

MAP TO ACCOMPANY
LEGAL DESCRIPTION
CSX TRANSPORTATION INC.
TO
CITY OF CHARDON
GEAUGA CO.
PARCEL NO. 10-900018
CHARDON CITY LOT NO. 105, 106 & 107
AUGUST 2018

STATE OF OHIO
ROBERT J. WARNER
6931
REGISTERED PROFESSIONAL SURVEYOR

Robert J. Warner
08-26-2018

LEGEND

○ IRON PIN OR IRON PIPE FOUND AS NOTED

● IRON PIN SET, 5/8" DIAMETER X 30" LONG REBAR WITH AN IDENTIFICATION CAP STAMPED "ENVIRONMENTAL DESIGN GROUP, AKRON, OH"

▲ DRILL HOLE SET

121.12 (120.00') OBS. (RECORD)

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 09/04/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

Environmental Design Group
450 Grant Street Phone 330.375.1390
Akron, OH 44311 Fax 330.375.1590
www.envdesigngroup.com

BASIS OF BEARINGS:
BEARINGS ARE BASED ON GRID
NORTH, OHIO STATE PLANE
COORDINATE SYSTEM
NAD83(2011)

REFERENCES:
PB 10 PG 29
PB 42 PG 121
DEEDS AS SHOWN

E:\CHARDON\12-00096-020 MAPLE HIGHLANDS TRAIL PHASE II\SURVEYS\12-00096-020.DWG - 8/30/2018 4:33:30 PM

C4C 00147

CSX Transportation Inc. (18-094)
Picked Up 09/04/18



LEGAL DESCRIPTION
CSX TRANSPORTATION TO
CITY OF CHARDON

Situated in the City of Chardon, County of Geauga, State of Ohio, and known as being part of original Chardon Village lot numbers 105, 106, and 107, and also being a part of lands described in deed to B&O Railroad Company as recorded in deed volume 143, page 311 of Geauga County Recorder's records and being all pf Geauga County Auditor's parcel No. 10-900018 and being more fully described as follows:

Beginning at a 1" iron pin found in a monument box on the centerline of Water Street U.S. Rt. 006 (now 99' R/W) at the centerline of Cherry Avenue (66' R/W);

Thence N 88°17'26" E along the said centerline of Water Street, 511.55 feet to the northeast corner of lands described in deed to Aveni-Chardon Ltd. (PN 10-032500) As recorded in volume 1771, page 1617 of Geauga County Recorder's records;

Thence S 01°22'27" E along the east line of said Aveni-Chardon Ltd. lands, 126.84 feet to a point;

Thence continuing southeasterly 274.08 feet along the east line of said Aveni-Chardon Ltd. lands and the arc of a curve deflecting to the left having a radius of 1196.28 feet, a delta of 13°08'45" and a chord of 273.47 feet that bears S 07°56'22" E to a drill hole set in a concrete pad and the True Place of Beginning for the parcel intended to be described herein, a 5/8" rebar was found N 88°23'56" E, 7.15 feet;

Thence N 88°23'56" E along the Grantor's northerly line and the south line of lands now in the name of Lamendola Enterprises, Inc. (PN 10-164777) as described in deed recorded in Volume 1868 page 728 of Geauga County records, 131.84 feet to a 5/8" rebar found at the southeasterly corner thereof and passing over a 5/8" rebar found at 7.15 feet;

Thence S 04°22'14" E, along the Grantor's east line, 29.52 feet to a capped 5/8" rebar set on the west line lands described in deed to A & T Properties LLC (PN 10-065400) as recorded in Volume 1827 page 2544 of Geauga County records;

Thence S 11°33'51" E along the Grantor's east line and the west line of said A&T Properties LLC, 113.40 feet to a 1-1/2" pinch top pipe found at the southwest corner thereof;

Thence S 16°25'25" E along the Grantor's east line and the west line of lands described in deed to the Geauga Aerie No. 2261 F.O.E., Inc. (PN 10-055700) as recorded in volume 451, page 285 of Geauga County Recorder's records, 48.85 feet to a capped 5/8" rebar set;

Thence S 30°31'16" E along the Grantor's east line and the west line of lands described in deeds to the said Geauga Aerie F.O.E. and the Village of Chardon (volume 109, page 185 & 155, PN 10-706800 & PN 10-705000) and Geauga County Farm Bureau Cooperative (volume 260, page 515, PN 10-056400), 649.68 feet to a capped 5/8" rebar set on the north line of Park Avenue (50' R/W);

CORPORATE

450 Grant Street / Akron, OH 44311

P 330.375.1390 / F 330.375.1590

TF 800.835.1390

CLEVELAND OFFICE

2800 Euclid Avenue, Suite 509
Cleveland, Ohio 44115

COLUMBUS OFFICE

88 East Broad Street, Suite 880
Columbus, Ohio 43215

envdesigngroup.com

The community impact people.

CHC 00147

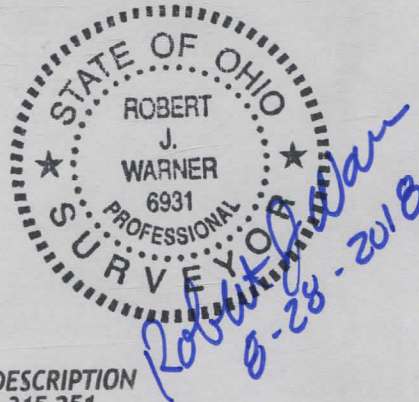
Thence S 88°13'58" W along the north line of said Park Avenue, 114.06 feet to a 5/8" rebar found at the Grantor's west line and the east line of Aveni-Chardon Ltd. as aforesaid;

Thence N 30°31'16" W along the Grantor's west line and east line of said Aveni-Chardon Ltd., 509.91 feet to a 5/8" rebar found;

Thence northwesterly 334.11 feet along the Grantor's west line and east line of said Aveni-Chardon Ltd. and the arc of a curve deflecting to the right having a radius of 1196.28 feet, a delta of 16°00'04" and a chord of 333.03 feet that bears N 22°31'14" W to the True Place of Beginning and containing 1.9952 acres of land as surveyed by Robert J. Warner, P.S. 6931 for Environmental Design Group (project no. 12-00036-020) in August 2018.

Bearings are based on grid north in the Ohio State Plane Coordinate System NAD 83 (2011) using ODOT VRS system.

Capped rebar set are 5/8" x 30" with a cap stamped "Environ Design Group, Akron Ohio."



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

[Signature] 09/04/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*