

# PLAT OF LOT SPLIT AND CONSOLIDATION

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA, AND STATE OF OHIO  
 KNOWN AS BEING PART OF ORIGINAL LOTS NO. 131 AND 100 FURTHER KNOWN AS BEING A CONSOLIDATION OF  
 7.6640 ACRES SPLIT OUT OF LAND CONVEYED TO THE CLEVELAND CATHOLIC DIOCESE BY DEED RECORDED IN VOLUME  
 671, PAGE 9 OF GEAUGA COUNTY RECORDS (PARCEL NO. 10-703200), WITH ALL OF LAND CONVEYED TO THE  
 CLEVELAND CATHOLIC DIOCESE BY DEED RECORDED IN VOLUME 1340, PAGE 523 OF GEAUGA COUNTY RECORDS  
 (PARCEL NO. 10-165595), AND ALL OF LAND CONVEYED TO THE CLEVELAND CATHOLIC DIOCESE BY DEED RECORDED  
 IN VOLUME 1754, PAGE 416 OF GEAUGA COUNTY RECORDS (PARCEL NO. 10-601200), AND CONTAINING 10.0000  
 ACRES OF LAND EXCLUSIVE OF THE RIGHT OF WAY OF FIFTH AVENUE.  
 JUNE, 2005 SCALE: 1 INCH = 100 FEET

## SURVEYOR 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 OF THE LOTS AND ROAD 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.

*Michael P. Spellacy* 6-14-05  
 MICHAEL P. SPELLACY P.S. #8169 DATE



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 PAK G33P5  
 OFFICE OF THE R.E.  
 GEauga COUNTY ENGINEER

## Bridgewater Condominium

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERE ON THIS LOT SPLIT AND CONSOLIDATION PLAT DO HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT AND CONSOLIDATION OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST.

NAME: \_\_\_\_\_ WITNESS \_\_\_\_\_  
 \_\_\_\_\_ WITNESS \_\_\_\_\_

### ACKNOWLEDGEMENT BY INDIVIDUAL

STATE OF OHIO  
 COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

NOTARY PUBLIC

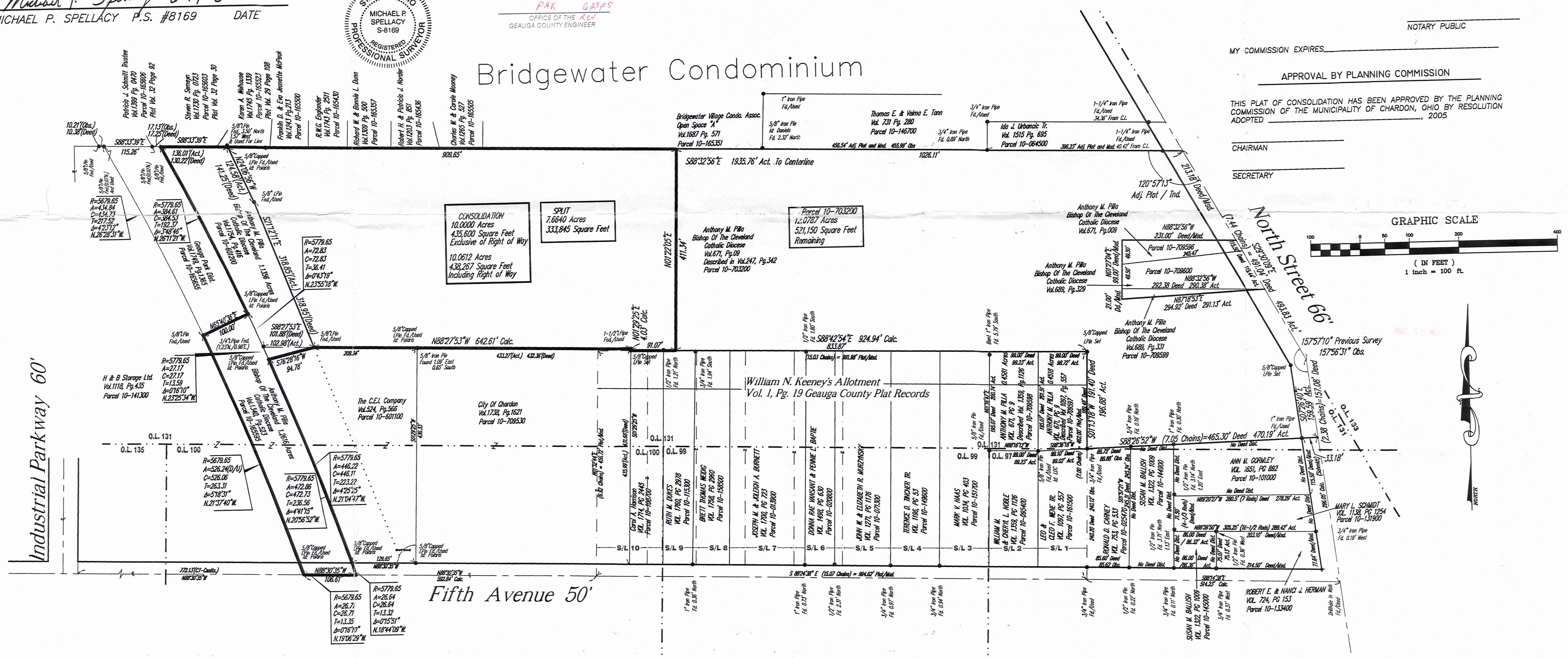
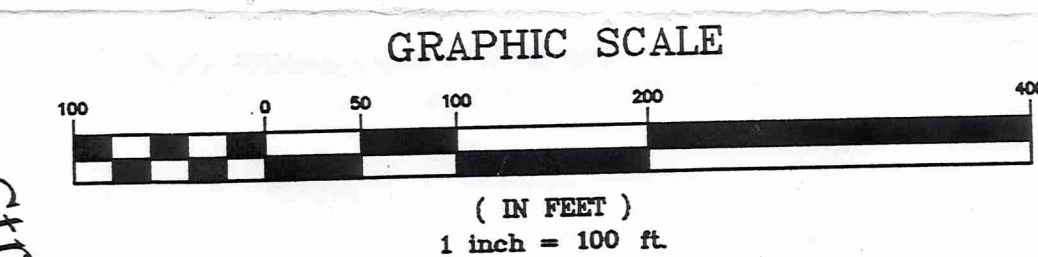
MY COMMISSION EXPIRES \_\_\_\_\_

### APPROVAL BY PLANNING COMMISSION

THIS PLAT OF CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO BY RESOLUTION ADOPTED \_\_\_\_\_, 2005

CHAIRMAN

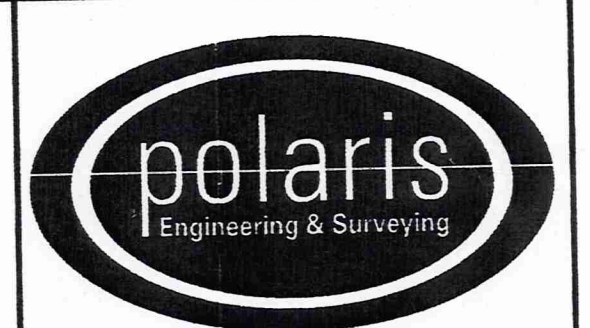
SECRETARY



REV. No.	DATE	BY	CHK'D

DATE: 06-14-05  
 SCALE: HOR. 1" = 100'  
 VERT. 1" = 0'  
 FILENAME: Boundary Survey  
 TAB: LOT SPLIT-CONSOLIDATION  
 DRAWN: MPS  
 CREW CHIEF: \_\_\_\_\_

PLAT OF LOT SPLIT AND  
 CONSOLIDATION FOR ST.  
 MARY'S CHURCH



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

Lands Shown Are Known As Being  
 Part Of Original Lot Numbers 100  
 And 131, Situated Now In The City  
 Of Chardon, County Of Geauga, State  
 Of Ohio.

CONTRACT No.	
03-531	
SHEET	OF
1	1

CHC 000018



Polaris Engineering & Surveying  
34600 Chardon Road Suite D  
Willoughby Hills, Ohio 44094  
Office: (440) 944-4433  
Fax: (440) 944-3732

St. Mary's  
Pickup Date  
6-29-05  
10-165 595  
Vol. 1796 PG 2788

JUNE 14, 2005

LEGAL DESCRIPTION  
OF A  
7.6640 ACRE LOT SPLIT

Situated in the City of Chardon, County of Geauga, and State of Ohio, known as being part of Original Chardon Township Lot no.131, further known as being 7.6640 acres split out of land conveyed to Anthony M. Pila, Bishop of the Cleveland Catholic Diocese by deed recorded in volume 671, page 9 of Geauga County Records (Parcel No. 10-703200):

Beginning at the intersection of the centerline of Fifth Avenue (50 feet wide) with the centerline of North Street (66 feet wide);

Thence North 07°26'40" West, along the centerline of said North Street, 296.05 feet to a point therein, said point also being in the easterly extension of the northerly line of land conveyed to Ann M. Gormley by deed recorded in volume 1651, page 892 of Geauga County Records (Parcel No.10-101000);

Thence South 88°26'52" West, along said easterly extension and the northerly line of said Gormley, along the northerly line of land conveyed to Susan Ballish by deed recorded in volume 1322, page 1009 of Geauga County Records (Parcel No. 10-144900), and along the northerly line of land conveyed to Ronald D. Carney by deed recorded in volume 753, page 533 of Geauga County Records (Parcel No. 10-025470), at 33.18 feet passing through a 1 inch iron pipe found in the westerly sideline of said North Street, 470.19 feet to a 3/4 inch iron pipe found at the northwesterly corner of said Carney, said point also being in the easterly line of William Keeney's Allotment as shown by plat recorded in volume 1, page 19 of Geauga County Map Records;

Thence North 01°13'18" East, along the easterly line of said William Keeney's Allotment, 196.88 feet to a 5/8 inch iron pin set at the northeasterly corner thereof;

Thence North 88°42'54" West, along the northerly line of said William Keeney's Allotment, 833.87 feet to a 5/8 inch iron pin set therein, and the **PRINCIPAL PLACE OF BEGINNING**;

COURSE I

Thence North 88°42'54" West, continuing along the northerly line of said William Keeney's Allotment, 91.07 feet to a 5/8 inch iron pin set therein, said point also being in the easterly line of land conveyed to the City of Chardon by deed recorded in volume 1738, page 1621 of Geauga County Records (Parcel No. 10-709530);

CHC 00098

JUNE 14, 2005  
LEGAL DESCRIPTION OF  
A 7.6640 ACRE LOT SPLIT  
PAGE 2

COURSE II Thence North 01°29'25" East, along the easterly line of said City of Chardon lands, 4.03 feet to a 1-1/2 inch iron pipe found at the northeasterly corner thereof;

COURSE III Thence North 88°27'53" West, along the northerly line of said City of Chardon lands, and along the northerly line of land conveyed to The C.E.I. Company by deed recorded in volume 524, page 566 of Geauga County Records (Parcel No. 10-601100) 642.61 feet to a 5/8 inch iron pin found at an angle point therein, said point also being the southeasterly corner of land conveyed to Anthony Pila, Bishop of The Cleveland Catholic Diocese by deed recorded in volume 1754, page 416 of Geauga County Records (Parcel No. 10-601200);

COURSE IV Thence North 21°12'11" West, along the easterly line of said Pila, 318.85 feet to a 5/8 inch iron pin found at an angle point therein;

COURSE V Thence North 24°06'56" West, continuing along the easterly line of said Pila, 124.58 feet to a 5/8 inch iron pin (Id: Polaris) found at the northeasterly corner thereof, said point also being in the southerly line of Bridgewater Condominiums as shown by plat recorded in volume 29, page 108 of Geauga County Map Records;

COURSE VI Thence South 88°32'56" East, along the southerly line of said Bridgewater Condominiums, 909.65 feet to a 5/8 inch iron pin set therein;

COURSE VII Thence South 01°22'05" West, 411.34 feet to the **PRINCIPAL PLACE OF BEGINNING** and containing 7.6604 acres of land (333,845 square feet) based on a survey performed in April, 2005 by Michael P. Spellacy, P.S. No. 8169 of Polaris Engineering and Surveying. Bearings are based on deed recorded in volume 1754, Page 416 of Geauga County Records, and all iron pins set are 5/8 inch by 30 inch rebar with plastic identification caps.

*Michael P. Spellacy 6-14-05*  
Michael P. Spellacy, P.S. No. 8169



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 6/23/05  
OFFICE OF THE REV  
GEAUGA COUNTY ENGINEER



Polaris Engineering & Surveying  
34600 Chardon Road Suite D  
Willoughby Hills, Ohio 44094  
Office: (440) 944-4433  
Fax: (440) 944-3732

JUNE 14, 2005

LEGAL DESCRIPTION  
OF A  
10.0612 ACRE CONSOLIDATION

Situated in the City of Chardon, County of Geauga, and State of Ohio, known as being part of Original Chardon Township Lot no.131, further known as being a consolidation of 7.6640 acres split out of land conveyed to Anthony M. Pila, Bishop of the Cleveland Catholic Diocese by deed recorded in volume 671, page 9 of Geauga County Records (Parcel No. 10-703200), with all of land conveyed to Anthony M. Pila, Bishop of the Cleveland Catholic Diocese by deed recorded in volume 1754, page 416 of Geauga County Records (Parcel No. 10-601200), and all of land conveyed to Anthony M. Pila, Bishop of the Cleveland Catholic Diocese by deed recorded in volume 1340, page 523 of Geauga County Records (Parcel No. 10-165595):

Beginning at the intersection of the centerline of Fifth Avenue (50 feet wide) with the centerline of North Street (66 feet wide);

Thence North 07°26'40" West, along the centerline of said North Street, 296.05 feet to a point therein, said point also being in the easterly extension of the northerly line of land conveyed to Ann M. Gormley by deed recorded in volume 1651, page 892 of Geauga County Records (Parcel No.10-101000);

Thence South 88°26'52" West, along said easterly extension and the northerly line of said Gormley, along the northerly line of land conveyed to Susan Ballish by deed recorded in volume 1322, page 1009 of Geauga County Records (Parcel No. 10-144900), and along the northerly line of land conveyed to Ronald D. Carney by deed recorded in volume 753, page 533 of Geauga County Records (Parcel No. 10-025470), at 33.18 feet passing through a 1 inch iron pipe found in the westerly sideline of said North Street, 470.19 feet to a 3/4 inch iron pipe found at the north westerly corner thereof, said point also being in the easterly line of William Keeney's Allotment as shown by plat recorded in volume 1, page 19 of Geauga County Map Records;

W. ANN'S S. W. L.

Thence North 01°13'18" East, along the easterly line of said William Keeney's Allotment, 196.88 feet to a 5/8 inch iron pin set at the northeasterly corner thereof;

Thence North 88°42'54" West, along the northerly line of said William Keeney's Allotment, 833.87 feet to a 5/8 inch iron pin set therein, and the **PRINCIPAL PLACE OF BEGINNING**;

JUNE 14, 2005  
LEGAL DESCRIPTION OF  
A 10.0612 ACRE CONSOLIDATION  
PAGE 2

- COURSE I Thence North  $88^{\circ}42'54''$  West, continuing along the northerly line of said William Keeney's Allotment, 91.07 feet to a 5/8 inch iron pin set therein, said point also being in the easterly line of land conveyed to the City of Chardon by deed recorded in volume 1738, page 1621 of Geauga County Records (Parcel No. 10-709530);
- COURSE II Thence North  $01^{\circ}29'25''$  East, along the easterly line of said City of Chardon lands, 4.03 feet to a 1-1/2 inch iron pipe found at the northeasterly corner thereof;
- COURSE III Thence North  $88^{\circ}27'53''$  West, along the northerly line of said City of Chardon lands, and along the northerly line of land conveyed to The C.E.I. Company by deed recorded in volume 524, page 566 of Geauga County Records (Parcel No. 10-601100) 642.61 feet to a 5/8 inch iron pin found at an angle point therein;
- COURSE IV Thence South  $76^{\circ}28'16''$  West, continuing along the northerly line of said C.E.I. Company, 94.78 feet to a 5/8 inch iron pin (Id: Polaris) found at the northwesterly corner thereof;
- COURSE V Thence along the arc of a curve deflecting to the right in the westerly line of said C.E.I. Company, said curve having a length of 472.86 feet, a radius of 5779.65 feet a central angle of  $04^{\circ}41'15''$ , and a chord which bears South  $20^{\circ}56'52''$  East, 472.73 feet to a point in the centerline of Said Fifth Avenue (at 446.22 feet passing through a 5/8 inch iron pin, Id: Polaris, found in the northerly sideline of said Fifth Avenue);
- COURSE VI Thence North  $88^{\circ}30'35''$  West, along the centerline of said Fifth Avenue, 106.61 feet to a point therein, said point also being the southeasterly corner of land conveyed to H&B Storage Ltd. by deed recorded in volume 1118, page 435 of Geauga County Records (Parcel No. 10-141300);
- COURSE VII Thence along the arc of a curve deflecting to the left in the easterly line of said H&B Storage Ltd., said curve having a length of 526.24 feet, a radius of 5679.65 feet a central angle of  $05^{\circ}18'31''$ , and a chord which bears North  $21^{\circ}37'40''$  West, 526.06 feet to a 5/8 inch iron pin found therein (at 26.71 feet passing through a 5/8 inch iron pin, Id: Polaris, found in the northerly sideline of said Fifth Avenue) said point also being the southwesterly corner of land conveyed to The Geauga Park District by deed recorded in volume 1749, page 1365 of Geauga County Records (Parcel No. 10-165655);

JUNE 14, 2005  
LEGAL DESCRIPTION OF  
A 10.0612 ACRE CONSOLIDATION  
PAGE 3

COURSE VIII Thence North 65°40'36" East, along the southerly line of said Geauga Park District, 100.00 feet to a 5/8 inch iron pin (Id: Polaris) found at the southeasterly corner thereof;

COURSE IX Thence along the arc of a curve deflecting to the left in the easterly line of said Geauga Park District, said curve having a length of 384.61 feet, a radius of 5779.65 feet a central angle of 03°48'46", and a chord which bears North 26°11'21" West, 384.53 feet to a 5/8 inch iron pin found at the northeasterly corner thereof, said point also being the southerly line of Bridgewater Condominiums as shown by plat recorded in volume 32, page 30 of Geauga County Map Records;

COURSE X Thence South 88°33'39" East, along the southerly line of said Bridgewater Condominiums, 136.01 feet to a 5/8 inch iron pin (Id: Polaris) found therein;

COURSE XI Thence South 88°32'56" East, continuing along the southerly line of said Bridgewater Condominiums, 909.65 feet to a 5/8 inch iron pin set therein;

COURSE XII Thence South 01°22'05" West, 411.34 feet to the **PRINCIPAL PLACE OF BEGINNING** and containing 10.0612 acres of land (438,267 square feet) based on a survey performed in April, 2005 by Michael P. Spellacy, P.S. No. 8169 of Polaris Engineering and Surveying. Bearings are based on deed recorded in volume 1754, Page 416 of Geauga County Records, and all iron pins set are 5/8 inch by 30 inch rebar with plastic identification caps.

THE S.S. 2005 55 1111

*Michael P. Spellacy 6-14-05*  
Michael P. Spellacy, P.S. No. 8169



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

PAK 6/13/05  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER