

# MAP TO ACCOMPANY LEGAL DESCRIPTION CSX TRANSPORTATION INC.

## TO CITY OF CHARDON

### GEAUGA CO.

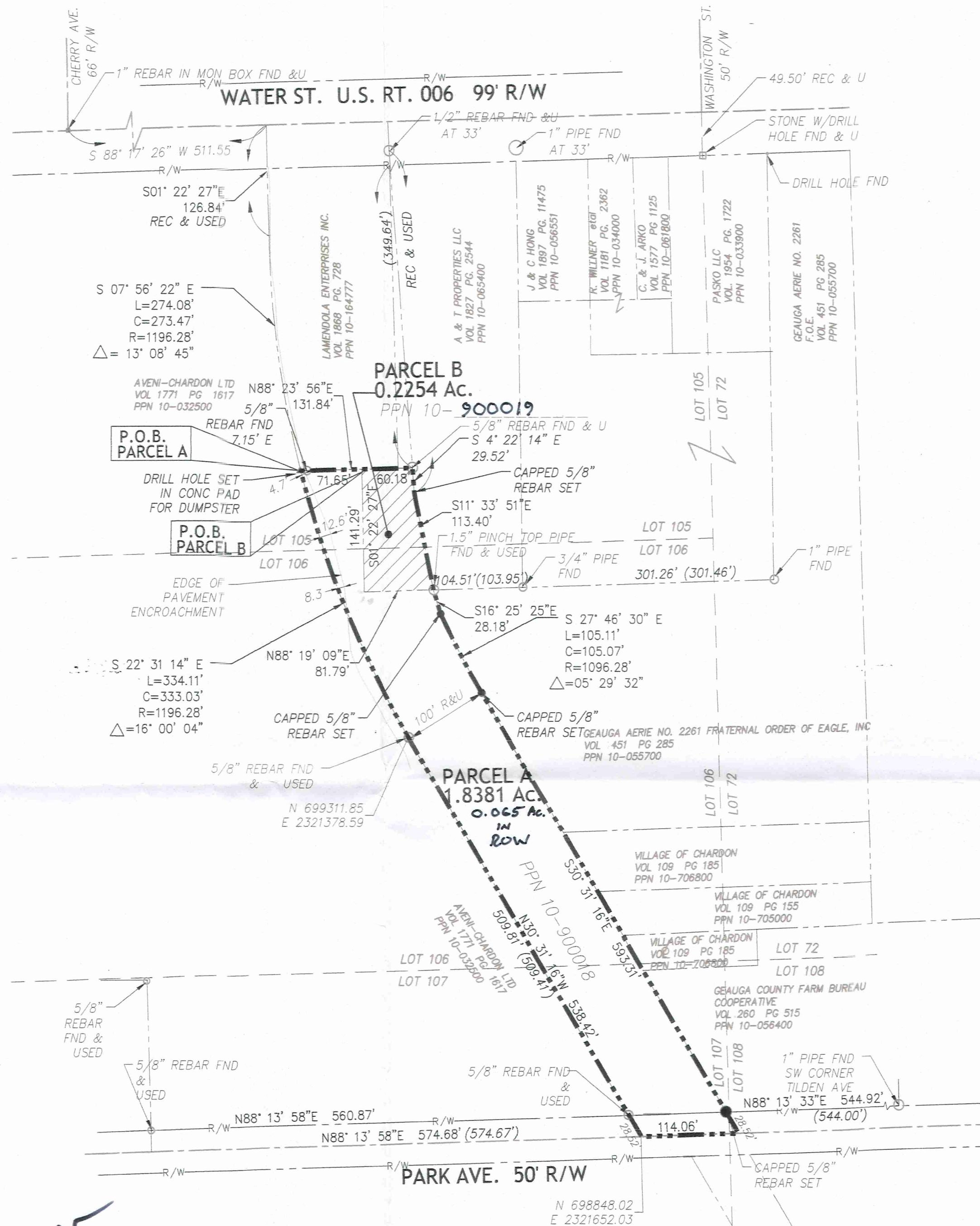
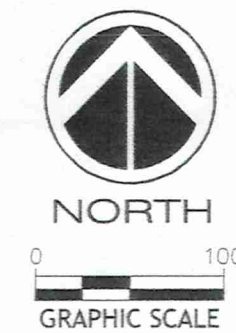
### PARCEL NO. 10-900018 AND 10-900019

### CHARDON CITY LOT NO. 105, 106, 107 & 108

AUGUST 2018

REV. MAY 2019

JULY 2019



*Robert J. Warner*  
7-24-2019



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*Casey* 7/30/2019  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPARTMENT

- 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)

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

CHC 00151



CSX TRANSPORTATION INC.  
(10-0570)  
PICKED UP 7-30-19  
VOL. 2076 pg 104  
pn# 10-900018

LEGAL DESCRIPTION  
CSX TRANSPORTATION TO  
CITY OF CHARDON  
PARCEL A

**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](http://envdesigngroup.com)

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, 71.65 feet to a point and passing over a 5/8" rebar found at 7.15 feet;

Thence S 01°22'27" E, 141.29 feet to a point;

Thence N 88°19'09" E, 81.79 feet to a 1-1/2" pinch top pipe found at the southwest corner thereof lands described in deed to A&T Properties LLC as recorded in Volume 1827 page 2544 of Geauga County records;

Thence S 16°25'25" E, 28.18 feet 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 records, to a capped 5/8" rebar set;

Thence 105.07 feet 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, and the arc of a curve deflection to the left having a radius of 1096.28 feet, a delta of 05°29'32", a chord of 105.11 feet that bears S 27°46'30" E to a point of tangent;

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

*The community impact people.*

CHC 00151

19-05B

Legal Description  
CSX Transportation to City of Chardon  
Page 2

109, page 185 & 155, PN 10-706800 & PN 10-705000) and Geauga County Farm Bureau Cooperative (volume 260, page 515, PN 10-056400), 593.31 feet to the centerline of Park Avenue (50' R/W) and passing over a capped 5/8" rebar set on the north line of Park Avenue at 564.79 feet;

Thence S 88°13'58" W along the centerline of said Park Avenue, 114.06 feet to point;

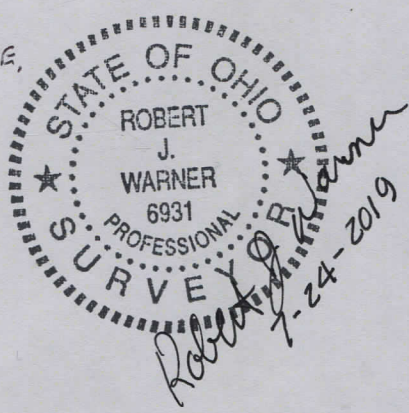
Thence N 30°31'16" W along the Grantor's west line and east line of said Aveni-Chardon Ltd., 538.42 feet to a 5/8" rebar found and passing over a 5/8" rebar found at 28.52 feet;

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 1.8381 acres of land\* as surveyed by Robert J. Warner, P.S. 6931 for Environmental Design Group (project no. 12-00036-020) in May 2019 under project no. 12-00036-020.

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."

\* 0.065 ACRES WITHIN THE RIGHT OF WAY OF PARK AVE.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*Cozy* 7/29/19  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

The community impact people.

CHC 00161

19-058

VOL. 2076 pg 104  
pn# 10-900019



LEGAL DESCRIPTION  
CSX TRANSPORTATION TO  
CITY OF CHARDON  
PARCEL B

**CORPORATE**  
450 Grant Street / Akron, OH 44311  
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**CLEVELAND OFFICE**  
2800 Euclid Avenue, Suite 509  
Cleveland, Ohio 44115

**COLUMBUS OFFICE**  
88 East Broad Street, Suite 880  
Columbus, Ohio 43215

[envdesigngroup.com](http://envdesigngroup.com)

Situated in the City of Chardon, County of Geauga, State of Ohio, and known as being part of original Chardon Village lot number 105 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 of Geauga County Auditor's parcel No. 10- 900019 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, 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, 71.65 feet to True Place of Beginning for the parcel intended to be described herein and passing over a 5/8" rebar found at 7.15 feet;

Thence N 88°23'56" E along the Grantor's northerly line and the south line of said Lamendola Enterprises, Inc, 60.18 feet to 5/8" rebar found;

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 88°19'09" W, 81.79 feet to a point;;

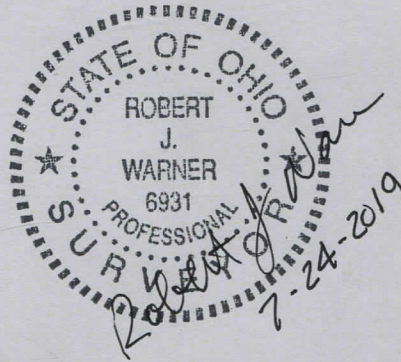
Thence N 01°22'27" W, 141.29 feet to the True Place of Beginning and containing 0.2254 acres of land as surveyed by Robert J. Warner, P.S. 6931 for Environmental Design Group (project no. 12-00036-020) in May 2019.

RECEIVED  
MAY 14 2019  
CIVIL ENGINEERING  
1200 BROAD STREET  
COLUMBUS, OH 43215

*The community impact people.*

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**

*[Handwritten Signature]* 7/24/19  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

