

# PLAT OF SURVEY

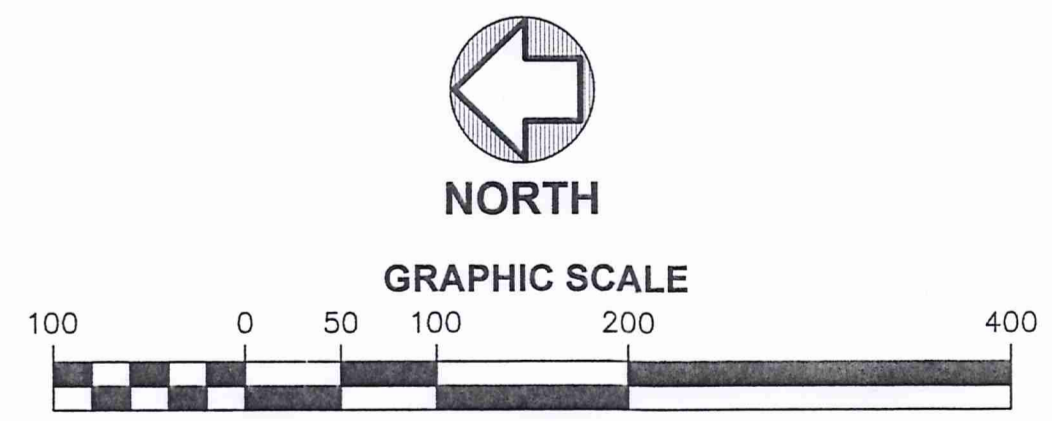
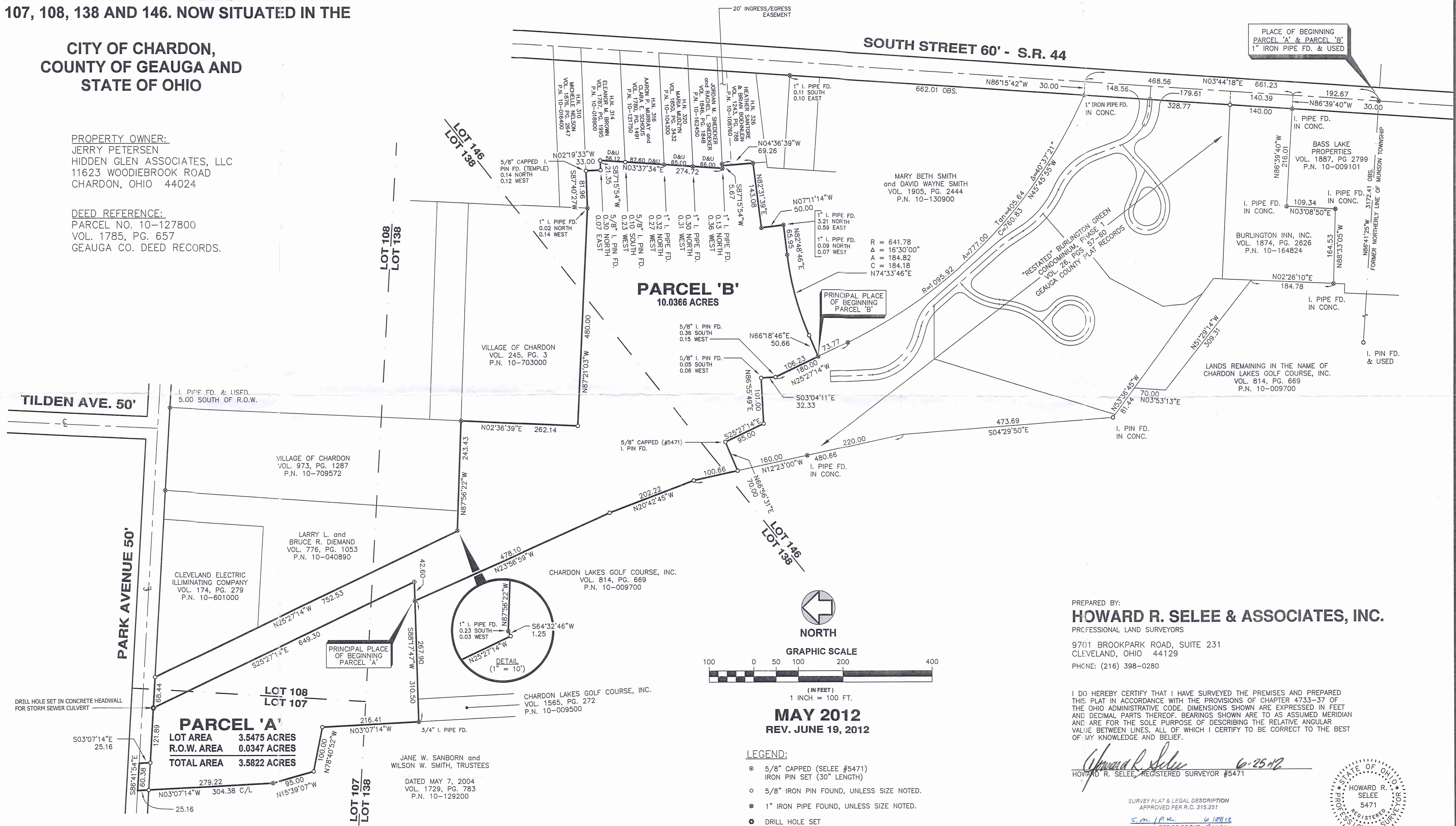
## PARCEL 'A' and PARCEL 'B' - PARK AVENUE

BEING PART OF ORIGINAL CHARDON VILLAGE LOT NOS. 107, 108, 138 AND 146. NOW SITUATED IN THE

CITY OF CHARDON,  
COUNTY OF GEauga AND  
STATE OF OHIO

PROPERTY OWNER:  
JERRY PETERSEN  
HIDDEN GLEN ASSOCIATES, LLC  
11623 WOODIEBROOK ROAD  
CHARDON, OHIO 44024

DEED REFERENCE:  
PARCEL NO. 10-127800  
VOL. 1785, PG. 657  
GEAUGA CO. DEED RECORDS.



**MAY 2012**  
**REV. JUNE 19, 2012**

- LEGEND:**
- 5/8" CAPPED (SELEE #5471) IRON PIN SET (30" LENGTH)
  - 5/8" IRON PIN FOUND, UNLESS SIZE NOTED.
  - 1" IRON PIPE FOUND, UNLESS SIZE NOTED.
  - DRILL HOLE SET

**NOTES:**  
NO STRUCTURES FOUND ON PROPERTY.

PREPARED BY:  
**HOWARD R. SELEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD, SUITE 231  
CLEVELAND, OHIO 44129  
PHONE: (216) 398-0280

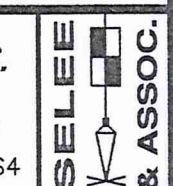
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee*  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*S.M.P.K.* 6/29/12  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER



**HOWARD R. SELEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129  
(216) 398-0280 SCALE: 1" = 100' FILE NO. 89200-BS4



HiddenGlen Assoc. (12-050)  
picked up 6/29/2012

CHC 00124

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
TELEPHONE (216) 398-0280  
FAX (216) 351-0920

June 1, 2012  
File No. 89200  
Revised June 18, 2012

# 10-127800  
V. 1949 p. 0707

LEGAL DESCRIPTION  
PARCEL 'A' – PARK AVENUE PARCEL  
LAND RETAINED BY HIDDEN GLEN ASSOCIATES, LLC

Situated in the City of Chardon, County of Geauga and the State of Ohio and known as being part of Original Chardon Village Lot Nos. 107, 108 and 138, being a part of Parcel # 10-127800, of land conveyed to Hidden Glen Associates, LLC by deed recorded in Volume 1785, Page 657 of Geauga County Deed Records, bounded and described as follows:

Starting at a 1 inch iron pipe found in the centerline of South Street, 60.00 feet wide, aka State Route No. 44, at its intersection with the former northerly line of Munson Township;

Thence North  $03^{\circ} 44' 18''$  East, along the centerline of South Street, a distance of 661.23 feet;

Thence North  $86^{\circ} 15' 42''$  West, a distance of 30.00 feet to a 1 inch iron pipe in concrete found on the westerly right-of-way line of said South Street and in the southwesterly curved line of Parcel # 10-130900 of land conveyed to Mary Beth Smith and David Wayne Smith by deed recorded in Volume 1905, Page 2444 of Geauga County Deed Records;

Thence northwesterly along the said southwesterly curved line of land so conveyed to Mary Beth and David Wayne Smith, by a curve to the right an arc distance of 777.00 feet to a 1 inch iron pipe found at a point of tangency in said southwesterly line of land so conveyed to Mary Beth and David Wayne Smith, said curve having a radius of 1095.92 feet, a central angle of  $40^{\circ} 37' 21''$  and a chord which bears North  $45^{\circ} 45' 55''$  West, a distance of 760.83 feet;

Thence North  $25^{\circ} 27' 14''$  West, continuing along the said southwesterly line of land so conveyed to Mary Beth and David Wayne Smith and the northeasterly line of "Restated" Burlington Green Condominium, Phase 1, as shown by the recorded Plat in Volume 26, Pages 57, 58, 59 and 60 of Geauga County Plat Records, a distance of 180.00 feet to an angle point therein, said point being referenced by a 5/8 inch iron pin found, 0.36 feet south and 0.15 feet west;

Page 2 of 4  
Legal Description  
Parcel "A" – Park Avenue

Thence North 03° 04' 11" West, continuing along an easterly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 32.33 feet to a northeasterly corner thereof, said corner being referenced by a 5/8 inch iron pin found, 0.05 feet south and 0.06 feet west;

Thence South 86° 55' 49" West, along a northerly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 101.00 feet to a 5/8 inch iron pin found at a corner thereof;

Thence North 25° 27' 14" West, along an easterly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 95.00 feet to a 5/8 inch capped (Selee # 5471) iron pin found at a corner thereof;

Thence South 66° 56' 31" West, along a northerly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 70.00 feet to a 5/8 inch iron pin found in the easterly line of Parcel # 10-009700 of land conveyed to the Chardon Lakes Golf Course, Inc., by deed recorded in Volume 814, Page 669 of Geauga County Deed Records;

Thence North 12° 23' 00" West, along the easterly line of land so conveyed to Chardon Lakes Golf Course, Inc., a distance of 100.66 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North 20° 42' 45" West, continuing along the said easterly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 202.22 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North 23° 56' 59" West, continuing along the said easterly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 478.10 feet to a 1 inch iron pipe found at the northeasterly corner thereof and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence South 88° 17' 47" West, along the northerly line of land so conveyed to the Chardon Lakes Golf Course, Inc., and the northerly line of Parcel # 10-009500 of land conveyed to the Chardon Lakes Golf Course, Inc., by deed recorded in Volume 1565, Page 272 of Geauga County Deed Records, a distance of 267.90 feet to a 3/4 inch iron pipe found at the northwesterly corner of land so conveyed to the Chardon Lakes Golf Course, Inc., by deed recorded in Volume 1565, Page 272 of Geauga County Deed Records and in an easterly line of Parcel # 10-129200 of land conveyed to Jane W. Sanborn and Wilson W. Smith, Trustees, by deed recorded in Volume 1729, Page 783 of Geauga County Deed Records;

Thence North 03° 07' 14" West, along an easterly line of land so conveyed to Jane W. Sanborn and Wilson W. Smith, Trustees, a distance of 216.41 feet to a 5/8 inch iron pin found at a northeasterly corner thereof;

North 78° 40' 52" West, along a northerly line of land so conveyed to Jane W. Sanborn and Wilson W. Smith, Trustees, a distance of 100.00 feet to a 5/8 inch iron pin found at an inner corner thereof;

Thence North 15° 39' 07" West, continuing along the said easterly line of land so conveyed to Jane W. Sanborn and Wilson W. Smith, Trustees, a distance of 95.00 feet to a 1 inch iron pipe found at a corner thereof;

Thence North 03° 07' 14" West, along an easterly line of land so conveyed to Jane W. Sanborn and Wilson W. Smith, Trustees, passing thru a 5/8 inch iron pin found in the southerly right-of-way line of Park Avenue, 50.00 feet wide, at a distance of 279.22 feet, a total distance of 304.38 feet to a point in the centerline of said Park Avenue;

Thence South 86° 41' 54" East, along the said centerline of Park Avenue, a distance of 60.38 feet;

Thence South 03° 07' 14" East, a distance of 25.16 feet to a 5/8 inch iron pin found in the southerly right-of-way line of said Park Avenue;

Thence South 86° 41' 54" East, along the said southerly right-of-way line of Park Avenue, a distance of 121.89 feet to a drill hole set in the concrete headwall of a storm culvert under Park Avenue;

Thence South 25° 27' 14" East, a distance of 649.30 feet to a 5/8 inch capped (Selee #5471) iron pin set;

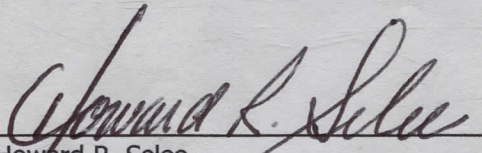
Thence South 88° 17' 47" West, along the easterly prolongation of the northerly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 42.60 feet to a 1 inch iron pipe found at the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described and containing within said bounds a total of 3.5822 acres of land, more or less, there being 3.5475 acres inside and 0.0347 acres outside road right-of-way and subject to all legal highways as surveyed by Howard R. Selee, Registered Ohio Surveyor No. 5471 of HOWARD R. SELEE AND ASSOCIATES, INC., Professional Land Surveyors, dated May, 2012.

All iron pins set are 5/8 inch diameter by 30 inches long with capped Selee # 5471.

**DEED REFERENCES:**

Parcel # 10-127800, Volume 1785, Page 657 - Hidden Glen Associates, LLC

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationship only.

  
Howard R. Selee  
Ohio Professional Surveyor No. 5471



6-25-12  
Date

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

S.M. / P.K. 6/29/12  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

**HOWARD R. SELEE & ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
TELEPHONE (216) 398-0280  
FAX (216) 351-0920June 1, 2012  
File No. 89200  
Revised June 19, 2012# 10-165738  
v. 1949 p. 0707

## LEGAL DESCRIPTION

## PARCEL 'B' – PARK AVENUE PARCEL

## LAND CONVEYED FROM HIDDEN GLEN ASSOCIATES, LLC TO CITY OF CHARDON

Situated in the City of Chardon, County of Geauga and the State of Ohio and known as part of Original Chardon Village Lot Nos. 107, 108, 138 and 146, being a part of Parcel # 10-127800 of land conveyed to Hidden Glen Associates, LLC by deed recorded in Volume 1785, Page 657 of Geauga County Deed Records, bounded and described as follows:

Starting at a 1 inch iron pipe found in the centerline of South Street 60.00 feet wide, aka State Route No. 44, at its intersection with the former northerly line of Munson Township;

Thence North  $03^{\circ} 44' 18''$  East, along the centerline of South Street, a distance of 661.23 feet;

Thence North  $86^{\circ} 15' 42''$  West, a distance of 30.00 feet to a 1 inch iron pipe in concrete found on the westerly right-of-way line of said South Street and in the southwesterly curved line of Parcel # 10-130900 of land conveyed to Mary Beth Smith and David Wayne Smith by deed recorded in Volume 1905, Page 2444 of Geauga County Deed Records;

Thence northwesterly along the said southwesterly curved line of land so conveyed to Mary Beth and David Wayne Smith, by a curve to the right an arc distance of 777.00 feet to a 1 inch iron pipe found at a point of tangency in said southwesterly line of land so conveyed to Mary Beth and David Wayne Smith, said curve having a radius of 1095.92 feet, a central angle of  $40^{\circ} 37' 21''$  and a chord which bears North  $45^{\circ} 45' 55''$  West, a distance of 760.83 feet;

Thence North  $25^{\circ} 27' 14''$  West, continuing along the said southwesterly line of land so conveyed to Mary Beth and David Wayne Smith, a distance of 73.77 feet to a 1 inch iron pipe found at the northwesterly corner thereof and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence North  $66^{\circ} 18' 46''$  East, along the northerly line of land so conveyed to Mary Beth and David Wayne Smith, a distance of 50.66 feet to a 5/8 inch iron pin found at a point of curvature therein;

Page 2 of 5  
Legal Description  
Parcel "B" – Park Avenue

Thence easterly continuing along the said northerly line of land so conveyed to Mary Beth and David Wayne Smith, by a curve to the right an arc distance of 184.82 feet to a 1 inch iron pipe found at a point of tangency therein, said curve having a radius of 641.78 feet, a central angle of 16° 30' 00" and a chord which bears North 74° 33' 46" East, a distance of 184.18 feet;

Thence North 82° 48' 46" East, continuing along the said northerly line of land so conveyed to Mary Beth and David Wayne Smith, a distance of 65.95 feet to an inner corner thereof, said corner being referenced by a 1 inch iron pipe found, 0.09 feet north and 0.07 feet west and a 1" iron pipe found 3.21 feet north and 0.59 feet east;

Thence North 07° 11' 14" West, along a westerly line of land so conveyed to Mary Beth and David Wayne Smith, a distance of 50.00 feet to a 1 inch iron pipe found at an outer corner thereof;

Thence North 82° 31' 39" East, along a northerly line of land of so conveyed to Mary Beth and David Wayne Smith, a distance of 143.08 feet to a 1 inch iron pipe found at a northeasterly corner thereof and in the westerly line of Parcel # 10-108760 of land conveyed to Heather Santore and Brian Boehnlein by deed recorded in Volume 1243, Page 788 of Geauga County Deed Records;

Thence North 04° 36' 39" West, along the said westerly line of land so conveyed to Heather Santore and Brian Boehnlein, a distance of 69.26 feet to a 1 inch iron pipe found at the northwesterly corner thereof and in the southerly line of Parcel # 10-162450 of land conveyed to Jordan M. Snedeker and Rachel L. Snedeker, by deed recorded in Volume 1846, Page 1848 of Geauga County Deed Records;

Thence South 87° 15' 54" West, along the said southerly line of land so conveyed to Jordan M. and Rachel L. Snedeker, a distance of 5.67 feet to the southwest corner thereof, said corner being reference by a 1 inch iron pipe found, 0.13 feet north and 0.36 feet west;

Thence North 03° 37' 34" East, along the westerly line of land so conveyed to Jordan M. and Rachel L. Snedeker, the westerly line of Parcel # 10-104300 of land conveyed to Maria Mudzyn by deed recorded in Volume 1850, Page 3432 of Geauga County Deed Records, the westerly line of Parcel # 10-121750 of land conveyed to Aaron P. Murray and Clara E. Schous by deed recorded in Volume 1780, Page 1491 of Geauga County Deed Records and the westerly line of Parcel # 10-018900 of land conveyed to Eleanor M. Brown by deed recorded in Volume 1787, Page 1995 of Geauga County Deed Records, a distance of 274.72 feet to a 5/8 inch iron pin found at an inner corner of land so conveyed to Eleanor M. Brown;

Page 3 of 5  
Legal Description  
Parcel "B" – Park Avenue

Thence South  $87^{\circ} 15' 54''$  West, along a southerly line of land so conveyed to Eleanor M. Brown, a distance of 21.35 feet to a southwesterly corner thereof, said corner being referenced by a  $5/8$  inch iron pin found, 0.30 north and 0.07 feet east;

Thence North  $02^{\circ} 19' 33''$  West, along a westerly line of land so conveyed to Eleanor M. Brown, a distance of 33.00 feet to the northwesterly corner thereof and in the southerly line of Parcel # 10-016400 of land conveyed to Michelle Nelson by deed recorded in Volume 1876, Page 2647 of Geauga County Deed Records, said corner being reference by a  $5/8$  inch capped (Temple 4761) iron pin found, 0.14 feet north and 0.12 feet west;

Thence South  $87^{\circ} 40' 27''$  West, along the said southerly line of land so conveyed to Michelle Nelson, a distance of 81.96 feet to the southwesterly corner thereof and the southeasterly corner of Parcel # 10-703000 of land conveyed to the Village of Chardon (now the City of Chardon), by deed recorded in Volume 245, Page 3 of Geauga County Deed Records, said corner being referenced by a 1 inch iron pipe found, 0.02 feet north and 0.14 feet west;

Thence North  $87^{\circ} 21' 03''$  West, along the southerly line of land so conveyed to the Village of Chardon (now the City of Chardon), a distance of 480.00 feet to a  $5/8$  inch iron pin found at the southwesterly corner thereof;

Thence North  $02^{\circ} 36' 39''$  East, along the westerly line of land so conveyed to The Village of Chardon (now the City of Chardon), a distance of 262.14 feet to a one inch iron pipe found at the northwesterly corner thereof, said corner being also the southeasterly corner of Parcel # 10-709572 of land conveyed to the Village of Chardon (now the City of Chardon), by deed recorded in Volume 973, Page 1287 of Geauga County Deed Records;

Thence North  $87^{\circ} 56' 22''$  West, along the southerly line of land so conveyed to the Village of Chardon (now the City of Chardon), and the southerly line of Parcel # 10-040890 of land conveyed to Larry L. Diemand and Bruce R. Diemand, by deed recorded in Volume 776, Page 1053 of Geauga County Deed Records, a distance of 243.43 feet to an angle point in the southerly line of land so conveyed to Larry L. Diemand and Bruce R. Diemand, said point being referenced by a 1 inch iron pipe found, 0.23 feet south and 0.03 feet west;

Page 4 of 5  
Legal Description  
Parcel "B" – Park Avenue

Thence South  $64^{\circ} 32' 46''$  West, continuing along the said southerly line of land so conveyed to Larry L. Diemand and Bruce R. Diemand, a distance of 1.25 feet to a 5/8 inch iron pin found at the southwesterly corner thereof;

Thence North  $25^{\circ} 27' 14''$  West, along the westerly line of land so conveyed to Larry L. Diemand and Bruce R. Diemand and the westerly line of Parcel # 10-601000 of land conveyed to The Cleveland Electric Illuminating Company, by deed recorded in Volume 174, Page 279 of Geauga County Deed Records, a distance of 752.53 feet to a 5/8 inch iron pin found in the southerly right-of-way of Park Avenue, 50.00 feet wide and at the northwesterly corner of land so conveyed to The Cleveland Electric Illuminating Company;

Thence North  $86^{\circ} 41' 54''$  West, along the said southerly right-of-way line of Park Avenue, a distance of 68.44 feet to a drill hole set in the concrete headwall of a storm culvert under Park Avenue;

Thence South  $25^{\circ} 27' 14''$  East, a distance of 649.30 feet to a 5/8 inch capped (Selee #5471) iron pin set;

Thence South  $88^{\circ} 17' 47''$  West, along the easterly prolongation of the northerly line of Parcel # 10-009700 of land conveyed to the Chardon Lakes Golf Course, Inc., by deed recorded in Volume 814, Page 669 of Geauga County Deed Records, a distance of 42.60 feet to a 1 inch iron pipe found at the northeasterly corner thereof;

Thence South  $23^{\circ} 56' 59''$  East, along the easterly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 478.10 feet to a 5/8 inch iron pin found at an angle point therein;

Thence South  $20^{\circ} 42' 45''$  East, continuing along the said easterly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 202.22 feet to a 5/8 inch iron pin found at an angle point therein;

Thence South  $12^{\circ} 23' 00''$  East, continuing along the said easterly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 100.66 feet to a 5/8 inch iron pin found at the northwesterly corner of "Restated" Burlington Green Condominium, Phase 1, as shown by the recorded Volume 26, Pages 57, 58, 59 and 60 of Geauga County Plat Records;

Thence North 66° 56' 31" East, along the northerly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 70.00 feet to a 5/8 inch capped (Selee # 5471) iron pin found at a northeasterly corner thereof;

Thence South 25° 27' 14" East, along an easterly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 95.00 feet to a 5/8 inch iron pin found;

Thence North 86° 55' 49" East, along an northerly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 101.00 feet to a northeasterly corner thereof, said corner being referenced by a 5/8 inch iron pin found, 0.05 feet south and 0.06 feet west;

Thence South 03° 04' 11" East, along an easterly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 32.33 feet to an angle point in said easterly line, said point being referenced by a 5/8 inch iron pin found, 0.36 feet south and 0.15 feet west;

Thence South 25° 27' 14" East, along an easterly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 106.23 feet to a 1 inch iron pipe found at the PRINCIPAL PLACE of BEGINNING and also being a southwesterly corner of Parcel 'B' of the premises herein intended to be described and containing 10.0366 acres of land, more or less, subject to all legal highways as surveyed, by Howard R. Selee, Registered Ohio Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated May, 2012.

All iron pins set are 5/8 inch diameter by 30 inches long with capped Selee # 5471.

**DEED REFERENCES:**

Parcel # 10-127800, Volume 1785, Page 657 - Hidden Glen Associates, LLC

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationship only.

*Howard R. Selee*  
Howard R. Selee  
Ohio Professional Surveyor No. 5471

Date: 6-25-12

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

S.M. J.P.K. 6/29/12  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

