feet to a 3/4 inch iron pipe found, said pipe also being a northwesterly corner of land now of formerly owned by Maple Leaf Expansion Inc., an Ohio Corporation by Deed recorded in Volume 1225, Page 1057 of The Geauga County Records of Deeds and a southwesterly corner of land now or formerly owned by Maple Leaf Expansion Inc. an Ohio Corporation, by Deed recorded in Volume 1224 , Page 696 of the Geauga County Records of Deeds;
- Course II Thence South  $88^{\circ} 06' 57''$  East along a southerly line of land of said by Maple Leaf Expansion Inc., an Ohio Corporation (volume 1224, page 696), a distance of 529.36 feet to a 5/8 inch iron rebar set;
- Course III Thence South  $42^{\circ} 06' 06''$  West along a new division line a distance of 142.05 feet to an 5/8 inch iron rebar set;
- Course IV Thence along a new division line, along the arc of a curve, deflecting to the right, having a radius of 300.00 feet, a length of 184.17 feet, a tangent of 95.09 feet, a delta of  $35^{\circ} 10' 23''$ , and a chord which bears South  $59^{\circ} 41' 17''$  West a distance of 181.29 feet to a 5/8 inch iron rebar set.
- Course V Thence South  $77^{\circ} 16' 29''$  West along a new division line a distance of 97.09 feet to a 5/8 inch iron rebar set;
- Course VI Thence along the arc of a curve, deflecting to the left, having a radius of 215 feet, a length of 37.14 feet, a tangent of 18.62 feet, a delta of  $9^{\circ} 53' 49''$ , and a chord which bears South  $72^{\circ} 19' 34''$  West a distance of 37.09 feet to A 5/8 inch iron rebar set on the northerly line of land now of formerly owned by Maple Leaf Plaza, L.L.C. by Deed recorded in Volume 1128, Page 1031 of The Geauga County Records of Deeds;

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Course VII

Thence South 89° 14' 08" West along the northerly line of said Maple Leaf Plaza, LLC a distance of 91.25 feet to the place of beginning and containing 2.0549 Acres of land as surveyed and described by Foresight Engineering Group, Inc., under the supervision of Steven N. Roessner, P.S. #7070. All 5/8-inch iron rebar set are 30 inches long capped "Foresight Engineering Group". The bearings as used herein are assumed and to denote angles only. All 5/8 inch iron rebar set are 30 inches long and capped Foresight Engineering. The previous instrument is volume 1225, page 1057 of the Geauga County Records of Deeds. Consisting of 1.3925 acres out of Volume 1225, Page 1057 (Parcel 1), 0.6624 acres out of Volume 1225, Page 1057 (Parcel 2).

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

*JK Revised 7 28/99*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description****Parcel 10****0.1080 acres**

June 28, 1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 135 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning point on the centerline of Center Street, width varies, said point also being located South  $48^{\circ} 04' 50''$  East a distance of 100.00 feet from a southeasterly corner of land now or formerly owned by Tony Pryately by deed recorded in volume 502, page 206 of the Geauga County Records of Deeds;

Course I Thence South  $48^{\circ} 04' 50''$  East along the centerline of said Center Street a distance of 105.71 feet to a point, said point also being a southeasterly corner of land now of formerly owned by Maple Leaf Expansion Inc. an Ohio corporation by Deed recorded in Volume 1224, Page 696 of The Geauga County Records of Deeds and a northeasterly corner of land now or formerly owned by Maple Leaf Expansion, Inc., an Ohio Corporation by Deed recorded in Volume 1225, Page 1057 of the Geauga County Records of Deeds;

Course II Thence North  $88^{\circ} 06' 57''$  West along the northerly line of land of said Maple Leaf Expansion Inc., an Ohio Corporation recorded in Volume 1225, Page 1057 of the Geauga County Records of Deeds, a distance of 138.43 feet to a 5/8 inch iron rebar set;

Course III Thence North  $42^{\circ} 06' 06''$  East along a new division line a distance of 89.05 feet to the place of beginning and containing 0.1080 Acres of land as surveyed and described by Foresight Engineering Group, Inc., under the supervision of Steven N. Roessner, P.S. #7070. All 5/8-inch iron rebar set are 30 inches long capped "Foresight Engineering Group". The bearings as used herein are assumed and to denote angles only. All 5/8 inch iron rebar set are 30 inches long and capped Foresight Engineering. The prior instrument reference is volume 1224, page 696 of the Geauga county Records of Deeds.

SURVEY PLAT &amp; LEGAL DESCRIPTION

APPROVED PER R.C. 315.251

OK REVISED 7/28/99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

CHC 00063

Maple Leaf Plaza  
Picked up 7/28/1999  
10-053700

**Survey Description**  
**Parcel 11**  
**7.4971 acres**  
**June 30, 1999**

10-053700

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a southwesterly corner of land now or formerly owned by Andrew T. & Helen Dombey by Deed recorded in Volume 1126, Page 1107 of The Geauga County Records of Deeds, said point also being on the centerline of Water Street (60');

Course I Thence North 02° 00' 31" East along an easterly line of land of land now or formerly owned by Maples Associates Limited Partnership by Deed recorded in Volume 969, Page 719 of The Geauga County Records of Deeds, and a westerly line of land of said Andrew T. & Helen Dombey, to a 5/8 inch iron rebar found capped "Fleet" at a distance of 580.56 feet, said rebar also being a northwesterly corner of land of said Andrew T. & Helen Dombey, passing through a 5/8 inch iron rebar set at a distance of 30.00 feet;

Course II Thence South 88° 14' 02" East along the northerly line of land of said Andrew T. & Helen Dombey to a 5/8 inch iron rebar set at a distance of 81.86 feet;

Course III Thence North 02° 00' 31" East along an easterly line of land now or formerly owned by Maple Leaf Plaza LLC an Ohio LTD Liability Co., by Deed recorded in Volume 1235, Page 1006 of the Geauga County Records of Deeds, a distance of 205.45 to a 5/8 inch iron rebar set;

Course IV Thence North 88° 12' 42" West a distance of 229.46 feet to a 5/8 inch iron rebar found capped "Fleet", passing through a 5/8 inch iron rebar found capped "Fleet" at a distance of 81.86 feet;

Course V Thence North 01° 46' 59" East along a westerly line of land of said Maple Leaf Plaza LLC, a distance of 113.78 feet to a 1 inch iron pinch pipe found at a southwesterly corner of land now or formerly owned by Maple Leaf Plaza LLC by Deed recorded in Volume 1128, Page 1031 of the Geauga County Records of Deeds;

Course VI Thence North 88° 13' 54" West along a southerly line of land now or formerly owned by Geauga Metropolitan Housing Authority by Deed recorded in Volume 692, Page 1075 of The Geauga County Records of Deeds a distance of 214.75 feet to a 1 inch iron pinch pipe found, said pinch pipe also being a northeasterly corner of land now or formerly owned by Wm. F. Jr. & James C. Vokoun & Joann Vokoun Crellin by

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Deed recorded in Volume 693, Page 1311 of The Geauga County Records of Deeds;

Course VII Thence South  $02^{\circ} 00' 31''$  West along an easterly line of land of said Wm. F. Jr. & James C. Vokoun & Joann Vokoun Crellin a distance of 900.43 feet to a point on the centerline of said Water Street, passing through a 1/2 inch iron pinch pipe found at a distance of 870.43 feet;

Course VIII Thence South  $88^{\circ} 19' 06''$  East along the centerline of Said Water Street a distance of 362.81 feet to the place of beginning and containing 7.4971 Acres of land as surveyed and described by Foresight Engineering Group, Inc., under the supervision of Steven N. Roessner, P.S. #7070. All 5/8-inch iron rebar set are 30 inches long capped "Foresight Engineering Group". The prior instrument reference is Volume 969, Page 719 of the Geauga County Records of Deeds County Records of Deeds.

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

*OK reviewed 7/28/99*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER