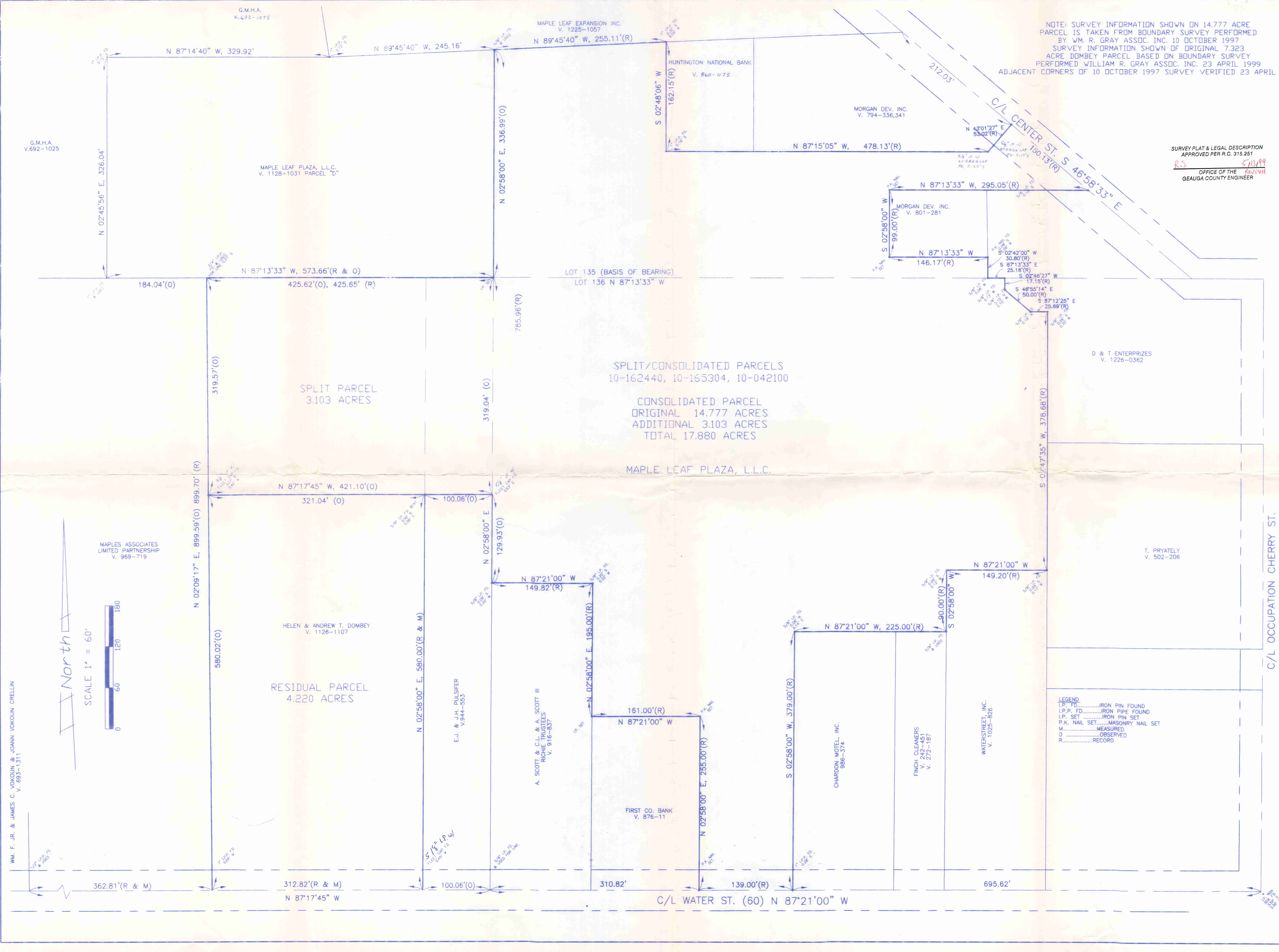


C:\MGAD\Mapdata.dwg Tue May 04 13:54:48 1999



NOTE: SURVEY INFORMATION SHOWN ON 14.777 ACRE PARCEL IS TAKEN FROM BOUNDARY SURVEY PERFORMED BY WM. R. GRAY ASSOC. INC. 10 OCTOBER 1997. SURVEY INFORMATION SHOWN OF ORIGINAL 7.323 ACRE DOMBEY PARCEL BASED ON BOUNDARY SURVEY PERFORMED WILLIAM R. GRAY ASSOC. INC. 23 APRIL 1999. ADJACENT CORNERS OF 10 OCTOBER 1997 SURVEY VERIFIED 23 APRIL 1999.

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 R.S. 5/13/99
 OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER
 GEauga COUNTY ENGINEER

WILLIAM R. GRAY ASSOCIATES, INC.
 7519 MENTOR AVE. MENTOR, OHIO 44060
 (216) 946-1616

SHEET NO. DWG. NO. MAPDATA	TITLE LOT SPLIT / CONSOLIDATION PLAT 14,777 ACRE PARCEL & 7.323 ACRE PARCEL PART OF LOTS 135 & 136 IN CHARDON VILLAGE COUNTY OF GEauga STATE OF OHIO	
	DATE 4-25-99	CHECKED BY DUG
DRAWN BY DUG		SCALE 1" = 60'
DATE 12/21/99		REVISIONS G.AUGA ENGINEER REVIEW

THOMAS W. PETRARCA INC.

CHC 00083

Petrarca
picked up 5/17/99

WM. R. GRAY ASSOCIATES, INC.

TERRENCE G. GERSON, P.E., P.S.

*Mentor Colonial Plaza
7519 Mentor Avenue
Mentor, Ohio 44060*

PHONE: (440) 946-1616
FAX NO. (440) 946-1920

5-13-99

3.103 ACRE SPLIT PARCEL

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as part of Lot No. 136 within said Village and being further bounded and described as follows:

Beginning at a point in the centerline of Water Street (60 feet wide) at the southeasterly corner of a parcel of land conveyed to Wm. F. Jr. & James C. Vokoun & Joann Vokoun Crellin as recorded in Volume 693, Page 1311 of Geauga County Records of Deeds;

Thence, S $87^{\circ} 17' 45''$ E along the centerline of Water Street a distance of 362.81 feet to a point, said point being the southeast corner of a parcel of land conveyed to Maples Associates Limited Partnership as recorded in Volume 969, Page 719 of Geauga County Records of Deeds;

Thence, N $02^{\circ} 09' 17''$ E along the easterly line of said Maples Associates Limited Partnership land, a distance of 580.02 feet to a $5/8''$ iron pin found ($0.17'S$, $0.40'W$).

Said point being the Principal Place of Beginning of the parcel of herein described;

Thence, continuing N $02^{\circ} 09' 17''$ E along the easterly line of said Maples Associates Limited Partnership land, a distance of 319.57 feet to an iron pipe found ($0.27'S$) marking the northeast corner of said Maples Associates Limited Partnership land and intersecting the southerly line of a parcel of land (parcel 'D') conveyed to Maple Leaf Plaza, Inc. as recorded in Volume 1128, Page 1031 of Geauga County Records of Deeds. Said point also being the intersection of the northern border of Lot No. 136;

Thence, S $87^{\circ} 13' 33''$ E along the northern border of said Lot No. 136 a distance of 425.62 feet to an iron pin set at the southeastern corner of said Maple Leaf Plaza, Inc. land;

Thence, S $02^{\circ} 58' 00''$ W a distance of 319.04 feet to a $5/8''$ iron pin found ($0.53'S$) at the northeastern corner of a parcel of land conveyed to E.J. & J.H. Pulsifer as recorded in Volume 944, Page 553 of Geauga County Records of Deeds;

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3.103 ACRE SPLIT PARCEL CONT.

Thence, N 87°17'45" W along the northerly line of said Pulsifer land, and its extension, a distance of 421.10 feet to the Principal Place of Beginning and containing 3.103 acres of land as surveyed by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in April of 1999. Be the same, more or less, but subject to all legal highways and easements.

The Basis of Bearing for this description is the lot line dividing Lot No. 135 and 136 being N 87° 13'33" W, assumed meridian.

Deeds of Record: Volume 1126, Page 1107

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

R.S. 5/13/99
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

WM. R. GRAY ASSOCIATES, INC.

TERRENCE G. GERSON, P.E., P.S.

*Mentor Colonial Plaza
7519 Mentor Avenue
Mentor, Ohio 44060*

PHONE: (440) 946-1616

FAX NO. (440) 946-1920

5-13-99

4.220 ACRE RESIDUAL PARCEL

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as part of Lot No. 136 within said Village and being further bounded and described as follows:

Beginning at a point in the centerline of Water Street (60 feet wide) at the southeasterly corner of a parcel of land conveyed to Wm. F. Jr. & James C. Vokoun & Joann Vokoun Crellin as recorded in Volume 693, Page 1311 of Geauga County Records of Deeds;

Thence, S 87° 17' 45" E along the centerline of Water Street a distance of 362.81 feet to a point, said point being the southeast corner of a parcel of land conveyed to Maples Associates Limited Partnership as recorded in Volume 969, Page 719 of Geauga County Records of Deeds. Said point also being the Principal Place of Beginning of the parcel of herein described;

Thence, N 02° 09' 17" E along the easterly line of said Maples Associates Limited Partnership land, passing through a 1" iron pipe found at the right-of-way (0.22'W), a distance of 580.02 feet to a 5/8" iron pin found (0.17'S, 0.40'W);

Thence, S 87° 17' 45" E a distance of 321.04 feet to a bent iron pin found (0.50'N, 0.38'E) at the northwest corner of a parcel of land conveyed to E.J. & J.H. Pulsifer as recorded in Volume 944, Page 553 of Geauga County Records of Deeds;

Thence, S 02° 58' 00" W along the westerly line of said Pulsifer land, passing through a 5/8" iron pin found (0.45'W) at 550.00 feet, a total distance of 580.00 feet to a point in the centerline of Water Street. Said point being the southwest corner of said Pulsifer land;

Thence, N 87° 17' 45" W along the centerline of Water Street, a distance of 312.82 feet to the Principal Place of Beginning and containing 4.220 acres of land as surveyed by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in April of 1999. Be the same, more or less, but subject to all legal highways and easements.

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4.220 ACRE RESIDUAL PARCEL CONT.

The Basis of Bearing for this description is the lot line dividing Lot No. 135 and 136 being N 87° 13'33" W, assumed meridian.

Deeds of Record: Volume 1126, Page 1107

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

R.S.

5/13/99

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

WM. R. GRAY ASSOCIATES, INC.

TERRENCE G. GERSON, P.E., P.S.

*Mentor Colonial Plaza
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Mentor, Ohio 44060*

PHONE: (440) 946-1616

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5-13-99

17.880 ACRE SPLIT/CONSOLIDATED PARCEL

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as part of Lot No. 135 and 136 within said Village and being further bounded and described as follows:

Beginning at a point in the centerline of Center Street (60 feet wide) at the southeasterly corner of a parcel of land conveyed to Maple Leaf Expansion, Inc., as recorded in Volume 1225, Page 1057 of Geauga County Records of Deeds;

Thence, S 46° 58' 33" E along the centerline of Center Street a distance of 212.03 feet to a point; said point being the Principal Place of Beginning of the parcel of land herein described;

Thence, continuing S 46° 58' 33" E a distance of 150.13 feet along the centerline of Center Street to a point;

Thence, N 87° 13' 33" W a distance of 295.05 feet, passing through an iron pin found (0.18'S) at 61.93 feet, to a masonry nail set at the northwest corner of a parcel of land conveyed to Morgan Development, Inc. as recorded in Volume 801, Page 281 of Geauga County Records of Deeds;

Thence, S 02° 58' 00" W a distance of 99.00 feet to a masonry nail set at the southwest corner of said Morgan Development, Inc. land;

Thence, S 87° 13' 33" E a distance of 146.17 feet to a masonry nail found (0.08'S, 0.06'W) in a wooden retaining wall at the southeast corner of said Morgan Development Inc. land;

Thence, S 02° 42' 00" W a distance of 30.80 feet to an iron pin found (0.06'W) in the southerly line of Lot No. 135;

Thence, S 87° 13' 33" E a distance of 25.16 feet to an iron pin found (0.13'W);

Thence, S 02° 46' 27" W a distance of 17.15 feet to an iron pin found (0.10'N, 0.10'W);

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17.880 ACRE CONSOLIDATED PARCEL CONT.

Thence, S 46°55'14" E a distance of 50.00 feet to an iron pin found (0.16'N);

Thence, S 87°12'25" E a distance of 25.69 feet to an iron pin found (0.09'S, 0.20'W) on a westerly line of a parcel of land conveyed to D & T Enterprises as recorded in Volume 1226, Page 362 of Geauga County Records of Deeds;

Thence, S 02°47'35" W a distance of 378.68 feet along the westerly line of said D & T Enterprises land and continuing along the westerly line of a parcel of land conveyed to T. Pryately as recorded in Volume 502, Page 206 of Geauga County Records of Deeds to an iron pin found (0.05'S, 0.17'W) at the northeast corner of a parcel of land conveyed to Waterstreet, Inc. as recorded in Volume 1025, Page 826 of Geauga County Records of Deeds;

Thence, N 87°21'00" W a distance of 149.20 feet to an iron pin found (0.09'S, 0.12'W) at the northwest corner of said Waterstreet, Inc. land;

Thence, S 02°58'00" W along the westerly line of said Waterstreet, Inc. land, a distance of 90.00 feet, to a 5/8" iron pin found at the northeast corner of a parcel of land conveyed to Finch Cleaners as recorded in Volume 272, Page 187 of Geauga County Records of Deeds;

Thence, N 87°21'00" W along the northerly line of said Finch Cleaners land and continuing along the northerly line of a parcel of land conveyed to Chardon Motel, Inc. as recorded in Volume 986, Page 374 of Geauga County Records of Deeds, a distance of 225.00 feet to an iron pin found (0.06'N, 0.14'E) at the northwest corner of said Chardon Motel, Inc. land;

Thence, S 02°58'00" W along the westerly line of said Chardon Motel, Inc. land passing through an iron pipe found (0.28' E.) at 349.00 feet marking the northerly margin of Water Street, a total distance of 379.00 feet to a point in the centerline of Water Street, said point being the southwest corner of said Chardon Motel, Inc. land;

Thence, N 87°21'00" W along the centerline of Water Street a distance of 139.00 feet to the southeast corner of a parcel of land conveyed to First Co. Bank as recorded in Volume 876, Page 11 of Geauga County Records of Deeds;

Thence, N 02°58'00" E passing through a masonry nail set at 30.00 feet marking the northerly margin of Water Street a total distance of 255.00 feet to a masonry nail set at the northeast corner of said First Co. Bank land;

17.880 ACRE CONSOLIDATED PARCEL CONT.

Thence, N 87°21'00" W along the northerly line of said First Co. Bank land, a distance of 161.00 feet to an iron pin set at the northwest corner of said First Co. Bank land and in the easterly line of a parcel of land conveyed to A. Scott & C.L. & A. Scott III, Richie Trustees as recorded in Volume 916, Page 837 of Geauga County Records of Deeds;

Thence, N 02°58'00" E a distance of 195.00 feet to an iron pin found (0.20'S, 0.22'W) at the northeast corner of said Scott land;

Thence, N 87°21'00" W along the northerly line of said Scott land, a distance of 149.82 feet to an iron pin found (0.09'S, 0.20'W) at the northwest corner of said Scott land and in the easterly line of a parcel of land conveyed to E.J. & J.H. Pulsifer as recorded in Volume 944, Page 553 of Geauga County Records of Deeds;

Thence, N 02°58'00" E a distance of 129.93 feet to a 5/8" iron pin found (0.53'S) at the northeast corner of said Pulsifer land;

Thence, N 87°17'45" W along the northerly line of said Pulsifer land and its extension, a distance of 421.10 feet to a 5/8" iron pin found (0.17'S, 0.40'W) in the easterly line of a parcel of land conveyed to Maples Associates Limited Partnership as recorded in Volume 969, Page 719 of Geauga County Records of Deeds;

Thence, N 02°09'17" E along the easterly line of said Maples Associates Limited Partnership land, a distance of 319.57 feet to an iron pipe found (0.27'S) at the northeast corner of said Maples Associates Limited Partnership land and in the southerly line of a parcel of land conveyed to Maple Leaf Plaza Inc. (parcel D) as recorded in Volume 1128, Page 1031 of Geauga County Records of Deeds;

Thence, S 87°13'33" E along the southerly line of said Maple Leaf parcel a distance of 425.62 feet to an iron pin set at the southeast corner of said Maple Leaf Plaza Inc. land;

Thence, N 02°58'00" E along the easterly line of said Maple Leaf parcel a distance of 336.99 feet to an iron pin found at the northeast corner of said Maple Leaf Plaza Inc. land and in the southerly line of said Maple Leaf Expansion, Inc. land;

Thence, S 89°45'40" E along the southerly line of said Maple Leaf Expansion, Inc. land, a distance of 255.11 feet to an iron pipe found (0.32'S, 0.09'W) at the northwest corner of a parcel of land conveyed to Huntington National Bank

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17.880 ACRE CONSOLIDATED PARCEL CONT.

as recorded in Volume 860, Page 1175 of Geauga County Records of Deeds;

Thence, S 02° 48'06" W along the westerly line of said Huntington National Bank, a distance of 162.15 feet to an iron pipe found (0.16'S) at the southwest corner of said Huntington National Bank land;

Thence, S 87°15'05" E along the southerly line of said Huntington National Bank land and its extension, a distance of 478.13 feet to a 5/8" iron pin found (0.20'S);

Thence, N 43°01'27" E a distance of 53.02 feet and passing through a 5/8" iron pin found (0.17'S) at 13.02 feet to the centerline of Center Street and the Principal Place of Beginning and containing 17.880 acres of land as surveyed by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in April of 1999. Be the same, more or less, but subject to all legal highways and easements.

The Basis of Bearing for this description is the lot line dividing Lot No. 135 and 136 being N 87° 13'33" W, assumed meridian.

Deeds of Record: Volume 1128, Page 1031

All of parcel # 10-165304, # 10-162440, and 3.103 acres out of # 10-042100.

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

R.S. 5/13/99
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER