



**LEGAL DESCRIPTION OF PARCEL NO. 1  
IN THE CITY OF CHARDON**

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being part of Original Township of Chardon Lot No.159 and Original Chardon Village Lot No. 137, Tract 3 and further bounded and described as follows:

Beginning at a 5/8" iron pin found in a monument box marking the northerly line of Water Street, a.k.a. U.S. Route 6 (60 feet wide) with the centerline of Meadowlands Drive (70 feet wide) as shown on the Dedication Plat recorded in Volume 18, Page 118 of Geauga County Map Records;

Thence S 00° 19' 18" W, along said centerline of Meadowlands Drive, a distance of 30.00 feet to its intersection with said centerline of Water Street;

Thence S 89° 39' 51" E, along said centerline of Water Street, a distance of 350.00 feet to a P.K. (Parker Kalon) Nail found at the northeasterly corner of Parcel "A", being parcel PPN 10-165734 conveyed to Loreto Development Company by deed recorded in Volume 1934 Page 2643 of Geauga County Deed Records, said northeasterly corner also being the northwesterly corner of Original Chardon Village Lot No. 137, as shown on the Lot Split Plat for The City of Chardon and recorded in Volume 41 Page 85 of Geauga County Map Records, said P.K. Nail being the principal point of beginning of the premises herein intended to be described;

Course No. 1 - Thence S 89° 39' 51" E, along said centerline of Water Street, also being the Lot Line between Original Village Lot No. 136 and 137, a distance of 1089.68 feet to a P.K. Nail set at the northwesterly corner of land conveyed to James E. and Pamela Weich by deed recorded in Volume 1584 Page 139 of Geauga County Deed Records (PPN 10-160200);

Course No. 2- Thence S 00° 25' 44" W, along the westerly line of land conveyed to said James E. and Pamela Weich, and the westerly line of land conveyed to The City of Chardon by deed recorded in Volume 1929 Page 934 (Parcel No. 2) of Geauga County Deed Records (PPN 10-156200), a distance of 735.86 feet to an iron pin set (passing through at 30.00 feet, a 5/8" iron pin -ID 6370 Cleveland Surveys);

Course No. 3 – Thence along the arc of a curve deflecting to the left, 31.14 feet, said curve having a radius of 495.00 feet, a delta angle of 3° 36' 18" and a chord which bears S 72° 42' 20" W, a distance of 31.14 feet to an iron pin set at a point of tangency;

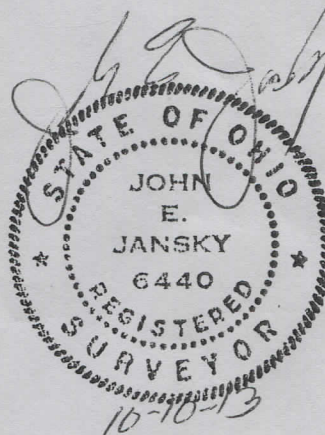
Course No. 4- Thence S 70° 54' 11" W, a distance of 859.02 feet to an iron pin set at a point of curve;

Course No. 5 – Thence along the arc of a curve deflecting to the right, 673.43 feet, said curve having a radius of 423.00 feet, a delta angle of  $91^{\circ} 13' 00''$  and a chord which bears  $N 63^{\circ} 29' 19'' W$ , a distance of 604.53 feet to an iron pin set at a point of tangency;

Course No. 6- Thence  $N 17^{\circ} 52' 49'' W$ , a distance of 67.82 feet to an iron pin found (ID: CW Courtney S-5609) at the southwesterly corner of said Parcel "A", the aforementioned Loreto Parcel;

Course No. 7- Thence  $S 89^{\circ} 39' 50'' E$ , along the south line of said Parcel "A", the aforementioned Loreto Parcel, a distance of 319.35 feet to a  $5/8''$  iron pin found (ID: S. Guard)  $0.09' N$  &  $0.05' W$  at the southeast corner thereof, said southeasterly corner also being a point on the line between Original Township Lot No. 159 and Original Village Lot No. 137;

Course No. 8 – Thence  $N 00^{\circ} 01' 13'' W$ , along the easterly line of said Parcel "A" (the aforementioned Loreto Parcel) which is also the Lot Line between Original Township Lot No. 159 and Original Village Lot No. 137 and passing through a  $5/8''$  iron pin found (ID: C.W. Courtney S-5609) at 670.01 feet, a total distance of 700.01 feet to the principal point of beginning, which is also the northwesterly corner of Original Village Lot No. 137 and containing 24.6894 acres of land (of which 0.7504 acres lie within the right of way of Water Street) leaving a net acreage of 23.9390 acres as surveyed and described by John E. Jansky, Registered Surveyor No. 6440 of the C.W. Courtney Co. in July, 2013 be the same more or less and subject to all legal highways and easements of record.



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

PAK 10/17/13

OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER

**LEGAL DESCRIPTION OF PARCEL NO. 2  
IN THE CITY OF CHARDON**

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being part of Original Township of Chardon Lot No.159 and Original Chardon Village Lot No. 137, Tract 3 and further bounded and described as follows:

Beginning at a 5/8" iron pin found in a monument box marking the northerly line of Water Street, a.k.a. U.S. Route 6 (60 feet wide) with the centerline of Meadowlands Drive (70 feet wide) as shown on the Dedication Plat recorded in Volume 18, Page 118 of Geauga County Map Records;

Thence S 00° 19' 18" W, along said centerline of Meadowlands Drive, a distance of 30.00 feet to its intersection with said centerline of Water Street;

Thence S 89° 39' 51" E, along said centerline of Water Street, a distance of 350.00 feet to a P.K. (Parker Kalon) Nail found at the northeasterly corner of Parcel "A", being parcel PPN 10-165734 conveyed to Loreto Development Company by deed recorded in Volume 1934 Page 2643 of Geauga County Deed Records, said northeasterly corner also being the northwesterly corner of Original Chardon Village Lot No. 137 as shown on the Lot Split Plat for The City of Chardon and recorded in Volume 41 Page 85 of Geauga County Map Records,

Thence S 89° 39' 51" E, along said centerline of Water Street, also being the Lot Line between Original Village Lot No. 136 and 137, a distance of 1089.68 feet to a P.K. Nail set at the northwesterly corner of land conveyed to James E. and Pamela Weich by deed recorded in Volume 1584 Page 139 of Geauga County Deed Records (PPN 10-160200);

Thence S 00° 25' 44" W, along the westerly line of land conveyed to said James E. and Pamela Weich, and the westerly line of land conveyed to The City of Chardon by deed recorded in Volume 1929 Page 934 (PPN 10-156200) of Geauga County Deed Records (PPN 10-156200), passing through at 30.00 feet, a 5/8" iron pin found (ID 6370 Cleveland Surveys) and at 735.86 feet an iron pin set, a total distance of 809.15 feet to an iron pin set, said iron pin being the principal point of beginning of the premises herein intended to be described;

Course No. 1 - Thence S 00° 25' 44" W, continuing along and the westerly lines of land conveyed to said City of Chardon (PPN 10-156200), the westerly line of land conveyed to the City of Chardon (PPN 10-156400) by deed recorded in Volume 1929 Page 934 and the westerly line of land conveyed to Chardon Hills LLC by deed recorded in Volume 1772 Page 1047 of Geauga County Deed Records(PPN 10-

029700 & 10-029750), a distance of 906.52 feet to a 1-1/4" iron pipe found at the southwesterly corner thereof;

Course No. 2 - Thence S 89° 54' 48" E, along the southerly line of land conveyed to said Chardon Hills LLC, a distance of 294.97 feet to an iron pin set at on the westerly line Wilson Mills Road (66 feet wide);

Course No. 3 - Thence S 36° 21' 48" W, along said westerly line of Wilson Mills Road, a distance of 31.01 feet to an iron pin set on the northerly line of land conveyed to Adam J. & Malinda I. Sopenski by deed recorded in Volume 1782 Page 2521 of Geauga County Deed Records (PPN 10-111800) said northerly line also being the south line of Original Chardon Village Lot No. 137;

Course No. 4 - Thence N 89° 54' 48" W, along said northerly line of land conveyed to said Adam J. & Malinda I. Sopenski, the northerly line of land conveyed to Harry S. & Barbara J. Rayl by deed recorded in Volume 749 Page 887 of Geauga County Deed Records (PPN 10-120600), the northerly line of land conveyed to Jacqueline B. Budziak by deed recorded in Volume 1466 Page 908 of Geauga County Deed Records (PPN 10-057900) and the northerly line of land conveyed to The Chardon Baptist Church by deed recorded in Volume 1029 Page 192 of Geauga County Deed Records (PPN 10-704800 and 10-704700), said northerly lines also being the southerly line of said Original Lot No.137, distance of 1354.85 feet to a 1" iron pipe found at the northwesterly corner thereof, said northwesterly corner being on the easterly line of land conveyed to Windmere Limited Partnership by deed recorded in Volume 984 Page 174 of Geauga County Deed Records (PPN 10-165663), said easterly line also being the westerly line of said Lot No. 137;

Course No. 5 - Thence N 00° 10' 20" E, along said easterly line of land conveyed to Windmere Limited Partnership, said easterly line also being the westerly line of Original Village Lot No. 137, a distance of 514.11 feet to a 1" iron pipe found at the northeasterly corner thereof;

Course No. 6 - Thence N 89° 46' 20" W, along the northerly line of land conveyed to said Windmere Limited Partnership, a distance of 458.01 feet to an iron pin set;

Course No. 7- Thence along the arc of a curve deflecting to the right, 190.32 feet, said curve having a radius of 215.00 feet, a delta angle of 50° 43' 08" and a chord which bears N 25° 34' 13" E, a distance of 184.17 feet to an iron pin set at a point of tangency;

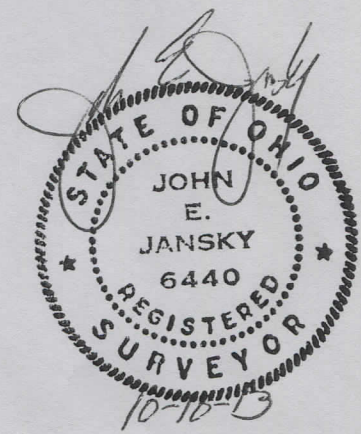
Course No. 8- Thence N 50° 55' 47" E, a distance of 122.11 feet to an iron pin set at a point of curve;

Course No. 9- Thence along the arc of a curve deflecting to the right, 50.66 feet, said curve having a radius of 35.00 feet, a delta angle of 82° 55' 43" and a chord which bears S 87° 36' 21" E, a distance of 46.35 feet to an iron pin set at a point of reverse curvature;

Course No. 10- Thence along the arc of a curve deflecting to the left, 541.70 feet, said curve having a radius of 493.00 feet, a delta angle of 62° 57' 19" and a chord which bears S 77° 37' 09" E, a distance of 514.86 feet to an iron pin set at a point of tangency;

Course No. 11 - Thence N 70° 54' 11" E, a distance of 859.02 feet to an iron pin set at a point of curve;

Course No. 12- Thence along the arc of a curve deflecting to the right, 6.63 feet, said curve having a radius of 425.00 feet, a delta angle of 00° 53' 37" and a chord which bears N 71° 21' 00" E, a distance of 6.63 feet to the principal point of beginning and containing 20.5627 acres of land as surveyed and described by John E. Jansky, Registered Surveyor No. 6440 of the C.W. Courtney Co. in July, 2013 be the same more or less and subject to all legal highways and easements of record.



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SURVEY PLAT & LEGAL DESCRIPTION  
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GEAUGA COUNTY ENGINEER

**LEGAL DESCRIPTION OF PARCEL NO. 3  
IN THE CITY OF CHARDON**

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being part of Original Township of Chardon Lot No. 159, Tract 3 and further bounded and described as follows:

Beginning at a 5/8" iron pin found in a monument box marking the northerly line of Water Street, a.k.a. U.S. Route 6 (60 feet wide) with the centerline of Meadowlands Drive (70 feet wide) as shown on the Dedication Plat recorded in Volume 18, Page 118 of Geauga County Map Records;

Thence S 00° 19' 18" W, along said centerline of Meadowlands Drive, a distance of 30.00 feet to its intersection with said centerline of Water Street;

Thence N 89° 39' 51" W, along said centerline of Water Street, a distance of 65.00 feet to a point, said point being the northeasterly corner of Parcel "C" being parcel PPN 10-165736 conveyed to Loreto Development Company by deed recorded in Volume 1934 Page 2643 of Geauga County Deed Records as shown on the Lot Split Plat for The City of Chardon and recorded in Volume 41 Page 85 of Geauga County Map Records;

Thence along the easterly line of said Parcel "C", being the Loreto Parcel by the following three courses and distances:

Thence S 00° 20' 09" W, a distance of 30.00 feet to a 5/8" iron pin found (ID: CW Courtney S-5609) on the southerly line of said Water Street;

Thence along an arc of a curve deflecting to the right, 47.12 feet, said curve having a radius of 30.00 feet, a delta angle of 90° 00' 00" and a chord which bears S 44° 39' 51" E, a distance of 42.43 feet to a 5/8" iron pin found (ID: CW Courtney S-5609) at a point of tangency;

Thence S 00° 20' 09" W, a distance of 640.00 feet to a 5/8" iron pin found (ID: CW Courtney S-5609) at the southeast corner of said Parcel "C" (the Loreto Parcel), said 5/8" iron pin being the principal point of beginning of the premises herein intended to be described;

Course No. 1 - Thence S 15° 19' 43" E, a distance of 67.82 feet to an iron pin set at a point of curve;

Course No. 2 - Thence along the arc of a curve deflecting to the left, 143.44 feet, said curve having a radius of 493.00 feet, a delta angle of 16° 40' 13" and a chord which bears S 23° 39' 49" E, a distance of 142.93 feet to an iron pin set a point of reverse curve;

Course No. 3 - Thence along the arc of a curve deflecting to the right, 50.66 feet, said curve having a radius of 35.00 feet, a delta angle of 82° 55' 37" and a chord which bears S 9° 27' 56" W, a distance of 46.35 feet to an iron pin set at a point of tangency;

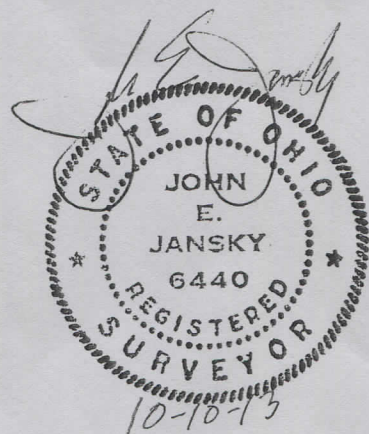
Course No. 4 - Thence S 50° 55' 47" W, a distance of 122.11 feet to an iron pin set at a point of curve;

Course No. 5 - Thence along the arc of a curve deflecting to the left, 243.42 feet, said curve having a radius of 275.00 feet, a delta angle of 50° 42' 55" and a chord which bears S 25° 34' 20" W, a distance of 235.55 feet to an iron pin set on the northerly line of land conveyed to Windmere Limited Partnership by deed recorded in Volume 984 Page 174 of Geauga County Deed Records (PPN 10-165663);

Course No. 6 - Thence N 89° 46' 20" W, along said northerly line of land conveyed to Windmere Limited Partnership, a distance of 1009.97 feet to a 1" iron pipe found at the southeast corner of land conveyed to Shannon B. and Joyce A. Black by deed recorded in Volume 1023 Page 1294 of Geauga County Deed Records (PPN 06-092800), said southeast corner also being the northwest corner of Eden Park Subdivision as shown by the plat recorded in Volume 36 Page 86 of Geauga County Map Records;

Course No. 7 - Thence N 0° 16' 59" E, along the easterly line of land conveyed to said Shannon B. and Joyce A. Black, said easterly line also being the division line between the City of Chardon and Chardon Township, a distance of 534.12 feet to an 5/8" iron pin found (0.96'S) at the southwesterly corner of Parcel "C" (PPN 10-165736) in said Lot Split Plat for The City of Chardon;

Course No. 8 - Thence S 89° 39' 51" E, along the southerly line of said Parcel "C" (the aforementioned Loreto Parcel), a distance of 1136.15 feet to the principal point of beginning and containing 13.7010 acres of land as surveyed and described by John E. Jansky, Registered Surveyor No. 6440 of the C.W. Courtney Co. in July, 2013 be the same more or less and subject to all legal highways and easements of record.



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**LEGAL DESCRIPTION OF PARCEL NO. 4  
IN THE CITY OF CHARDON**

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being part of Original Township of Chardon Lot Nos. 137 and 159, Tract 3 and further bounded and described as follows:

Beginning at a 5/8" iron pin found in a monument box marking the northerly line of Water Street, a.k.a. U.S. Route 6 (60 feet wide) with the centerline of Meadowlands Drive (70 feet wide) as shown on the Dedication Plat recorded in Volume 18, Page 118 of Geauga County Map Records;

Thence S 00° 19' 18" W, along said centerline of Meadowlands Drive, a distance of 30.00 feet to its intersection with said centerline of Water Street;

Thence S 89° 39' 51" E, along said centerline of Water Street, a distance of 65.00 feet to a point, said point being the northwesterly corner of Parcel "A" being parcel PPN 10-165734 conveyed to Loreto Development Company by deed recorded in Volume 1934 Page 2643 of Geauga County Deed Records as shown on the Lot Split Plat for The City of Chardon and recorded in Volume 41 Page 85 of Geauga County Map Records;

Thence along the westerly line of said Parcel "A", being the Loreto Parcel by the following three courses and distances:

Thence S 00° 20' 09" W, a distance of 30.00 feet to a 5/8" iron pin found (ID: CW Courtney S-5609) on the southerly line of said Water Street;

Thence along an arc of a curve deflecting to the left, 47.12 feet, said curve having a radius of 30.00 feet, a delta angle of 90° 00' 00" and a chord which bears S 45° 20' 09" W, a distance of 42.43 feet to a 5/8" iron pin found (ID: CW Courtney S-5609) at a point of tangency;

Thence S 00° 20' 09" W, a distance of 640.00 feet to a 5/8" iron pin found (ID: CW Courtney S-5609) at the southwest corner of said Parcel "A" (the Loreto Parcel), said 5/8" iron pin being the principal point of beginning of the premises herein intended to be described;

Course No. 1 - Thence S 17° 52' 49" E, a distance of 67.82 feet to an iron pin set at a point of curve;

Course No. 2 - Thence along the arc of a curve deflecting to the left, 673.43 feet, said curve having a radius of 423.00 feet, a delta angle of 91° 13' 00" and a chord which bears S 63° 29' 19" E, a distance of 604.53 feet to an iron pin set at a point of tangency;

Course No. 3 - Thence N 70° 54' 11" E, a distance of 859.02 feet to an iron pin set at a point of curve;

Course No. 4- Thence along the arc of a curve deflecting to the right, 31.14 feet, said curve having a radius of 495.00 feet, a delta angle of 3° 36' 18" and a chord which bears N 72° 42' 20" E, a distance of 31.14 feet to an iron pin set on the westerly line of land conveyed to the City of Chardon by deed recorded in Volume 1929 Page 934 (Parcel No. 2) of Geauga County Deed Records (PPN 10-156200);

Course No. 5 - Thence S 00° 25' 44" W, along said westerly line of land conveyed to the City of Chardon, a distance of 73.29 feet to an iron pin set;

Course No. 6- Thence along the arc of a curve deflecting to the left, 6.63 feet, said curve having a radius of 425.00 feet, a delta angle of 00° 53' 37" and a chord which bears S 71° 21' 00" W, a distance of 6.63 feet to an iron pin set at a point of tangency;

Course No. 7- Thence S 70° 54' 11" W, a distance of 859.02 feet to an iron pin set at a point of curve;

Course No. 8- Thence along the arc of a curve deflecting to the right, 541.70 feet, said curve having a radius of 493.00 feet, a delta angle of 62° 57' 19" and a chord which bears N 77° 37' 09" W, a distance of 514.86 feet to an iron pin set at a point of reverse curvature;

Course No. 9- Thence along the arc of a curve deflecting to the left, 50.66 feet, said curve having a radius of 35.00 feet, a delta angle of 82° 55' 43" and a chord which bears N 87° 36' 21" W, a distance of 46.35 feet to an iron pin set at a point of tangency;

Course No. 10- Thence S 50° 55' 47" W, a distance of 122.11 feet to an iron pin set at a point of curve;

Course No. 11- Thence along the arc of a curve deflecting to the left, 190.32 feet, said curve having a radius of 215.00 feet, a delta angle of 50° 43' 08" and a chord which bears S 25° 34' 13" W, a distance of 184.17 feet to an iron pin set on the northerly line of land conveyed to Windmere Limited Partnership by deed recorded in Volume 984 Page 174 of Geauga County Deed Records (PPN 10-165663);

Course No. 12 - Thence N 89° 46' 20" W, along said northerly line of land conveyed to Windmere Limited Partnership, a distance of 60.00 feet to an iron pin set;

Course No. 13- Thence along the arc of a curve deflecting to the right, 243.42 feet, said curve having a radius of 275.00 feet, a delta angle of 50° 42' 55" and a chord which bears N 25° 34' 20" E, a distance of 235.55 feet to an iron pin set at a point of tangency;

Course No. 14- Thence N 50° 55' 47" E, a distance of 122.11 feet to an iron pin set at a point of curve;

Course No. 15- Thence along the arc of a curve deflecting to the left, 50.66 feet, said curve having a radius of 35.00 feet, a delta angle of 82° 55' 37" and a chord which bears N 9° 27' 56" E, a distance of 46.35 feet to an iron pin set at a point of reverse curve;

Course No. 16- Thence along the arc of a curve deflecting to the right, 143.44 feet, said curve having a radius of 493.00 feet, a delta angle of 16° 40' 13" and a chord which bears N 23° 39' 49" W, a distance of 142.93 feet to an iron pin set at a point of tangency;

Course No. 17 - Thence N 15° 19' 43" W, a distance of 67.82 feet to an iron pin found at the southwest corner of Parcel "B", in said Lot Split Plat for The City of Chardon, said Parcel "B" being parcel PPN 10-165735 conveyed to The City of Chardon by deed recorded in Volume 1934 Page 2650 of Geauga County Deed Records;

Course No. 18 - Thence s 89° 39' 51" E, along the southerly line of said Parcel "B" (the aforementioned City of Chardon parcel), a distance of 70.00 feet to the principal point of beginning and containing 3.2264 acres of land as surveyed and described by John E. Jansky, Registered Surveyor No. 6440 of the C.W. Courtney Co. in July, 2013 be the same more or less and subject to all legal highways and easements of record.



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

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