

Lot Split

of land owned by
Park Leasing Group, Ltd.
(No Address)
City of Chardon, Ohio

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot Nos. 126 & 129

ACCEPTANCE

I/we, _____ (Print Name), the undersigned owner(s) of the land shown hereon, do hereby accept this lot split and map of the same.

Owner/Agent (Sign) _____ Date _____

County of Geauga _____

State of Ohio _____

Before me a notary public in and for said county and state, personally appeared the above named _____ Owner/Agent who acknowledged the making of the foregoing instrument and the signing of this survey to be their own free act and deed. In testimony

whereof I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 20____.

Notary public _____ My commission expires _____

APPROVALS

This lot split plat has been approved by the Planning Commission of the Municipality of Chardon, Ohio on this _____ day of _____, 20____.

Chairman (Print) _____ Chairman (Sign) _____

Approved by the Engineer of the City of Chardon on this _____ day of _____, 20____.

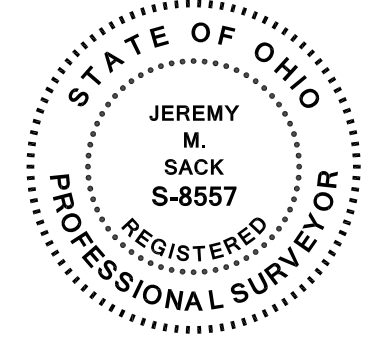
Municipal Engineer (Print) _____

Municipal Engineer (Sign) _____

SURVEYOR CERTIFICATION

I hereby certify that this survey was prepared from a field survey and analysis of recorded plats, recorded deeds, and survey records, as applicable. This survey was prepared in accordance with the provisions of chapter 4733-37 of the Ohio Administrative Code. All distances are given in feet and decimal parts thereof and all dimensions and geodetic details are correct and close to the best of my knowledge.

Jeremy M. Sack P.S. No. S-8557 August 7, 2020 Date



BASIS OF BEARINGS:

Centerline bearing of Seventh Avenue was calculated to be North 38°03'50" East between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

REFERENCE WORKS:

- "Essef Plat of Survey" by Steven N. Roessner, Professional Surveyor S-7070, recorded as "CHC 00041" of the Geauga County Engineer's Records.
 - "Essef Plat of Survey" by Steven N. Roessner, Professional Surveyor S-7070, recorded as "CHC 00042" of the Geauga County Engineer's Records.
 - "Consolidation Plat" by Richard A. Thompson Jr., Professional Surveyor S-7388, recorded as "CHC 00103" of the Geauga County Engineer's Records.
 - "Plat of Survey for St. Mary's Church" by Richard J. Bilski, Professional Surveyor S-5244, recorded as "CHC 00044" of the Geauga County Engineer's Records.
 - "Plat of Property Annexed to Village of Chardon", recorded as Vol. 15, Page 16 of the Geauga County Recorder's Records.
- Deed, Plat and Road records as referenced on survey.

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	⊗ M.N.F.
MONUMENT BOX	□ M.B.F.	⊗ M.B.F.
IRON PIN	○ I.P.F.	⊗ I.P.F.
IRON PIPE	○ I.P.F.	⊗ I.P.F.
LIMITED ACCESS R/W	---	---
CENTERLINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	---
EASEMENT LINE	---	---
ORIGINAL PROP. LINE	---	---
ORIGINAL LOT LINE	---	---

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
08/13/2020
JEREMY M. SACK
REGISTERED PROFESSIONAL SURVEYOR
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-088



Parcel 1
Boundary Description for
Park Leasing Group, Ltd.
City of Chardon, Geauga County, Ohio
21.1115 Acre Parcel

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Tract No. 3, Lot Nos. 126 and 129 and further known as being part of a 40.5 acre parcel (P.P.N. 10-089920) of land conveyed to Park Leasing Group Ltd. by deed dated September 9, 2005 and recorded in Book 1773, Page 2465 of the Geauga County Recorder's Records and is bounded and described as follows: Beginning at a stone monument found at the southwesterly corner of Lot No. 126; thence North 01°41'24" West, along the westerly line of Lot No. 126, 133.47 feet to a 5/8 inch by 30 inch iron pin set thereon with cap reading "TGC ENG 7631-8557" and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described;

thence North 01°41'24" West, along the westerly line of Lot No. 126, 1,514.69 feet to the northwesterly corner thereof, said point also being on the southwesterly line of a 3.3762 acre parcel (P.P.N. 06-707444) of land conveyed to the Geauga Park District by deed dated July 31, 2003 and recorded in O.R. 1662, Page 1142 of the Geauga County Recorder's Records, having passed over a 5/8 inch iron pin found at 1,511.25 feet therefrom;

thence South 42°47'51" East, along the southwesterly line of land so conveyed to the Geauga Park District (P.P.N. 06-707444), the southwesterly line of a 1.47 acre parcel (P.P.N. 06-707450) of land conveyed to the Geauga Park District by deed dated December 7, 2004 and recorded in O.R. 1749, Page 1365 of the Geauga County Recorder's Records and the southwesterly line of a 0.78 acre parcel (P.P.N. 06-121032) of land conveyed to Fleck Controls LLC by deed dated July 1, 2008 and recorded in O.R. 1846, Page 55 of the Geauga County Recorder's Records, 1,936.80 feet to a point within the bounds of an existing pond at the northerly corner of a 15.6195 acre parcel (P.P.N. 10-144400) of land conveyed to Fleck Controls LLC by deed dated July 1, 2008 and recorded in O.R. 1845, Page 3465 of the Geauga County Recorder's Records, having passed 0.78 feet northeasterly of a 5/8 inch iron pin found at 1,705.02 feet therefrom;

thence South 46°53'08" West along the northwesterly line of land so conveyed to Fleck Controls LLC (P.P.N. 10-144400), 561.19 feet to a 5/8 inch by 30 inch iron pin set with cap reading "TGC ENG 7631-8557" at the northwesterly terminus of the right of way line of Park Drive, 60 feet in width, having passed over a 5/8 inch by 30 inch iron pin set with cap reading "TGC ENG 7631-8557" at 200.00 feet therefrom;

thence North 42°51'20" West, along the northwesterly prolongation of the southwesterly right of way line of Park Drive, 234.00 feet to a 5/8 inch by 30 inch iron pin set with cap reading "TGC ENG 7631-8557";

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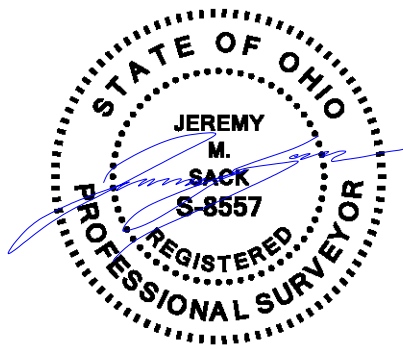
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thence North 47°09'07" East, 170.00 feet to a 5/8 inch by 30 inch iron pin set with cap reading "TGC ENG 7631-8557";

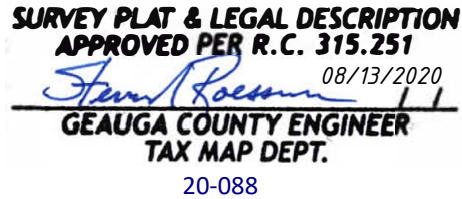
thence North 42°47'51" West, 565.00 feet to a 5/8 inch by 30 inch iron pin set with cap reading "TGC ENG 7631-8557";

thence South 47°09'07" West, 604.45 feet to the Principal Place of Beginning, containing 919,618 square feet or 21.1115 acres of land, more or less, according to a survey by Jeremy M. Sack, P.S. No. S-8557, for TGC Engineering, LLC in August, 2020. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.



August 10, 2020



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Parcel 2
Boundary Description for
Park Leasing Group, Ltd.
City of Chardon, Geauga County, Ohio
19.4553 Acre Parcel

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Tract No. 3, Lot Nos. 126 and 129 and further known as being part of a 40.5 acre parcel (P.P.N. 10-089920) of land conveyed to Park Leasing Group Ltd. by deed dated September 9, 2005 and recorded in O.R. 1773, Page 2465 of the Geauga County Recorder's Records and is bounded and described as follows: Beginning at a stone monument found at the southwesterly corner of Lot No. 126 and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described;

thence North 01°41'24" West, along the westerly line of Lot 126, 133.47 feet to a 5/8 inch by 30 inch iron pin set thereon with cap reading "TGC ENG 7631-8557";

thence North 47°09'07" East, 604.45 feet to a 5/8 inch by 30 inch iron pin set with cap reading "TGC ENG 7631-8557";

thence South 42°47'51" East, 565.00 feet to a 5/8 inch by 30 inch iron pin set with cap reading "TGC ENG 7631-8557";

thence South 47°09'07" West, 170.00 feet to a 5/8 inch by 30 inch iron pin set with cap reading "TGC ENG 7631-8557";

thence South 42°51'20" East, 348.00 feet to a point on the southwesterly right of way line of Park Drive, 60 feet in width and the northerly corner of a 2.00 acre parcel (P.P.N. 10-097010) conveyed to 401 Park LLC by deed dated March 22, 2019 and recorded in O.R. 2068, Page 137 of the Geauga County Recorder's Records, being witnessed by a 1" iron pipe found North 64°42'57" West, 0.37' therefrom and having passed over a 5/8 inch by 30 inch iron pin set thereon with cap reading "TGC ENG 7631-8557" 234.00 feet therefrom at the northwesterly terminus of the right of way of Park Drive and a 3/4 inch iron pipe found at 347.85 feet therefrom;

thence South 47°09'07" West, along the northwesterly line of land so conveyed to 401 Park LLC (P.P.N. 10-097010) and the northwesterly line of a second 2.00 acre parcel (P.P.N. 10-097011) of land conveyed to 401 Park LLC by deed dated March 22, 2019 and recorded in O.R. 2068, Page 137 of the Geauga County Recorder's Records, 456.10 feet to the westerly corner thereof, being witnessed by two 1 inch iron pins found South 86°55'47" East, 1.56 feet therefrom and North 67°48'30" East, 0.56 feet therefrom;

thence South 42°51'20" East, along the southwesterly line of land so conveyed to 401 Park LLC (P.P.N. 10-097011), 382.15 feet to a 5/8 inch by 30 inch iron pin set with cap reading "TGC

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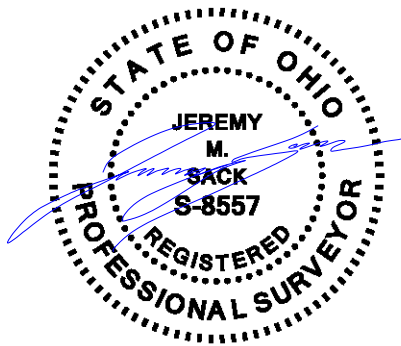
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ENG 7631-8557" at an angle point on the northwesterly right of way line of Seventh Avenue, 60 feet in width;

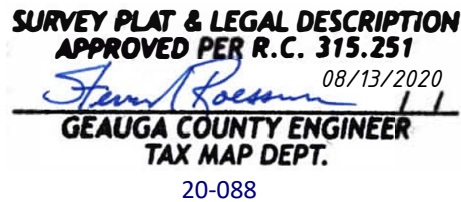
thence South 38°03'50" West, along the northwesterly right of way line of Seventh Avenue, 493.18 feet to a point there at the southeasterly corner of a 12.563 acre parcel (P.P.N. 10-164734) of land conveyed to Electrode Corporation by deed dated October 24, 1991 and recorded in O.R. 885, Page 451 of the Geauga County Recorder's Records;

thence North 24°32'04" West, along the northeasterly line of land so conveyed to Electrode Corporation (P.P.N. 10-164734) and the northeasterly line of a 9.75 acre parcel (P.P.N. 10-709580) of land conveyed to Geauga County Ohio Board of Commissioners by deed dated January 3, 1993 and recorded in O.R. 1037, Page 759 of the Geauga County Recorder's Records, 1,340.45 feet to the Principal Place of Beginning, having passed over a stone monument found at 0.80 feet therefrom, containing 847,473 square feet or 19.4553 acres of land, more or less, according to a survey by Jeremy M. Sack, P.S. No. S-8557, for TGC Engineering, LLC in August, 2020. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.



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