

BASS LAKE ROAD 60'
LOST POND PKWY. 60'
 1" I. PIN MON. FD.

SOUTH STREET 80' (S.R. 44)
WOODIEBROOK ROAD 60'

THE WOODS OF BURLINGTON - PHASE 1
 VOL. 20, PG. 113
 GEAUGA COUNTY PLAT RECORDS

THE WOODS OF BURLINGTON - PHASE 3
 VOL. 21, PG. 82
 GEAUGA COUNTY PLAT RECORDS

THE WOODS OF BURLINGTON - PHASE 4
 VOL. 22, PG. 69
 GEAUGA COUNTY PLAT RECORDS

THE WOODS OF BURLINGTON - PHASE 5A
 VOL. 26, PG. 40
 GEAUGA COUNTY PLAT RECORDS

P.N. 13-015100
 ROBERT E. and
 FRANCES C. SUTTON
 VOL. 1843, PG. 3251

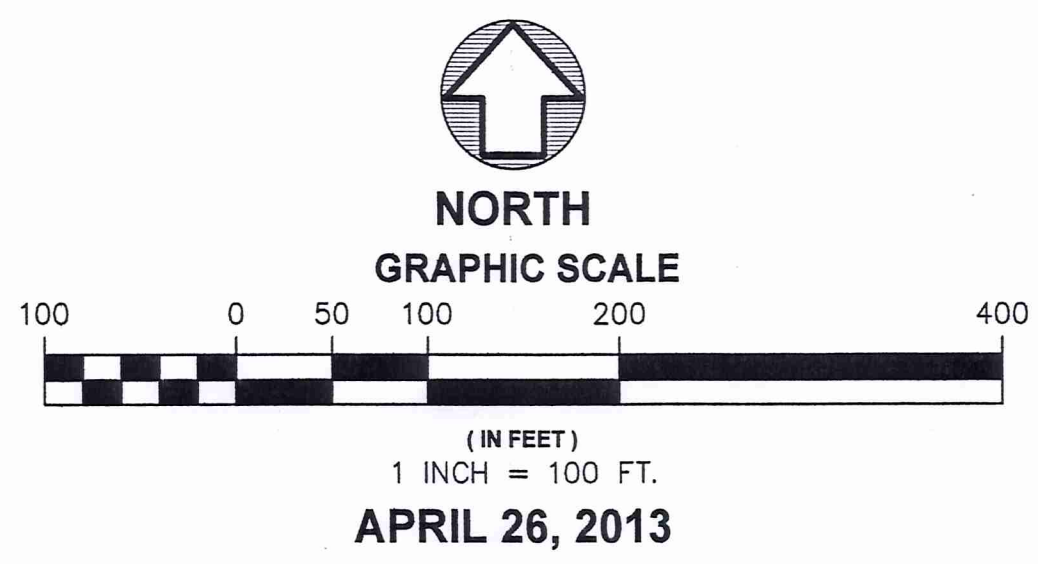
P.N. 13-008500
 MARY JANE JONKE
 VOL. 1352, PG. 435

P.N. 13-008650
 JAMES GREGORY and
 LEA ANGELA HLIFKA
 VOL. 1770, PG. 917

P.N. 13-015559
 VLADO and
 CHARLENE ZIVCIC
 VOL. 1839, PG. 992

P.N. 13-015560
 KIMBERLY A. WALLACE
 VOL. 1920, PG. 2077

P.N. 13-015561
 TOMISLAV T. ZOVKO
 VOL. 1800, PG. 2589



PARCEL 1

LOT AREA	1,741,509 S.F.	39.9796 Ac.
R.O.W. AREA	5,485 S.F.	0.1259 Ac.
TOTAL AREA	1,746,994 S.F.	40.1055 Ac.

PARCEL A

10.0000 Ac.
 435,600 S.F.

PLAT OF SURVEY

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MUNSON TOWNSHIP LOT NO. 1 OF THE EAST DIVISION, TRACT 1 OF SAID TOWNSHIP.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 PAK 5 1283
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

DEED REFERENCE:

INDUSTRIAL DEVELOPMENT DIVERSIFIED LIMITED
 P.N. 10-009111 - VOL. 1062, PG. 583

BASIS OF BEARINGS:

BASED ON THE CENTERLINE PLAT OF RAVENNA ROAD (STATE ROUTE 44) AS SHOWN BY THE RECORDED PLAT IN VOLUME 9, PAGE 14 OF GEAUGA COUNTY PLAT RECORDS, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

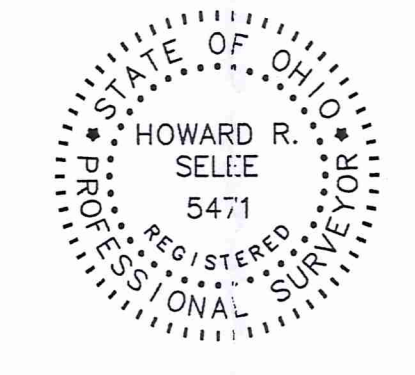
LEGEND:

○	IRON PIN FOUND & USED.
⊙	P.K. NAIL - S&T
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED

CERTIFICATION

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
 DATE: 04/30/2013



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	3819.72	100.00	50.00	1°30'00"	100.00	N28°19'33"W
C2	2864.79	277.06	138.64	5°32'29"	276.96	N16°20'53"W
C3	2864.79	286.70	143.47	5°44'02"	286.58	N24°42'32"W
C4	2864.79	136.16	68.09	2°43'24"	136.15	N20°28'49"W
C5	3819.72	100.00	50.00	1°30'00"	100.00	N03°33'40"W
C6	40.00	61.88	39.06	88°38'08"	55.89	N66°13'43"W
C7	1190.29	18.51	9.25	0°53'27"	18.51	N69°53'57"E
C8	1200.29	210.88	105.71	10°03'59"	210.61	N75°35'07"E
C9	1120.29	217.28	108.98	11°06'46"	216.94	N88°11'42"E
C10	1130.29	258.31	129.72	13°05'38"	257.74	N76°00'02"E
C11	40.00	61.84	39.02	88°34'23"	55.86	N25°10'01"E
C12	2864.79	699.93	351.71	13°59'55"	698.19	N20°34'36"W
C13	2864.79	187.33	93.70	3°44'48"	187.30	N11°42'14"W
C14	2864.79	133.86	66.94	2°40'38"	133.85	N12°14'19"W
C15	2864.79	53.47	26.74	1°04'10"	53.47	N10°21'55"W

CITY OF CHARDON CORPORATION LINE

HOWARD R. SELEE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129
 (216) 398-0280 File No. 89218-10AC

CHCG0126

Industrial Development (13-038)
picked up 5/2/2013

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

10-165739
Vol. 1950 Pg. 3072

April 25, 2013
File No. 89218

LEGAL DESCRIPTION 10.0000 ACRES SOUTH STREET, S.R. 44

Situated in the City of Chardon, County of Geauga and State of Ohio, and known as being part of Original Munson Township Lot No. 1 of the East Division, Tract 1 of said Township, bounded and described as follows:

Starting at a 1 inch iron pin in a monument box found at the intersection of the centerline of Bass Lake Road, 60.00 feet wide with the centerline of South Street, 80.00 feet wide, aka S.R. No. 44;

Thence South $29^{\circ} 04' 33''$ East, along the said centerline of South Street, aka S.R. No. 44, a distance of 572.22 feet to a point of curvature therein;

Thence continuing southerly along the said centerline of South Street, aka S.R. No. 44, by a curve to the right, an arc distance of 100.00 feet to a 1 inch iron pin in a monument box found at a point of compound curvature therein, said curve having a radius of 3819.72 feet, a central angle of $01^{\circ} 30' 00''$ and a chord which bears South $28^{\circ} 19' 33''$ East, a chord distance of 100.00 feet;

Thence continuing southerly along the said centerline of South Street, aka S.R. No. 44, by a curve to the right, an arc distance of 699.93 feet to the southwesterly corner of Parcel No. 10-164754 of land conveyed to Shiffler Properties, LLC, deed recorded in Volume 1818, Page 1030 of Geauga County Deed Records, said curve having a radius of 2864.79 feet, a central angle of $13^{\circ} 59' 55''$ and a chord which bears South $20^{\circ} 34' 36''$ East, a chord distance of 698.19 feet;

Thence North $74^{\circ} 17' 33''$ East, along the southerly of land so conveyed to Shiffler Properties, LLC, passing thru a 5/8 inch capped (W.L.C.) iron pin found in the easterly right-of-way line of South Street, aka S.R. No. 44, at a distance of 40.03 feet, a total distance of 412.17 feet to a 5/8 inch capped (Selee # 5471) iron pin found at an angle point therein;

Thence South $17^{\circ} 34' 24''$ East, along a westerly line of land so conveyed to Shiffler Properties, LLC, a distance of 71.38 feet to a 5/8 inch capped (Selee # 5471) iron pin set at a southwesterly corner thereof and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be describe;

Thence South 85° 46' 17" East, along a southerly line of land so conveyed to Shiffler Properties, LLC, a distance of 227.52 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 29° 19' 43" East, a distance of 129.09 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 84° 46' 38" East, a distance of 500.03 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 05° 12' 08" East, a distance of 527.13 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the northerly line of Parcel No. 10-709609 of land conveyed to Geauga County Board of Commissioners, by deed recorded in Volume 1833, Page 1108 of Geauga County Deed Records;

Thence North 86° 54' 33" West, along the said northerly line of land so conveyed to Geauga County Board of Commissioners, a distance of 801.17 feet to a 5/8 inch capped (Selee # 5471) iron pin found at the southeasterly corner of Parcel No. 10-165148 of land conveyed to Mark W. Baker and Shirley Ann Baker, Trustees, by deed recorded in Volume 1901, Page 886 of Geauga County Deed Records;

Thence North 03° 05' 26" East, along the easterly line of land so conveyed to Mark W. Barker and Shirley Ann Baker, Trustees, a distance of 279.11 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the southeasterly corner of Parcel No. 10-009109 of land conveyed to Lisa Marie Aaron, Trustee, by deed recorded in Volume 1020, Page 1320 of Geauga County Deed Records;

Thence North 00° 17' 03" East, along the easterly line of land so conveyed to Lisa Marie Aaron, Trustee, a distance of 213.74 feet to a 5/8 inch capped (Selee # 5471) iron pin set at an angle point therein;

Thence North 17° 34' 24" West, continuing along the said easterly line of land so conveyed to Lisa Marie Aaron, Trustee, and the easterly line of Parcel No. 10-164891 of land conveyed to Sunset Pointe, LTD, by deed recorded in Volume 1223, Page 335 of Geauga County Deed Records, a distance of 172.19 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described and containing within said bounds a total of 10.0000 acres of land, more or less, but 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, date August, 2012.

DEED REFERENCE:

Parcel # 10-009111, Vol. 1062, PG. 583, Industrial Development Diversified Limited.
(Remaining area in parcel # 10-009111 is 40.1055 acres)

Bearings correlate to the value of North 29° 04' 33" West assigned to the centerline of South Street, aka S.R. No. 44, as shown by the Centerline Plat of South Street, aka S.R. No. 44, as recorded in Volume 9, Page 14 of Geauga County Plat Records.

Monuments described as "iron pins set" are 5/8 inch diameter by 30 inch rebar with a yellow plastic cap stamped "SELEE # 5471".

Howard R. Selee 4/30/2013
Howard R. Selee,
Ohio Professional Surveyor No. 5471

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK *5/2/13*
OFFICE OF THE
GEAUGA COUNTY ENGINEER



RECEIVED
MAY 9 2013
Gaugua County Engineer