



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

Legal Description
Parcel A

Situated in the City of Chardon, County of Geauga, and State of Ohio, being part of Lot 135, Chardon Township 9 North, Range VIII West of the Connecticut Western Reserve and further known as being part of land conveyed to Love Properties Management LLC (PN 10-053500), by deed recorded in Volume 1932, Page 948 of Geauga County Records;

Beginning in the centerline of Fifth Avenue (~~70' wide~~) at a 1 inch iron pin found as shown by the Chardon Park Subdivision by plat recorded in Volume 36, Pages 103-104 of Geauga County Plat Records; Thence NORTH $62^{\circ} 50' 34''$ EAST along the centerline of said Fifth Avenue. 43.02 feet to the centerline of Center Street (~~Width varies~~), Thence SOUTH $46^{\circ} 59' 20''$ EAST, along the centerline of said Center Street, 283.13 ~~feet to the~~ northeast corner of land conveyed to the Geauga Metropolitan Housing Authority (PN 10-707900) by deed recorded in Volume 692, Page 1075 of Geauga County Records and the principal place of beginning;

Course 1: Thence SOUTH $46^{\circ} 59' 20''$ EAST along the centerline of said Center Street, 153.81 feet to a point;

Course 2: Thence SOUTH $43^{\circ} 10' 34''$ WEST, creating a new line, passing through a 5/8 inch iron pin set at 40.00 feet, 321.76 feet to a 5/8 inch iron pin set;

Course 3: Thence SOUTH $46^{\circ} 49' 26''$ EAST, creating a new line, 56.20 feet to a 5/8 inch iron pin set;

Course 4: Thence NORTH $43^{\circ} 10' 34''$ EAST, creating a new line, 51.57 feet to a 1 inch iron pipe found at the northwest corner of land conveyed to Tee Pee Properties Ltd. (PN 10-119000) by deed recorded in Volume 1913, Page 2922 of Geauga County Records;

Course 5: Thence SOUTH $11^{\circ} 51' 29''$ EAST along the westerly line of said Tee Tee Properties Ltd. (PN 10-119000 & 10-118900) and the westerly line of land conveyed to Chardon Giant Eagle LLC (PN 10-090510) by deed recorded in Volume 1933, Page 2991 of Geauga County Records, passing through a 1 inch iron pipe found at 224.82 feet, a total distance of 225.31 feet an angle point in the easterly line of said Geauga Metropolitan Housing Authority;

Course 6: Thence NORTH 46° 59, 20" WEST along the northerly line of said Geauga Metropolitan Housing Authority, 394.66 feet to a 1 inch iron pipe found at an angle point therein;

Course 7: Thence NORTH 43° 10'34" EAST, along the easterly line of said Geauga Metropolitan Housing Authority, passing through a 1 inch iron pipe found at 360.00 feet, 400.00 feet to the Principal Place of Beginning, and containing 1.7881 acres of land (0.1412 acres in the right-of-way of Center Street), per a field survey performed in December, 2013 by Richard A. Thompson Jr. P.S. #7388 of Polaris Engineering and Surveying. The bearings used herein are based on Center Street being SOUTH 46° 59'20" EAST. All iron pins set are 5/8 inch diameter by 30 inch long rebar with identification caps stamped "Polaris S-7087".

The intent of this instrument is to describe 1.7881 acres out of PPN 10-053500.



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

MWB 02/12/14

OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

Richard A. Thompson, Jr. P.S. #7388 02/11/14

S:\2012 Projects\12126- Jim Love- Chardon Center Street ALTA (DRK)\Project Support Work\Legals and Survey Documents\Parcel A.doc

**Polaris Engineering & Surveying**

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**Legal Description
Parcel B**

Situated in the City of Chardon, County of Geauga, and State of Ohio, being part of original Lot 135, Original Chardon Township 9 North, Range VIII West of the Connecticut Western Reserve and further known as being part of land conveyed to Love Properties Management LLC (PN 10-053500), by deed recorded in Volume 1932, Page 948 of Geauga County Records;

Beginning in the centerline of Fifth Avenue (70 feet wide) at a 1 inch iron pin found as shown by the Chardon Park Subdivision by plat recorded in Volume 36, Pages 103-104 of Geauga County Plat Records; Thence NORTH $62^{\circ} 50' 34''$ EAST along the centerline of said Fifth Avenue. 43.02 feet to the centerline of Center Street (width varies), Thence SOUTH $46^{\circ} 59' 20''$ EAST, along the centerline of said Center Street, 391.94 feet to and the principal place of beginning;

Course 1: Thence SOUTH $46^{\circ} 59' 20''$ EAST along the centerline of said Center Street, 308.22 feet to the northeast corner of land conveyed to Tee Pee Properties Ltd. (PN 10-119000) by deed recorded in Volume 1913, Page 2922 of Geauga County Records;

Course 2: Thence SOUTH $86^{\circ} 05' 23''$ WEST, passing through a 1 inch iron pipe found at 54.76 feet, Along the northerly line of said Tee Pee Properties, 370.13 feet to a 1 inch iron pipe found at the northwest corner thereof;

Course 3: Thence South $43^{\circ} 10' 34''$ WEST, creating a new line, 51.57 feet to a 5/8 inch iron pin set;

Course 4: Thence NORTH $46^{\circ} 49' 26''$ WEST, creating a new line, 56.20 feet to a 5/8 inch iron pin set;

Course 5: Thence NORTH $43^{\circ} 10' 34''$ EAST, creating a new line, passing through a 5/8 inch iron pin set at 281.76 feet, 321.76 feet to the Principal Place of Beginning, and containing 1.1973 acres of land (0.2659 acres in the right-of-way of Center Street), per a field survey performed in December, 2013 by Richard A. Thompson Jr. P.S. #7388 of Polaris Engineering and Surveying. The bearings used herein are based on Center Street being SOUTH $46^{\circ} 59' 20''$ EAST. All iron pins set are 5/8 inch diameter by 30 inch long rebar with identification caps stamped "Polaris S-7087".

The intent of this instrument is to describe 1.1973 acres out of PPN 10-053500.



Richard A. Thompson Jr.

Richard A. Thompson, Jr. P.S. #7388 02/11/14

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

Mr B 02/12/14

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 GAUGA COUNTY ENGINEER

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