

PLAT OF CONSOLIDATION

CREATING PARCEL "A" OF

CHARDON MEDICAL PLAZA PARCEL NO. 10-165643 PARCEL NO. 10-165644 PARCEL NO. 10-165645

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being all of Sublot Nos. 3, 4 and 5 in the Chardon Park Subdivision of part of Original Lot 135, as shown by the plat recorded in Volume 36, Pages 103-104 of Geauga County Plat Records.

CURVE TABLE

Curve #	Length	Radius	Tan	Delta	Chord	Bearing
C1	122.01' R-M.	350.00'	61.63'	019° 58' 23"	121.39'	S 51° 55' 06" W
C2	230.24' R-M.	385.00'	118.68'	034° 15' 53"	226.83'	N 59° 03' 52" E
C3	103.67' R-M.	385.00'	52.25'	015° 27' 30"	103.56'	N 68° 28' 03" E
C4	126.37' R-M.	385.00'	63.76'	018° 48' 23"	125.80'	N 51° 20' 07" E
C5	303.66' R-M.	350.00'	162.14'	049° 42' 41"	294.23'	N 66° 47' 16" E
C6	104.06' R-M.	350.00'	52.42'	017° 02' 10"	103.68'	N 83° 07' 31" E
C7	199.60' R-M.	350.00'	102.60'	032° 40' 31"	196.91'	N 58° 16' 10" E

LINE TABLE

Line #	Length	Bearing
L1	35.00' R-M.	S 48° 04' 05" E
L2	32.22' R-M.	N 41° 55' 55" E
L3	36.45' C-M.	N 01° 36' 36" E
L4	222.51' R-M.	S 61° 54' 18" W
L5	42.57' R-M.	S 61° 54' 18" W

MEADOWLANDS DRIVE 70' (A PUBLIC RIGHT-OF-WAY)

FIFTH AVENUE 70' (A PUBLIC RIGHT-OF-WAY)

CENTER STREET (WIDTH VARIES) (A PUBLIC RIGHT-OF-WAY)

Parcel "A" 2.9887 Acre 130,186 Sq. Ft.

Sublot 5
Parcel No. 10-165645
Medical Plaza Partners LLC
February 13, 2018
O.R. Book 2047, Pages 1124-1125

Sublot 4
Parcel No. 10-165644
Medical Plaza Partners LLC
February 13, 2018
O.R. Book 2047, Pages 1124-1125

Sublot 3
Parcel No. 10-165643
Medical Plaza Partners LLC
February 13, 2018
O.R. Book 2047, Pages 1124-1125

Sublot 2
Parcel No. 10-165642
JJA Chardon II, LLC
February 23, 2012
O.R. Book 1918, Pages 2310-2313

Chardon Park Subdivision Plat
Volume 36, Pages 103-104
Gauga County Plat Records

REFERENCE SURVEYS

- 1.) Chardon Park Subdivision Plat as recorded in Volume 36, Pages 103-104 of Geauga County Plat Records.
- 2.) Meadowlands Town Center Subdivision Plat as recorded in Volume 39, Pages 53-57 of Geauga County Plat Records.

BASIS OF BEARINGS

The centerline of Fifth Avenue as South 41°55'55" West as shown in the Chardon Park Subdivision Plat as recorded in Volume 36, Pages 103-104 of Geauga County Plat Records.

MUNICIPAL APPROVALS

This consolidation plat has been approved by the Planning Commission of the Municipality of Chardon, Ohio, by announcement of decision adopted

Kenneth R. Miller, Chairman Date

This plat is approved by the municipal engineer of the municipality of Chardon this _____ day of _____

Douglas Courtney, PE Date
Municipal Engineer

NOTE

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"
All of the various survey monuments shown on this survey as found and/or used are in good condition, undisturbed, unless otherwise noted.

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



Edward B. Dudley, III P.S. No. 6747 Date 9/20/2018

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER REC. 315.251
GEAUGA COUNTY AUDITOR
TRX MAP DEPT.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

LEGEND

- = Monument Box Found
 - = Iron Pin or Pipe Found
 - = 5/8"x30" Iron Pin Set
 - ⊙ = Drill Hole Set / Found
 - ⊕ = P.K. Nail Set / Found
 - ⊖ = Centerline
- Parcel / Sublot Line
Original Parcel / Sublot Line
Original Lot / Section Line
Centerline
Subject Property Line
Right-of-way Line
Easement Line
- Parcel No.
Rec./R.
S.
S/L
Sq.Ft.
W.
- Permanent Parcel Number
Record
South
Sublot
Square Feet
West
- A Arc Length
Calc./C. Calculated
CH Chord
E. East
Meas./M. Measured
N. North
O.L. Original Lot
O.R. Official Record
Obs. Observed

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

Medical Plaza Partners LLC

NOTARY

State of _____ }
County of _____ }
Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.
In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 2018.

Notary Public

My commission expires

CHC 00148

**LEGAL DESCRIPTION
OF
PARCEL "A"
CHARDON MEDICAL PLAZA
CONSOLIDATION OF: PARCEL NO. 10-165643, PARCEL NO. 10-165644
AND PARCEL NO. 10-165645**

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being all of Sublot Nos. 3, 4 and 5 in the Chardon Park Subdivision of part of Original Lot 135 as shown by the plat recorded in Volume 36, Pages 103-104 of Geauga County Plat Records and further bounded and described as follows:

Beginning at a ½" iron pin capped McSteen No. 7104 in a monument box on the centerline of Fifth Avenue (70 feet wide), said point being South 61°54'18" West, 42.57 feet from the centerline of Center Street (width varies);

Thence South 61°54'18" West along the centerline of Fifth Avenue, 222.51 feet to a ½" iron pin capped McSteen No. 7104 (0.15 feet south and 0.07 feet west) in a monument box at a point of curvature;

Thence along a curved centerline deflecting to the left, an arc of 122.01 feet with a delta of 19°58'23", said curve having a radius of 350.00 feet, and a chord that bears South 51°55'06" West, 121.39 feet to a ½" iron pin capped McSteen No. 7104 (0.07 feet south and 0.06 feet west) in a monument box at a point of tangency;

Thence South 41°55'55" West continuing along the centerline of Fifth Avenue, 764.17 feet to a ½" iron pin capped McSteen No. 7104 (0.09 feet north and 0.12 feet west) in a monument box at a point of curvature;



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CHC 00148

Thence South $48^{\circ}04'05''$ East, 35.00 feet to a $\frac{1}{2}$ " iron pin found and capped McSteen No. 7104 (0.35 feet north and 0.05 feet west) on the southerly right of way of Fifth Avenue and being the **Principal Place of Beginning** of the premises herein described;

Thence North $41^{\circ}55'55''$ East along the southerly right of way of Fifth Avenue, 234.94 feet to a $\frac{1}{2}$ " iron pin found and capped McSteen No. 7104 (0.03 feet south and 0.10 feet east) at northwesterly corner of land conveyed to JJA Chardon II, LLC (Parcel No. 10-165642) by the deed recorded in Official Record Book 1918, Pages 2310-2313 of Geauga County Deed Records;

Thence South $48^{\circ}00'52''$ East along the westerly line of land so conveyed to JJA Chardon II, LLC, 213.81 feet to $\frac{1}{2}$ " iron pin found and capped McSteen No. 7104 (0.00 feet north and 0.15 feet west) on the northerly line of land conveyed to Geauga Metropolitan Housing Authority (Parcel No. 10-707900) by the deed recorded in Volume 692, Pages 1075-1080 of Geauga County Deed Records;

Thence South $42^{\circ}00'14''$ West along a northerly line of land so conveyed to Geauga Metropolitan Housing Authority, 522.20 feet to a 1" iron pipe found (0.11 feet south and 0.09 feet west) on a northerly line of land conveyed to Center Six Corporation (Parcel No. 10-047800) by the deed recorded in Official Book 1850, Pages 1453-1457 of Geauga County Deed Records;

Thence North $86^{\circ}17'22''$ West along the northerly line of land so conveyed to Center Six Corporation, 167.95 feet to a 1" iron pipe found (0.21 feet south and 0.01 feet west) on the westerly line of Original Lot No. 135 and being a easterly line of land so conveyed to Center Six Corporation;

Thence North $01^{\circ}38'36''$ East along the westerly line of Original Lot No. 135 and the easterly line of land so conveyed to Center Six Corporation, 228.91 feet to a $\frac{5}{8}$ " iron pin found and capped Polaris No. S-7087 (0.44 feet north and 0.59 feet west) on the southerly curved right of way of Fifth Avenue;

Thence along the southerly curved right of way deflecting to the left, an arc of 230.24 feet with a delta of $34^{\circ}15'53''$, said curve having a radius of 385.00 feet, and a chord that bears North $59^{\circ}03'52''$ East, 226.83 feet to the **Principal Place of Beginning**, containing 2.9887 acres (130,186 square feet) of land as surveyed and described by Edward B. Dudley, P.S. No. 6747, of the Riverstone Company in August 2018 and subject to all legal highways, restrictions, reservations and easements.



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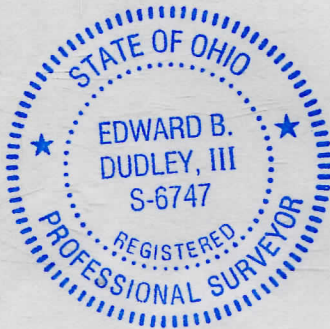
CAC 00148

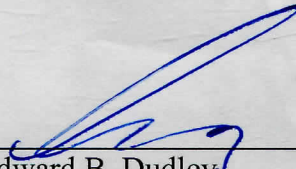
Intent: The intent of this description is to describe Parcel A, the Consolidation of Sublot 3 (Parcel No. 10-165643), ~~Sublot 4~~ (Parcel No. 10-165644), and ~~Sublot 5~~ (Parcel No. 10-165645) of the Chardon Park Subdivision as Recorded in Plat Volume 36, Pages 103-104 of Geauga County Plat Records

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747-PS8646"

Basis of Bearings: The centerline of Fifth Avenue as South 41°55'55" West as shown in the Chardon Park Subdivision Plat as recorded in Volume 36, Pages 103-104 of Geauga County Plat Records.

Deed of Reference: Land conveyed to Medical Plaza Partners LLC by the deed recorded in Official Book 2047, Pages 1124-1125 of Geauga County Deed Records;




Edward B. Dudley
P.S. No. 6747

9/20/2018
Date

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


GEGAUGA COUNTY AUDITOR
TAX MAP DEPT.

09/21/18
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