

Situated in the City of Chardon, County of Geauga, State of Ohio and known as being part of Original Chardon Lot No. 101, 102, and 135, Range VIII, Township 8 of the Connecticut Western Reserve



ACCEPTANCE

We, the undersigned owners of the properties shown and described hereon as "Jerome T. Osborne", "Edmund Corp.", and "The Mentor Lumber and Supply Co.", do hereby assent to and adopt this Lot Split of same and do hereby acknowledge that the same was made at our request.

Jerome T. Osborne Signed in the presence of:
Date Witness

Mary Ann Osborne (right of dower) Date Witness
State of Ohio
County of

On this day of 2008, before me, a Notary Public in and for said County and State, personally appeared the above Jerome T. Osborne and Mary Ann Osborne, to me personally known, and acknowledged his signing of the foregoing acceptance, and that the same is his voluntary act.

Notary Public my commission expires

Edmund Corp. Signed in the presence of:
Date Witness

State of Ohio
County of

On this day of 2008, before me, a Notary Public in and for said County and State, personally appeared the above and of Edmund Corp., both to me personally known, 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 Edmund Corp., and the voluntary and corporate act and deed of said Edmund Corp.

Notary Public my commission expires

The Mentor Lumber and Supply Co. Signed in the presence of:
Date Witness

State of Ohio
County of

On this day of 2007, before me, a Notary Public in and for said County and State, personally appeared the above and of The Mentor Lumber and Supply Co., both to me personally known, 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 The Mentor Lumber and Supply Co., and the voluntary and corporate act and deed of said The Mentor Lumber and Supply Co.

Notary Public my commission expires

CITY APPROVALS

APPROVED AS TO FORM:

Law Director Date

APPROVAL BY PLANNING COMMISSION:

This Lot Split and Consolidation has been approved by the Planning Commission of the City of Chardon, Ohio this day of 2008.

Chairman

Secretary

COUNTY RECORDS

Transferred this day of 2008

County Auditor

Recorded in Plat Book Page No. this day of

2008

County Recorder

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

All 5/8 inch iron rebar set are 30" long capped "Foresight Engineering"

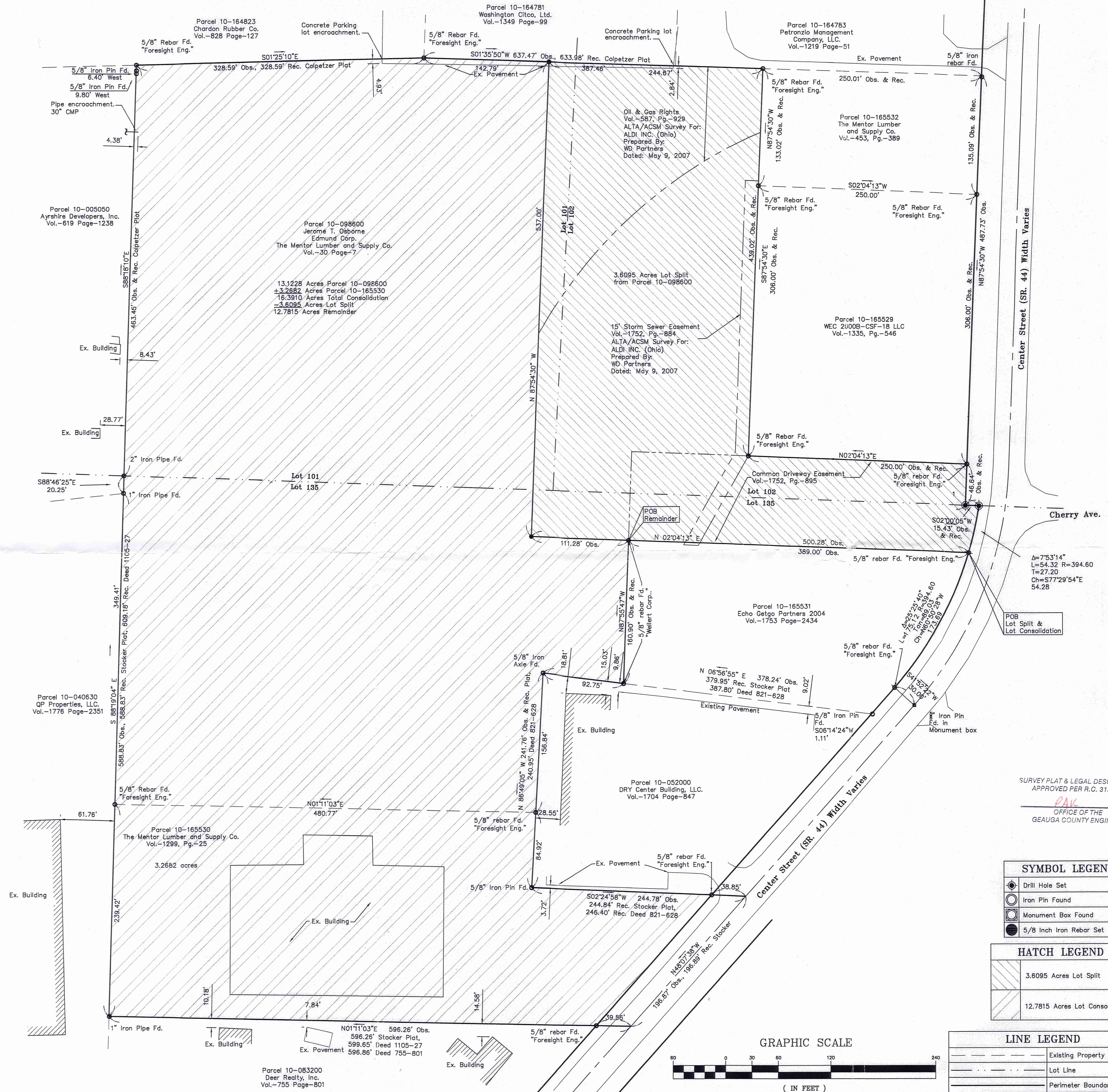
This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

Based on a Survey Performed by Timothy E. Stocker dated October 1997, on a Survey Performed by Colpetzer - Woods Consultants, Inc. dated May, 1975, on a Survey Performed by Wellert Corporation dated September 30, 2004, and on an ALTA/ACSM Survey Performed by WD Partners dated May 9, 2007.

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 September, 1998, and updated in July, 2007 by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessner, P.S. #7070.

Signature of Steven N. Roessner, P.S. #7070, dated 1/23/08, Foresight Engineering Group, Inc.

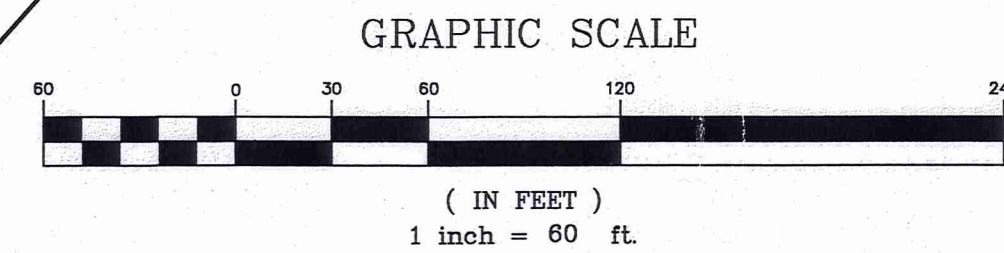


SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
OFFICE OF THE GEAUGA COUNTY ENGINEER

SYMBOL LEGEND table with entries for Drill Hole Set, Iron Pin Found, Monument Box Found, and 5/8 Inch Iron Rebar Set.

HATCH LEGEND table with entries for 3.6095 Acres Lot Split and 12.7815 Acres Lot Consolidation.

LINE LEGEND table with entries for Existing Property Line, Lot Line, Perimeter Boundary, Right of Way, and Centerline Right of Way.



Foresight Engineering Group Engineers & Surveyors

SCALE: Horz: 1" = 60' Vert: None
FILE NAME: D:\810701\Plat\Split\080122

DATE: January 22, 2008

REVISIONS:

THE MENTOR LUMBER & SUPPLY COMPANY LOT CONSOLIDATION & LOT SPLIT City of Chardon - Geauga County - Ohio Plat of Survey

SHEET NO.

**Survey Description  
For  
Lot Split  
3.6095 Acres  
City of Chardon  
January 22, 2008**

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being part of Original Chardon Lot No. 101, 102, and 135, Range VIII, Township 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at a 5/8 inch iron pin found in a monument box at the PC of a curve on the centerline of Center Street (SR44), width varies;

Thence North  $41^{\circ} 52' 22''$  East a distance of 30.00 feet to a northerly right of way line of Center Street, and a 5/8 inch rebar found, capped "Foresight Eng.,"

Thence along a northerly right of way line of Center Street on the arc of a curve deflecting to the left, having a delta of  $25^{\circ} 25' 40''$  a length of 175.12 feet, a radius of 394.60 feet, a tangent of 89.03 feet and a chord which bears South  $60^{\circ} 50' 28''$  East a distance of 173.69 feet to a 5/8 inch rebar found capped Foresight Engineering at a southeasterly corner of parcel 10-165531 owned by Echo Getgo Partners 2004 by deed recorded in volume 1753, page 2434 of the Geauga County Records, said corner also being the place of beginning;

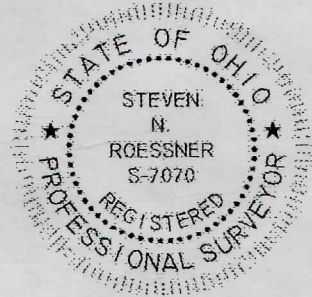
- Course I. Thence North  $02^{\circ} 04' 13''$  East along an easterly line of said parcel 10-165531 and a northerly extension of said easterly line, passing through a 5/8" rebar found, capped Wellert Corp., at a distance of 389.00 feet, a total distance of 500.28 feet to 5/8 inch iron rebar set, capped Foresight Engineering;
- Course II. Thence South  $87^{\circ} 54' 30''$  East along a new division line, a distance of 537.00 feet to a 5/8 inch iron rebar set, capped Foresight Engineering on a westerly line of parcel 10-164781 owned by Washington Citco, Ltd. by deed recorded in volume 1349, page 99 of the Geauga County Records;
- Course III. Thence South  $1^{\circ} 35' 50''$  West along a westerly line of said parcel 10-164781 and parcel 10-164783 owned by Petronzio Management Company, LLC, by deed recorded in volume 1219, page 51 of the Geauga County Records a distance of 244.67 feet to a 5/8 inch rebar found at a northeasterly corner of parcel 10-165532 owned by The Mentor Lumber and Supply Company by deed recorded in volume 453, page 389 of the Geauga County Records, as shown by Plat recorded in volume 37, page 105 of the Geauga County Records;
- Course IV. Thence North  $87^{\circ} 54' 30''$  West along a northerly line of said parcel 10-165532 and parcel 10-165529 owned by WEC 2000B-CSF-18, LLC., by deed recorded in volume 1335, page 546 of the Geauga County Records, passing through a 5/8 inch iron rebar found, capped Foresight Engineering at a distance of 133.02 feet, a total distance of 439.02 feet to a 5/8 inch iron rebar found, capped Foresight Engineering at a northwesterly corner of said parcel 10-165529;
- Course V. Thence South  $2^{\circ} 4' 13''$  West along a westerly line of said parcel 10-165529, a distance of 250.00 feet to a 5/8 inch iron rebar found, capped Foresight Engineering on a northerly right of way of Center Street, right of way varies, at a southwesterly corner of said parcel 10-165529;
- Course VI. Thence North  $87^{\circ} 54' 30''$  West along a northerly right of way of said Center Street, a distance of 46.64 feet to a drill hole set at a northwesterly corner of said Center Street Right of Way;

Course VII. Thence South 2°00'05" West along a westerly right of way of said Center Street, a distance of 15.43 feet to a drill hole set at a southeasterly corner of said Center Street Right of Way;

Course VIII. Thence along the northerly right of way of said Center Street, along the arc of a curve deflecting to the right, having a delta of 7°53'14", a length of 54.32 feet, a radius of 394.60 feet, a tangent of 27.20 feet, and a chord which bears North 77°29'54" West a distance of 54.28 feet to the place of beginning and containing 3.6095 acres of land from parcel 10-098600 owned by Jerome T. Osborne, Edmund Corp. and The Mentor Lumber and Supply Company by plat recorded in volume 30, page 7 of the Geauga County Records.

This description is based on a survey performed by Timothy E. Stocker dated October 1997, a Survey Performed by Colpetzer - Woods Consultants, Inc. dated May, 1975, and a survey Performed by Wellert Corporation, dated September 30, 2004. Surveyed by Foresight Engineering Group, Inc. in September, 1998, and updated in July, 2007, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. All 5/8 inch iron rebar set are 30" long and capped Foresight Engineering. Bearings are to an assumed meridian and are used to denote angles only. Prior instrument reference is Plat Volume 30, Page 7 of the Geauga County Records of Deeds.

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.      1/30/08      DATE



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

*PAK*      *1/30/08*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED

JAN 30 2008

Gaugua County Engineer

**Survey Description  
For  
Remainder  
12.7815 Acres  
City of Chardon  
January 22, 2008**

Situated in the City of Chardon, County of Geauga, State of Ohio and known as being part of Original Chardon Lot No. 101 and 135, Range VIII, Township 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at a 5/8 inch iron pin found in a monument box at the PC of a curve on the centerline of Center Street (SR44), width varies;

Thence North  $41^{\circ}52'22''$  East a distance of 30.00 feet to a northerly right of way line of Center Street, and a 5/8 inch rebar found, capped "Foresight Eng.:"

Thence along a northerly right of way line of Center Street on the arc of a curve deflecting to the left, having a delta of  $25^{\circ}25'40''$  a length of 175.12 feet, a radius of 394.60 feet, a tangent of 89.03 feet and a chord which bears South  $60^{\circ}50'28''$  East a distance of 173.69 feet to a 5/8 inch rebar found capped Foresight Engineering at a southeasterly corner of parcel 10-165531 owned by Echo Getgo Partners 2004 by deed recorded in volume 1753, page 2434 of the Geauga County Records;

Thence North  $02^{\circ}04'13''$  East along an easterly line of said parcel 10-165531, a distance of 389.00 feet to a 5/8" rebar found, capped "Wellert Corp.," at a northeasterly corner of said parcel 10-165531, said northeasterly corner being the place of beginning;

Course I. Thence North  $87^{\circ}55'47''$  West along a northerly line of said parcel 10-165531, a distance of 160.90 feet to a 5/8 inch rebar found, capped "Wellert Corp.," at a northwesterly corner of said parcel 10-165531, said northwesterly corner being on an easterly line of parcel 10-052000 owned by DRY Center Building, LLC. by deed recorded in volume 1704, page 847 of the Geauga County Records;

Course II. Thence North  $6^{\circ}56'55''$  East along an easterly line of said parcel 10-052000, a distance of 92.75 feet to a 5/8 inch iron axle found at a northeasterly corner of said parcel 10-052000;

Course III. Thence North  $86^{\circ}49'05''$  West along a northerly line of said parcel 10-052000, a distance of 241.76 feet to a 5/8 inch iron pin found at a northwesterly corner of said parcel 10-052000;

Course IV. Thence South  $2^{\circ}24'58''$  West along a westerly line of said parcel 10-052000, passing through a 5/8 inch iron rebar found, capped "Foresight Eng.," at a distance of 205.93 feet, a total distance of 244.78 feet to the centerline of said Center Street;

Course V. Thence North  $48^{\circ}07'38''$  West along the centerline of said Center Street, a distance of 196.87 feet to a southeasterly corner of parcel 10-083200 owned by Deer Realty, Inc. by deed recorded in volume 755, page 801 of the Geauga County Records;

Course VI. Thence North  $1^{\circ}11'03''$  East along an easterly line of said parcel 10-083200, passing through a 5/8 inch iron rebar found, capped "Foresight Eng.," at a distance of 39.56 feet, a total distance of 596.26 feet to 1 inch iron pipe found at a northeasterly corner of said parcel 10-083200, said northeasterly corner being on a southerly line of parcel 10-040630 owned by QP Properties, LLC. by deed recorded in volume 1776, page 2351 of the Geauga County Records;

- Course VII. Thence South 88°19'04" East along a southerly line of said parcel 10-040630, passing through a 5/8 inch iron rebar found, capped "Foresight Eng.," at a distance of 239.42 feet, a total distance of 588.83 feet to a 1 inch iron pipe found at a southeasterly corner of said parcel 10-040630, said southeasterly corner also being a southwesterly corner of parcel 10-005050 owned by Ayrshire Developers, Inc. by deed recorded in volume 619, page 1238 of the Geauga County Records;
- Course VIII. Thence South 88°46'25" East along a southerly line of said parcel 10-005050, a distance of 20.25 feet to a 2 inch iron pipe found at an angle therein;
- Course IX. Thence South 88°18'10" East along a southerly line of said parcel 10-005050, passing through a 5/8 inch iron pin found at a distance of 453.65, and passing through a 5/8 inch iron pin found at a distance of 457.05 feet, a total distance of 463.45 feet to a 5/8 inch iron rebar found, capped "Foresight Eng.," at a southeasterly corner of said parcel 10-005050, said southeasterly corner being on a westerly line of parcel 10-164823 owned by the Chardon Rubber Company, by deed recorded in volume 828, page 127 of the Geauga County Records;
- Course X. Thence South 1°25'10" East along a westerly line of said parcel 10-164823, a distance of 328.59 feet to a 5/8 inch iron rebar found, capped "Foresight Eng.," at a southwesterly corner of said parcel 10-164823, said southwesterly corner also being a northwesterly corner of parcel 10-164781 owned by Washington Citco, Ltd. by deed recorded in volume 1349, page 99 of the Geauga County Records;
- Course XI. Thence South 1°35'50" West along a westerly line of said parcels 10-164781 a, distance of 142.79 feet to a 5/8 inch iron rebar set, capped "Foresight Eng.,"
- Course XII. Thence North 87°54'30" West along a new division line, a distance of 537.00 feet to a 5/8 inch iron rebar set, capped "Foresight Eng.,"
- Course XIII. Thence South 2°04'13" West along a new division line, a distance of 111.28 feet to the place of beginning and containing 12.7815 acres of land, of which 9.5133 acres are from parcel 10-098600 owned by Jerome T. Osborne, Edmund Corp. and The Mentor Lumber and Supply Company by plat recorded in volume 30, page 7 of the Geauga County Records, and 3.2682 acres are from parcel 10-165530 owned by The Mentor Lumber and Supply Company by deed recorded in volume 1299, page 25 of the Geauga County Records

This description is based on a survey performed by Timothy E. Stocker dated October 1997, a Survey Performed by Colpetzer - Woods Consultants, Inc. dated May, 1975, and a survey Performed by Wellert Corporation, dated September 30, 2004. Surveyed by Foresight Engineering Group, Inc. in September, 1998, and updated in July, 2007, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. All 5/8 inch iron rebar set are 30" long and capped Foresight Eng.. Bearings are to an assumed meridian and are used to denote angles only. Prior instrument references are Plat Volume 30, Page 7, and Deed Volume 1299, Page 25 of the Geauga County Records of Deeds.

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

1/30/08  
 DATE



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