

RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR THIS 25th DAY OF NOV. 2003.

Tracy A. Jamin
GEauga COUNTY AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEauga COUNTY RECORDER THIS 25th DAY OF NOV. 2003.

RECORDED THIS 25th DAY OF NOV. 2003, AT 10:44 AM PLAT BOOK NO. 36 PAGE NO. 19-92
Mary Margaret McBride
GEauga COUNTY RECORDER

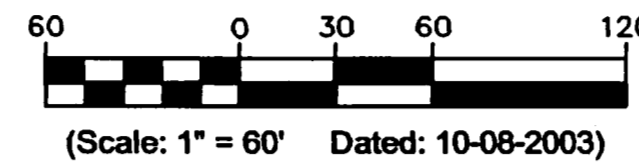
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Filed for Record in
GEauga COUNTY, OHIO
MARY MARGARET MCBRIDE
11-25-2003 at 10:44 am.
PLAT 160.00
OR Book 36 Page 79 - 82

RICHARD C. WISE & RICHARD C. WISE, JR. VOL. 1188 P. 210
N.J. SCHULTZ JR. VOL. 816 P. 58
I.L. & D.J. LINDEN VOL. 733 P. 227
A.W. & F.L. WEBER VOL. 807 P. 527
A.W. & F.L. WEBER VOL. 866 P. 1006
A.W. & F.L. WEBER VOL. 1087 P. 588

EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE CHAGRIN KNOLLS CONDOMINIUM
ALLOTTED DRAWINGS FOR DECLARATION OF CONDOMINIUM OWNERSHIP

THE CHAGRIN KNOLLS CONDOMINIUM PHASE VII

Situated in the Township of Bainbridge, County of Geauga and State of Ohio
Part of Original Bainbridge Township Lot No. 29 & 30, Tract No. 1



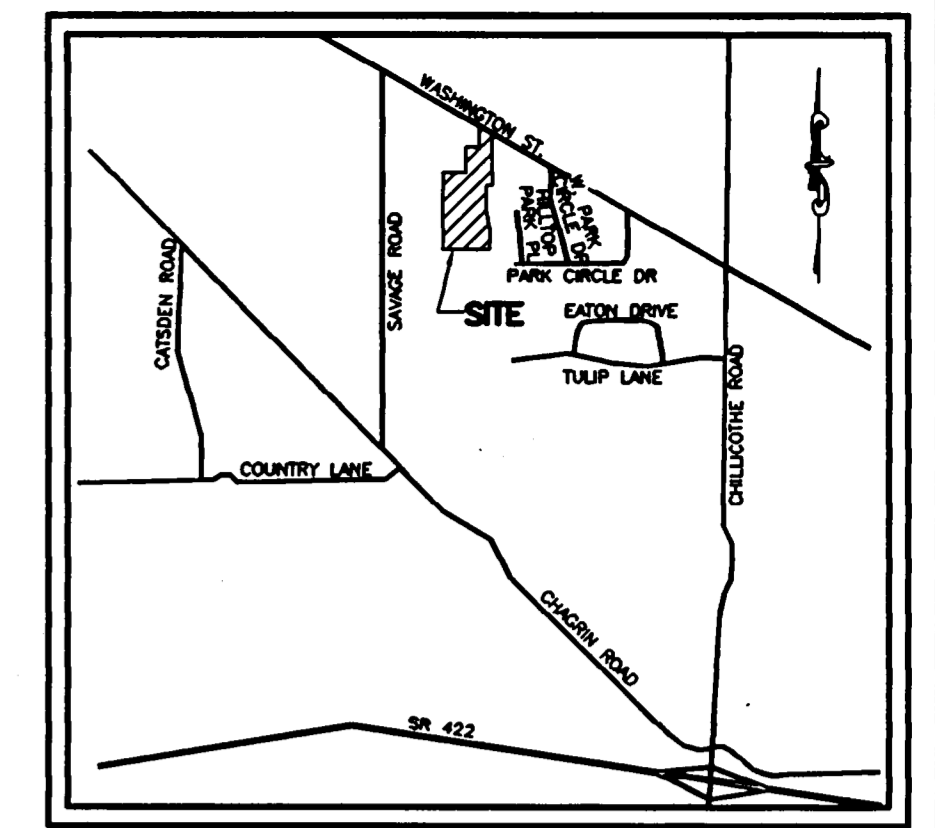
= LIMITED COMMON AREA (L.C.A.)

L.C.A. DENOTES "LIMITED COMMON AREA"
ALL LAND NOT OCCUPIED BY UNITS OR DESIGNATED AS "LIMITED COMMON AREA" IS "COMMON AREA"

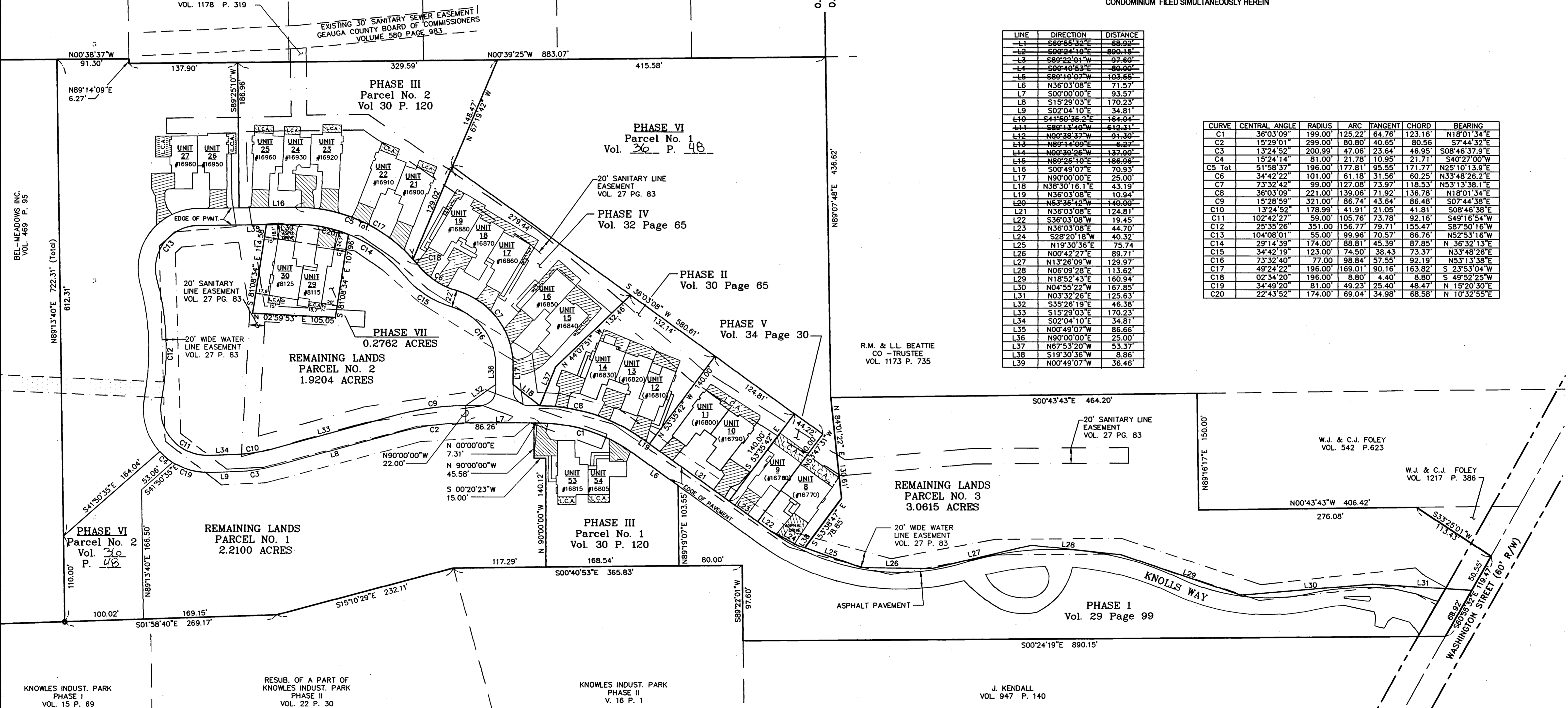
SITE TABULATION

PHASE 1	5.2438 ACRES
PHASE 2	0.5073 ACRES
PHASE 3 (Parcel 1)	0.6155 ACRES
PHASE 3 (Parcel 2)	1.3351 ACRES
PHASE 4	0.8064 ACRES
PHASE 5	0.1429 ACRES
PHASE 6	3.8884 ACRES
PHASE 7	0.2762 ACRES
REMAINING LANDS	7.1919 ACRES
TOTAL AREA	20.0074 ACRES

THE DRAWINGS ARE SUBJECT TO FUTURE MODIFICATION AND TO EASEMENTS AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR CHAGRIN KNOLLS CONDOMINIUM FILED SIMULTANEOUSLY HEREIN



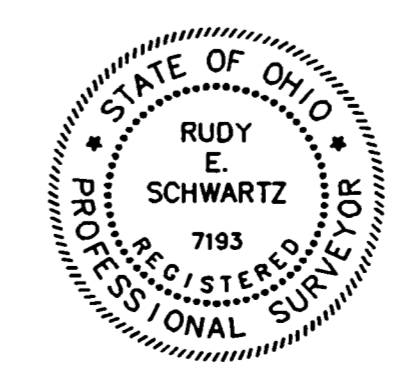
VICINITY MAP
NOT TO SCALE



LINE	DIRECTION	DISTANCE
L1	S60°58'32"E	68.92'
L2	S00°24'18"E	890.16'
L3	S89°22'01"W	97.60'
L4	S00°40'53"E	80.90'
L5	S89°19'03"W	193.54'
L6	N35°03'08"E	71.57'
L7	S00°00'00"E	93.57'
L8	S15°29'03"E	170.23'
L9	S02°04'10"E	34.81'
L10	S41°56'36"E	164.04'
L11	S89°12'40"W	612.31'
L12	N00°38'37"W	91.30'
L13	N89°14'09"E	6.27'
L14	N00°30'26"W	137.90'
L15	N89°28'10"E	186.96'
L16	S00°49'07"E	70.93'
L17	N90°00'00"E	25.00'
L18	N38°30'16"E	43.19'
L19	N36°03'08"E	10.94'
L20	N53°38'42"W	140.90'
L21	N36°03'08"E	124.81'
L22	S36°03'08"W	19.45'
L23	N36°03'08"E	44.70'
L24	S28°20'18"W	40.32'
L25	N19°30'36"E	75.74'
L26	N00°42'27"E	89.71'
L27	N13°28'09"W	129.97'
L28	N06°09'28"E	113.62'
L29	N18°52'43"E	160.94'
L30	N04°55'22"W	167.85'
L31	N03°32'26"E	125.63'
L32	S35°26'19"E	46.38'
L33	S15°29'03"E	170.23'
L34	S02°04'10"E	34.81'
L35	N00°49'07"W	86.66'
L36	N90°00'00"E	25.00'
L37	N67°53'20"W	53.37'
L38	S19°30'36"W	8.86'
L39	N00°49'07"W	36.46'

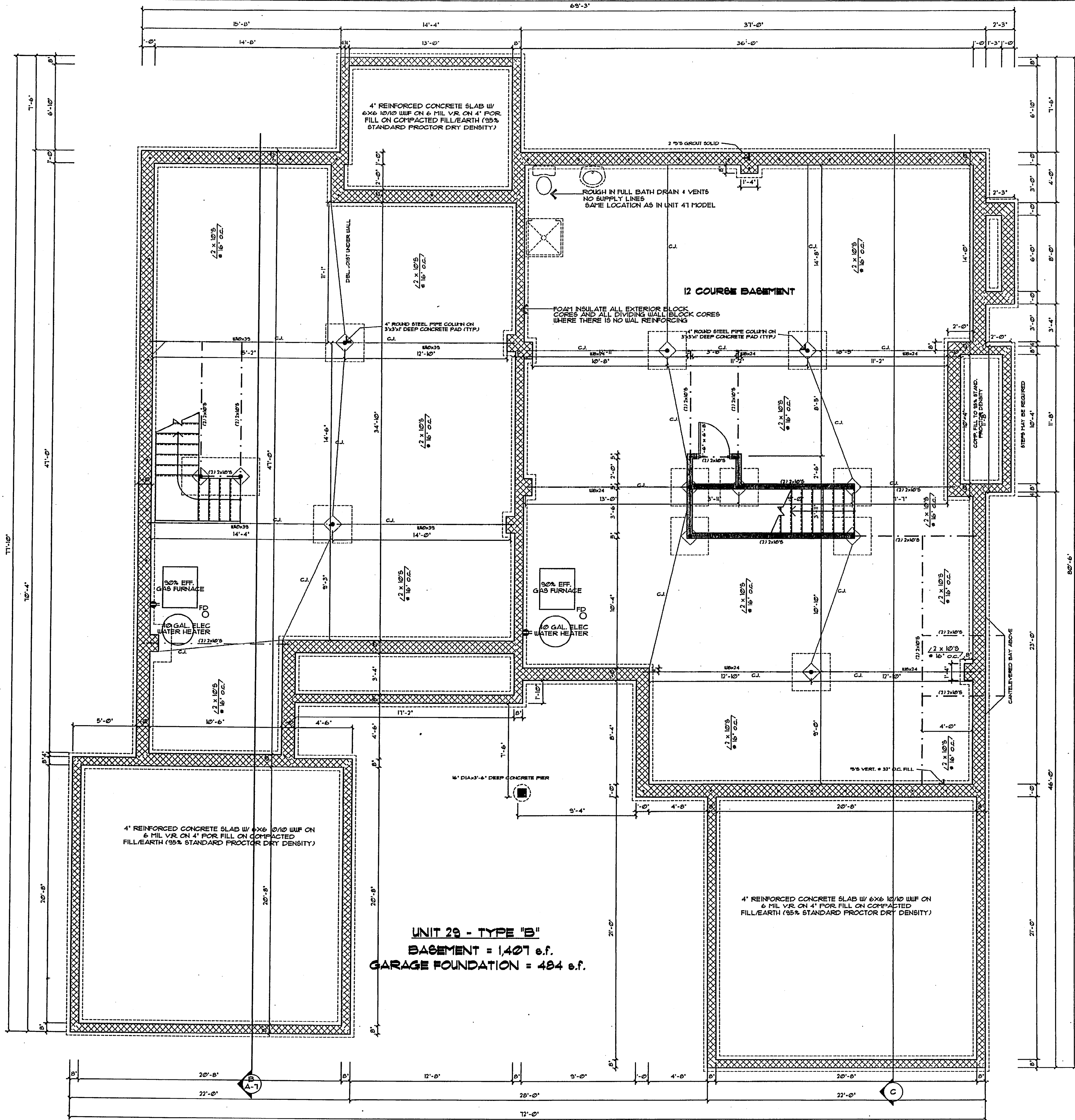
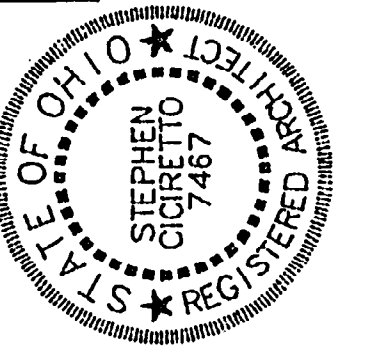
CURVE	CENTRAL ANGLE	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	36°03'09"	199.00'	125.22'	64.76'	123.16'	N18°01'34"E
C2	15°29'01"	299.00'	80.80'	40.65'	80.56'	S7°44'32"E
C3	13°24'52"	200.99'	47.06'	23.64'	46.95'	S08°46'37.9"E
C4	15°24'14"	81.00'	21.78'	10.95'	21.71'	S40°27'00"W
C5 Tot	51°58'37"	196.00'	177.81'	95.55'	171.77'	N25°10'13.9"E
C6	34°42'22"	101.00'	61.18'	31.56'	60.25'	N33°48'26.2"E
C7	73°32'42"	99.00'	127.08'	73.97'	118.53'	N53°13'36.1"E
C8	36°03'09"	221.00'	139.06'	71.92'	136.78'	N18°01'34"E
C9	15°28'59"	321.00'	86.74'	43.64'	86.48'	S07°44'39"E
C10	13°24'52"	178.99'	41.91'	21.05'	41.81'	S08°46'39"E
C11	102°42'27"	59.00'	105.76'	73.78'	92.16'	S49°16'54"W
C12	25°35'26"	351.00'	156.77'	79.71'	155.47'	S87°50'16"W
C13	104°08'01"	55.00'	99.96'	70.57'	86.76'	N52°53'16"W
C14	29°14'39"	174.00'	88.81'	45.39'	87.85'	N 36°32'13"E
C15	34°42'19"	123.00'	74.50'	38.43'	73.37'	N33°48'26"E
C16	73°32'40"	77.00'	98.84'	57.55'	92.19'	N53°13'38"E
C17	49°24'22"	196.00'	169.01'	90.16'	163.82'	S 23°53'04"W
C18	02°34'20"	196.00'	8.80'	4.40'	8.80'	S 49°52'25"W
C19	34°49'20"	81.00'	49.23'	25.40'	48.47'	N 15°20'30"E
C20	22°43'52"	174.00'	69.04'	34.98'	68.58'	N 10°32'55"E

V36-P79



SURVEYOR STATEMENT
I DO HEREBY STATE THAT UNIT'S 29 & 30 OF THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE CHAGRIN KNOLLS CONDOMINIUM IS LOCATED AS SHOWN ON THIS DRAWING, CONSISTING OF SHEETS 1 THRU 4 AND CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
(Survey Date: 9-30-2003)
RUDY E. SCHWARTZ P.S. 7193 Date 11-19-03

Prepared by:
SCHWARTZ LAND SURVEYING, INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax: (440) 564-8285



These drawings, numbered 2 thru 4, represent Chagrin Knolls Condominium units number 29 & 30, as constructed, with respect to layout, to the best of my knowledge and belief. The interior partitions have been studded in, as indicated, however, interior finishes, cabinetry, plumbing fixtures and decorative columns have not been installed completely at the time of certification. The fixtures and cabinets indicated herein, represent the proposed layouts upon completion.

Stephen Ciciretto 10/20/2003
 Stephen Ciciretto, A.I.A. Ohio Registration #7467

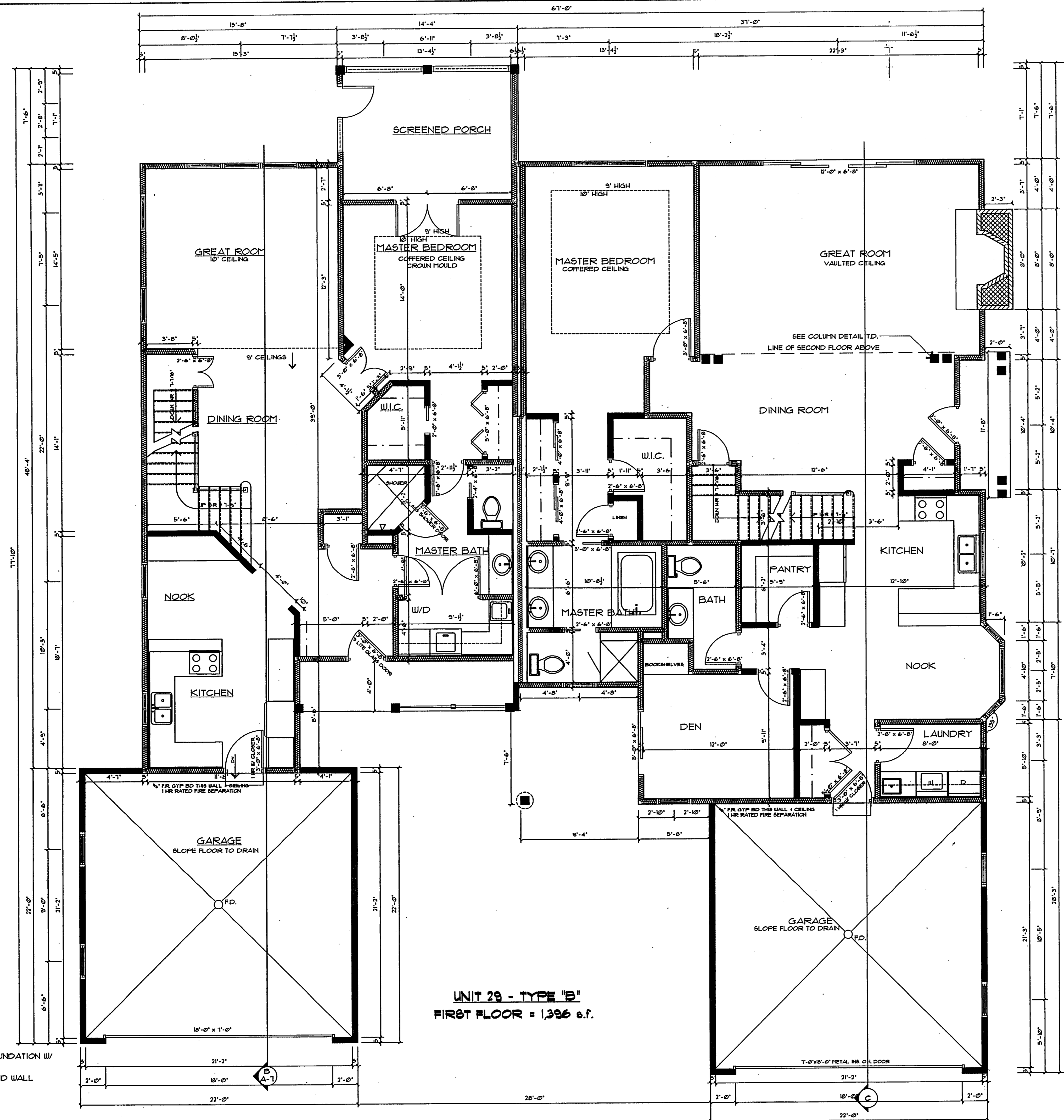
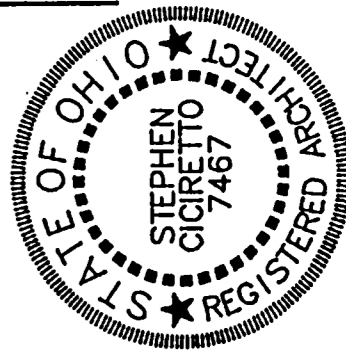
UNIT 30 - TYPE "C"
 BASEMENT = 1,819 s.f.
 GARAGE FOUNDATION = 477 s.f.

FOUNDATION & FIRST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

- WALL LEGEND**
- NEW 8' OR 12' BLOCK FOUNDATION W/ FOOTER BELOW
 - NEW 2 x 4 INSULATED STUD WALL
 - NEW 2 x 4 STUD WALL

PROJECT TITLE: CHAGRIN KNOLLS 29,30 B3002, C3102 BAINBRIDGE TWP., OHIO	DATE: 5/30/03	REMARKS:
	DRAWN BY:	
SHEET TITLE: BASEMENT PLAN		

V36 P80



UNIT 29 - TYPE "B"
FIRST FLOOR = 1,396 s.f.

UNIT 30 - TYPE "C"
FIRST FLOOR - 1,832 s.f.

- WALL LEGEND**
- -
 -

SHEET TITLE: **FIRST FLOOR PLAN**

PROJECT TITLE: CHAGRIN KNOLLS 29430
53002, C3 102
BAINBRIDGE TWP., OHIO

DATE: 10/11/03

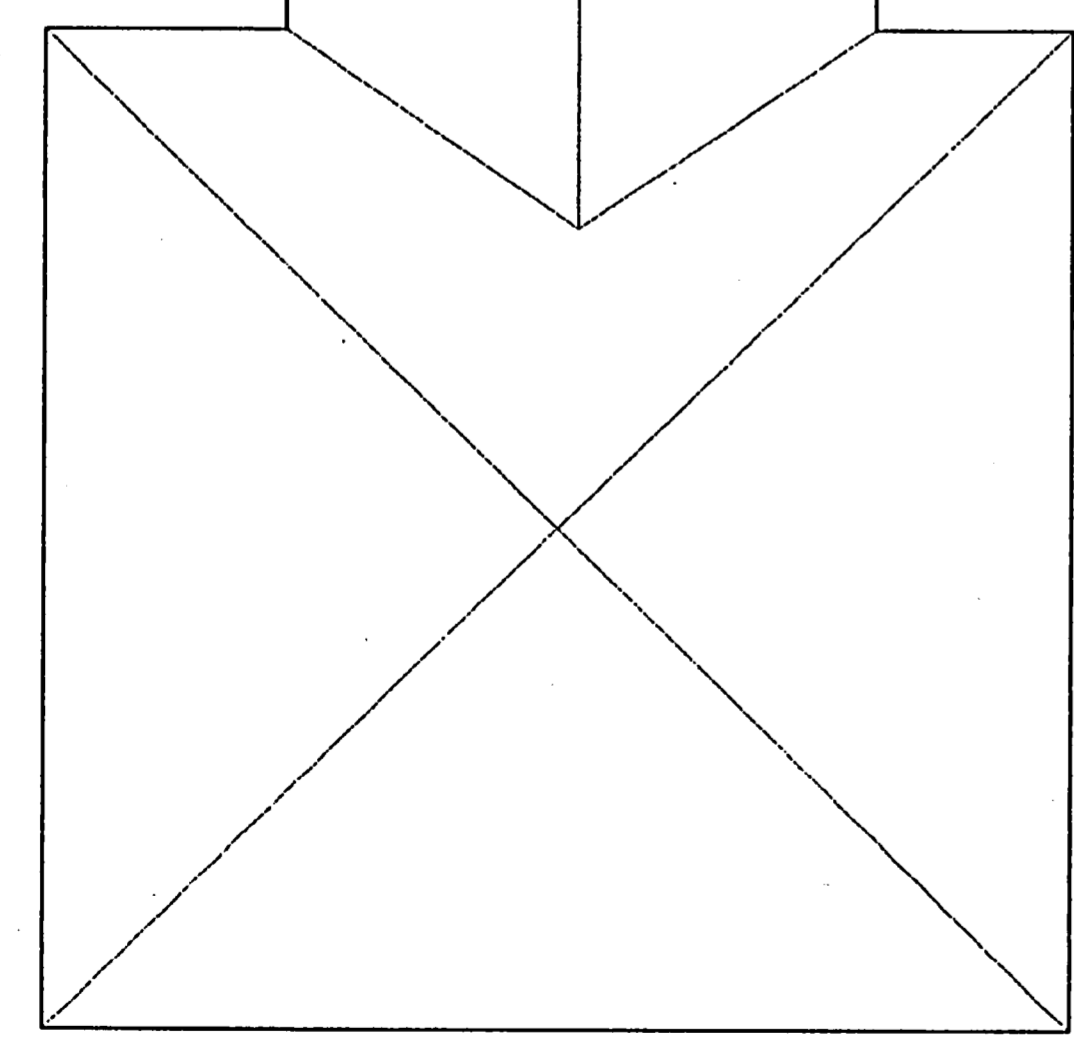
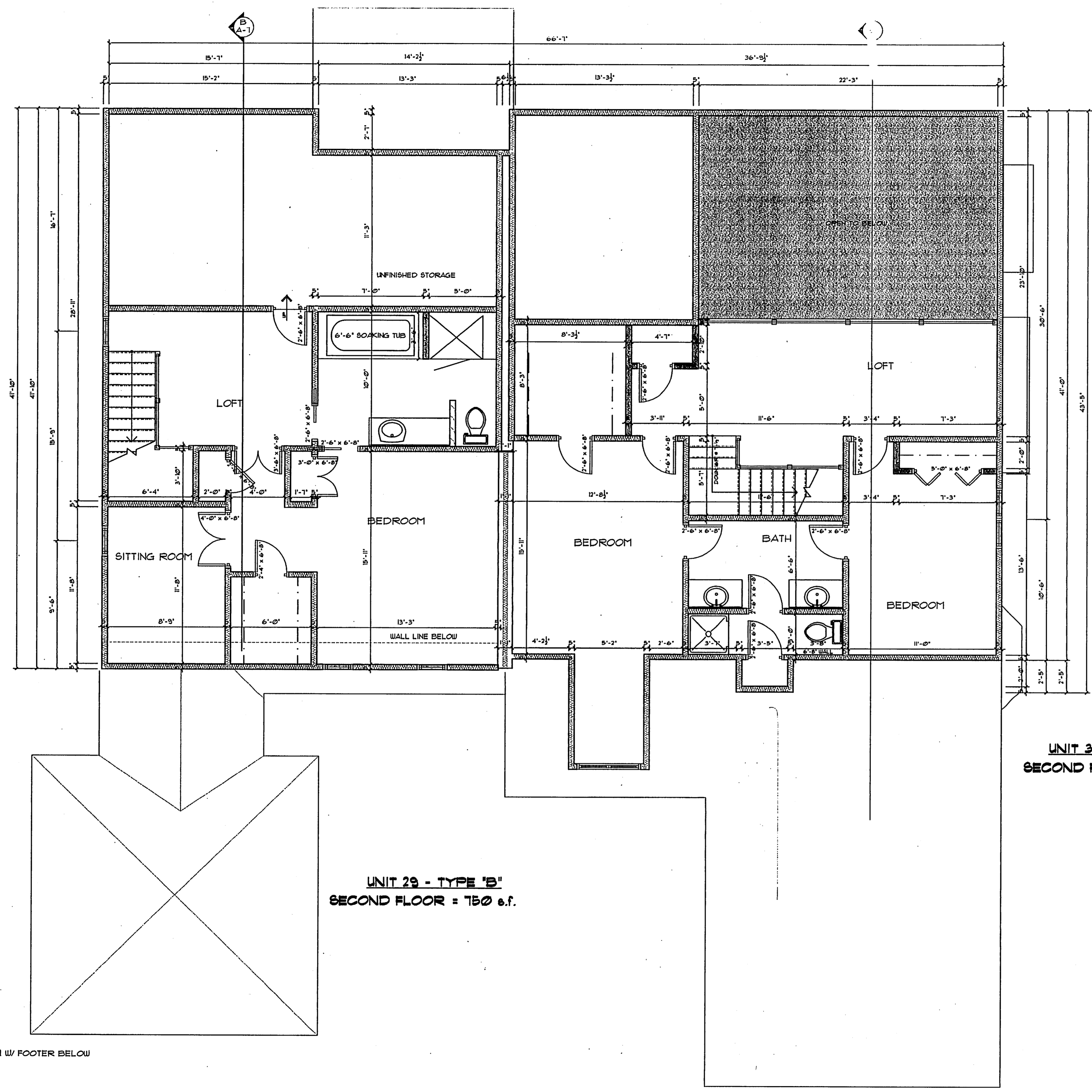
REMARKS:

DRAWN BY:

V36-P81

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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT 29 - TYPE "B"
SECOND FLOOR = 750 s.f.

UNIT 30 - TYPE "C"
SECOND FLOOR - 991 s.f.

- WALL LEGEND**
- NEW 8' OR 12' BLOCK FOUNDATION W/ FOOTER BELOW
 - NEW 2 x 4 INSULATED STUD WALL
 - NEW 2 x 4 STUD WALL

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

V36-P82

A-3	SHEET TITLE:	SECOND FLOOR PLAN	PROJECT TITLE:	CHAGRIN KNOLLS 29430 B3002 C3102 BAINBRIDGE TWP., OHIO	DATE:	10/11/03	REMARKS:
	DATE:	10/11/03	DRAWN BY:				

SC **STEPHEN CICIRETTO, A.I.A. • ARCHITECT**
 270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000

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