

RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR THIS 23rd DAY OF MAY, 2005

Thomas A. DeWitt
GEAUGA COUNTY AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER THIS 23rd DAY OF May 2005

RECORDED THIS 23rd DAY OF May 2005 AT 10:35 AM IN PLAT BOOK NO. 38 PAGE NO. 1-10

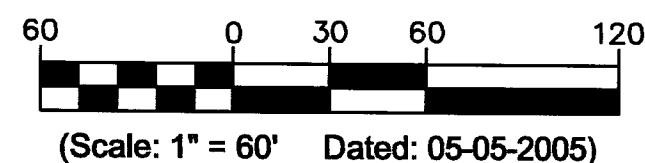
Mary Margaret McBride
GEAUGA COUNTY RECORDER

200500718243
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
05-23-2005 AT 10:35 am.
PLAT 400.00
DR Book 38 Page 1 - 10

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

THE CHAGRIN KNOLLS CONDOMINIUM PHASE IX

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



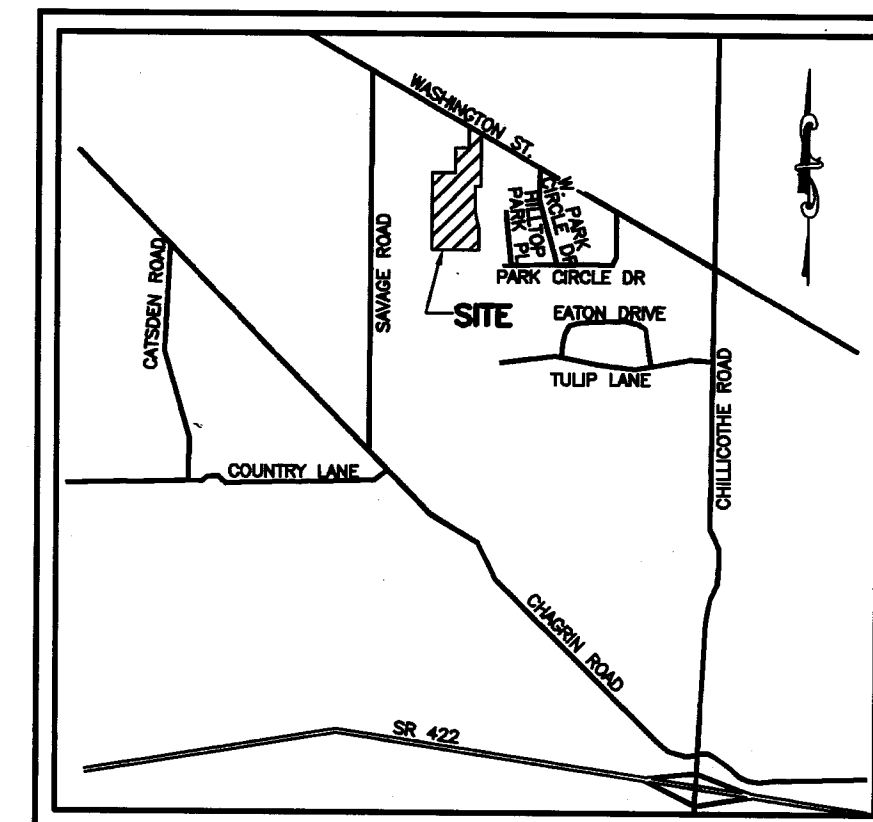
= LIMITED COMMON AREA (L.C.A.)

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

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
PHASE 8	0.2067 ACRES
PHASE 9 (PARCEL 1)	0.2227 ACRES
PHASE 9 (PARCEL 2)	0.1672 ACRES
REMAINING LANDS	6.5953 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

RICHARD C. WISE &
RICHARD C. WISE, JR.
VOL. 1188 P. 210

N.J. SCHULTZ JR.
VOL. 816 P. 58
EXISTING EASEMENT
CHAGRIN KNOLLS L.L.C.
VOL. 1178 P. 319

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
V. 1087 P. 588

O.L. 30
O.L. 29

EXISTING 30" SANITARY SEWER EASEMENT
GEAUGA COUNTY BOARD OF COMMISSIONERS
VOLUME 580 PAGE 983

PHASE III
Parcel No. 2
Vol 30 P. 120

PHASE VI
Parcel No. 1
Vol 36 P. 48

PHASE IV
Vol. 32 Page 65

PHASE II
Vol. 30 Page 65

PHASE V
Vol. 34 Page 30

PHASE VII
V. 36 P. 79

PHASE IX
PARCEL 2
0.1672 ACRES

PHASE VIII
VOL. 37 PAGE 89

REMAINING LANDS
PARCEL NO. 1
1.0503 ACRES

PHASE III
Parcel No. 1
Vol. 30 P. 120

REMAINING LANDS
PARCEL NO. 3
3.0615 ACRES

PHASE VI
Parcel No. 2
Vol. 36 P. 48

REMAINING LANDS
PARCEL NO. 4
0.9370 ACRES

PHASE IX
PARCEL 1
0.2227 ACRES

PHASE 1
Vol. 29 Page 99

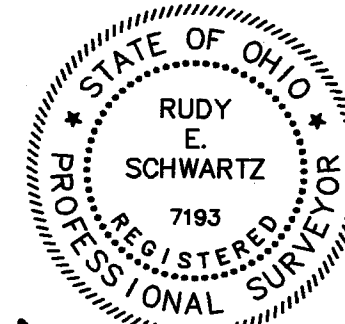
KNOWLES INDUST. PARK
PHASE I
VOL. 15 P. 69

RESUB. OF A PART OF
KNOWLES INDUST. PARK
PHASE II
VOL. 22 P. 30

KNOWLES INDUST. PARK
PHASE II
V. 16 P. 1

J. KENDALL
VOL. 947 P. 140

SURVEYOR STATEMENT
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME GRAPHICALLY SHOWS THE BOUNDARIES, THE LAYOUT, LOCATION, AND DESIGNATION OF THE LIMITED COMMON ELEMENTS AND COMMON ELEMENTS, AND THE LOCATION OF ALL APPURTENANT EASEMENTS OR ENCROACHMENTS. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY IN ALL RESPECTS WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE INCLUDING THE REQUIREMENTS THAT THIS PLAT ACCURATELY SHOWS THE BUILDING AS CONSTRUCTED.
(Survey Date: 5-2-2005)



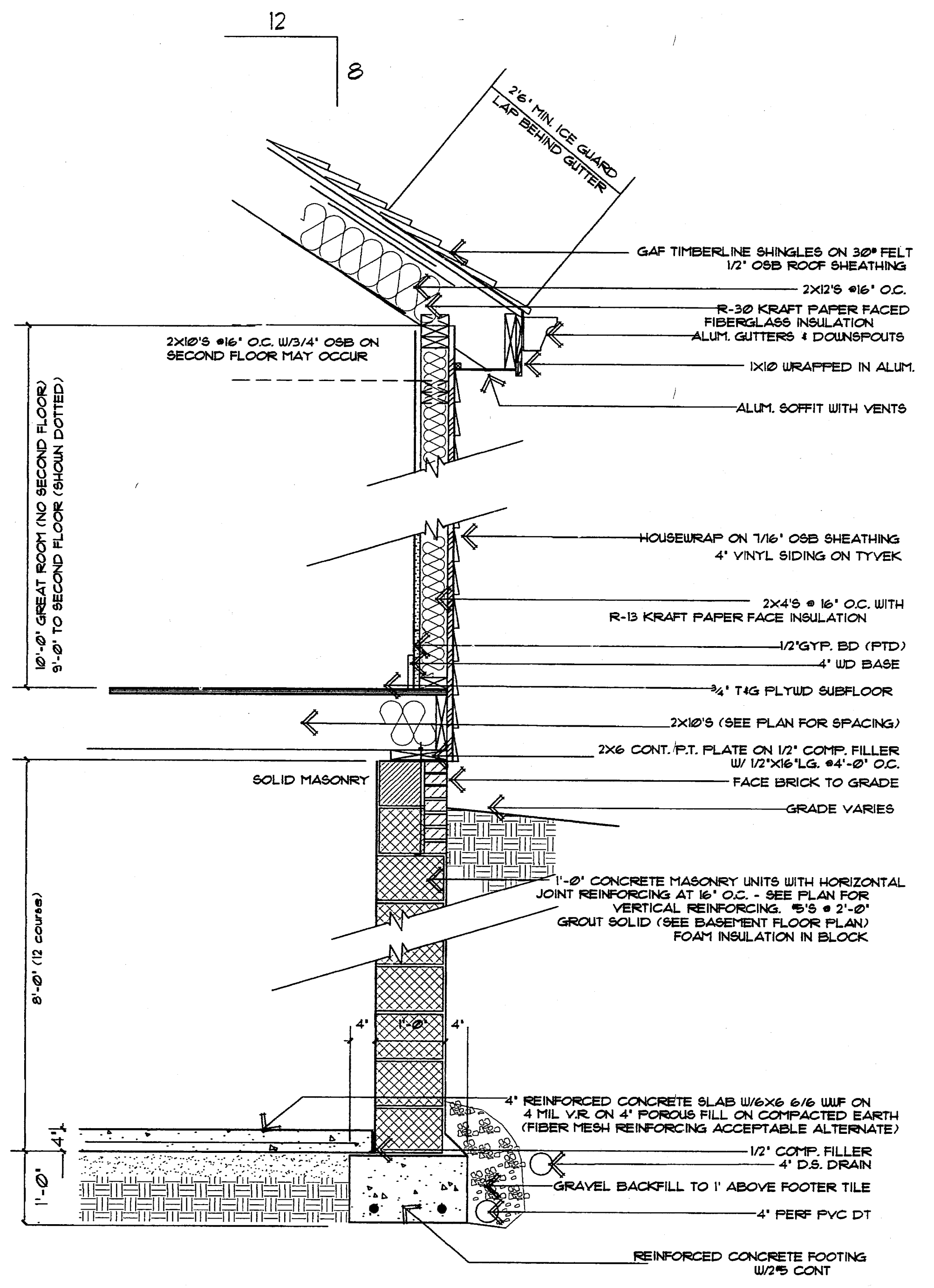
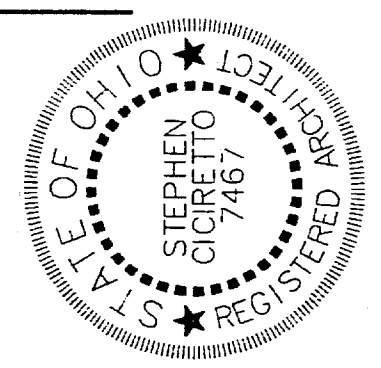
Rudy E. Schwartz
RUDY E. SCHWARTZ P.S. 7193 Date 5.10.05

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

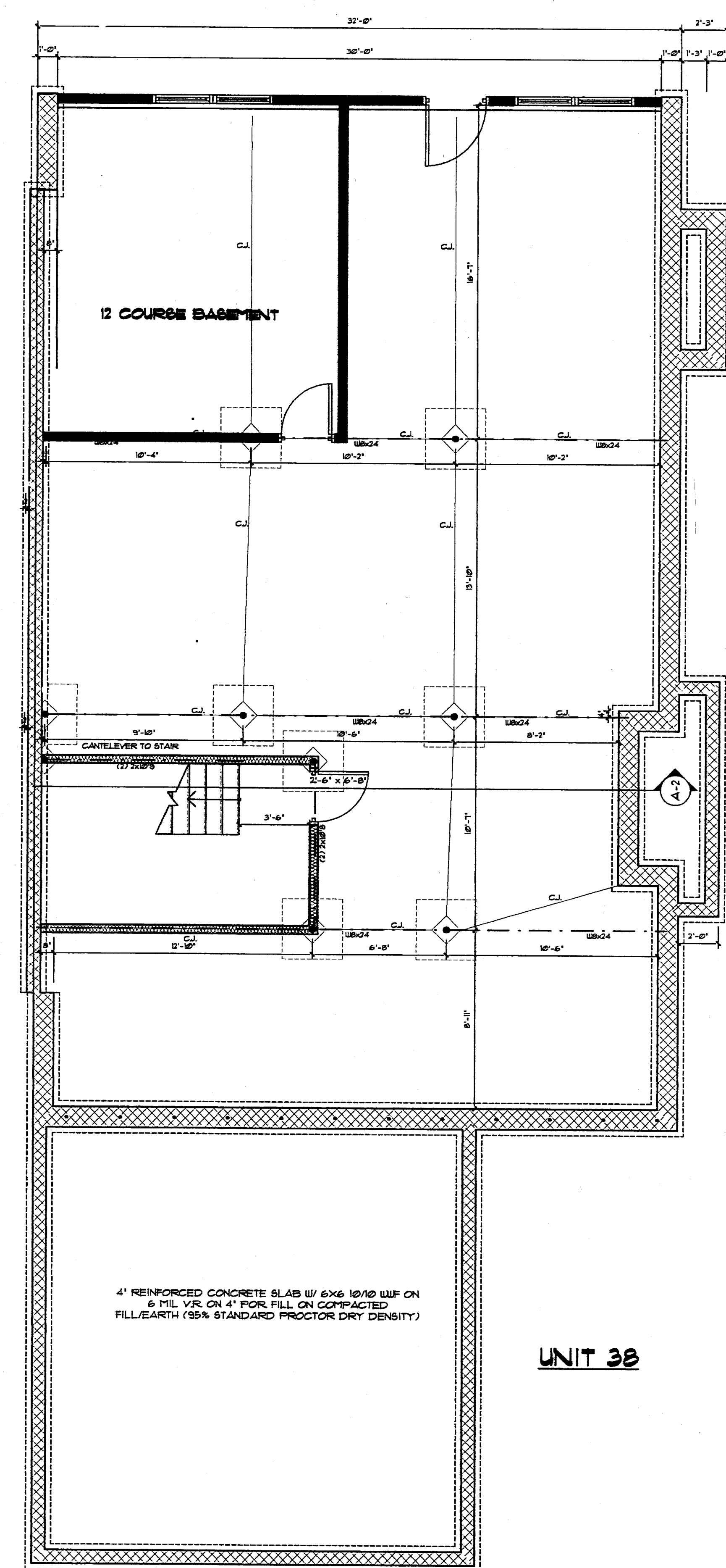
Received for Record this 23rd day
of May, 2005 at 10:35 a.m.
in Plat Vol. 38 Pages 1-10.
Mary Margaret McBride
Gaug County Recorder

V38.P1

S:\Schwartz Surveying\Schwartz 2003\Chagrin Knolls (99-036)\dwg\Phases.dwg 5/6/2005 8:27:03 AM EST



TYPICAL WALL SECTION
3/4" = 1'-0"

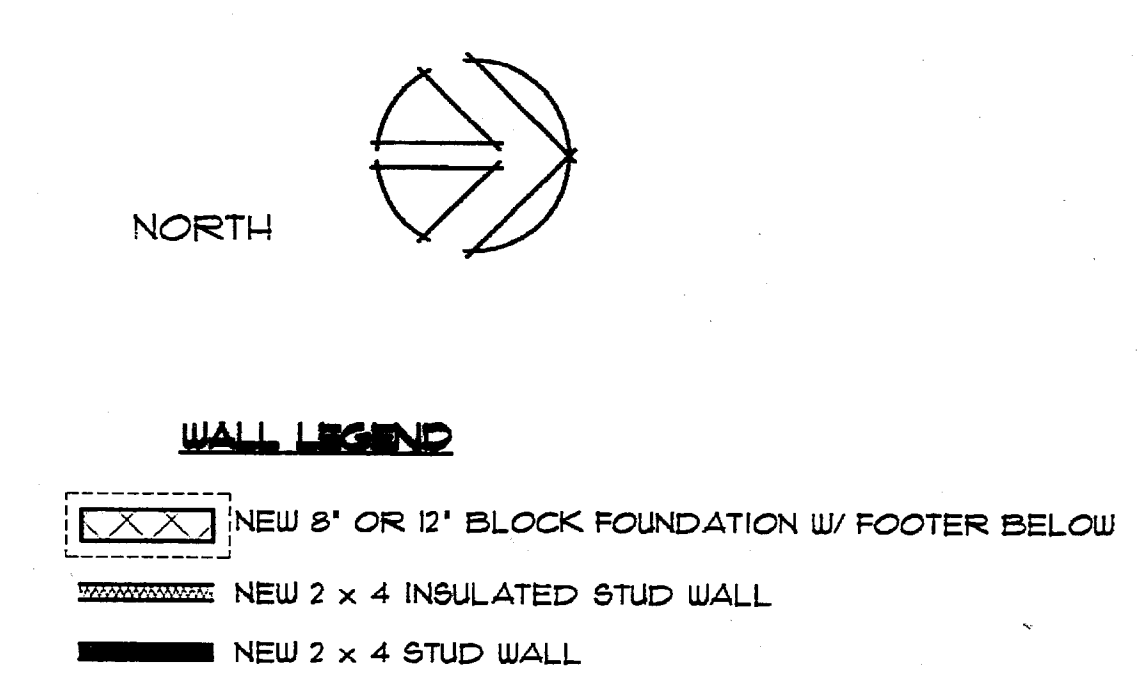


BASEMENT PLAN
SCALE: 1/4" = 1'-0"

These drawings, numbered 2 thru 10, represent Chagrin Knolls Condominium unit numbers 38 and 41, as constructed, with respect to layout, to the best of my knowledge and belief.

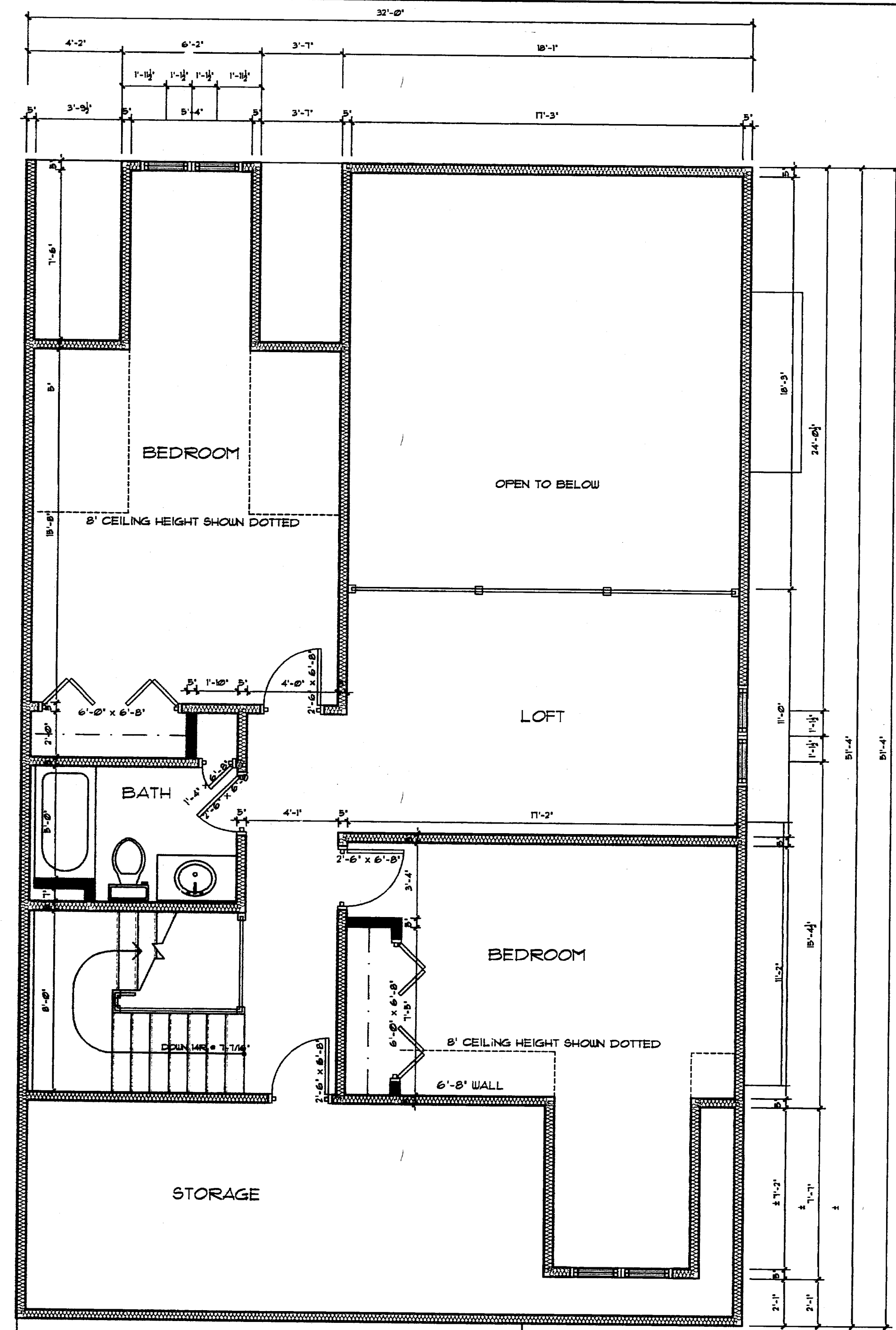
Stephen Cicretto 5/6/2005
Stephen Cicretto, A.I.A. Ohio Registration #1467

UNIT 38
BASEMENT = 1,630 s.f.
GARAGE FOUNDATION = 476 s.f.



SHEET TITLE: **BASEMENT PLAN**
 PROJECT TITLE: **CHAGRIN KNOLLS - UNITS 38 AND 41 BAINBRIDGE TWP., OHIO**
 DATE: 4/30/05
 DRAWN BY:
 REMARKS:

V38.P2



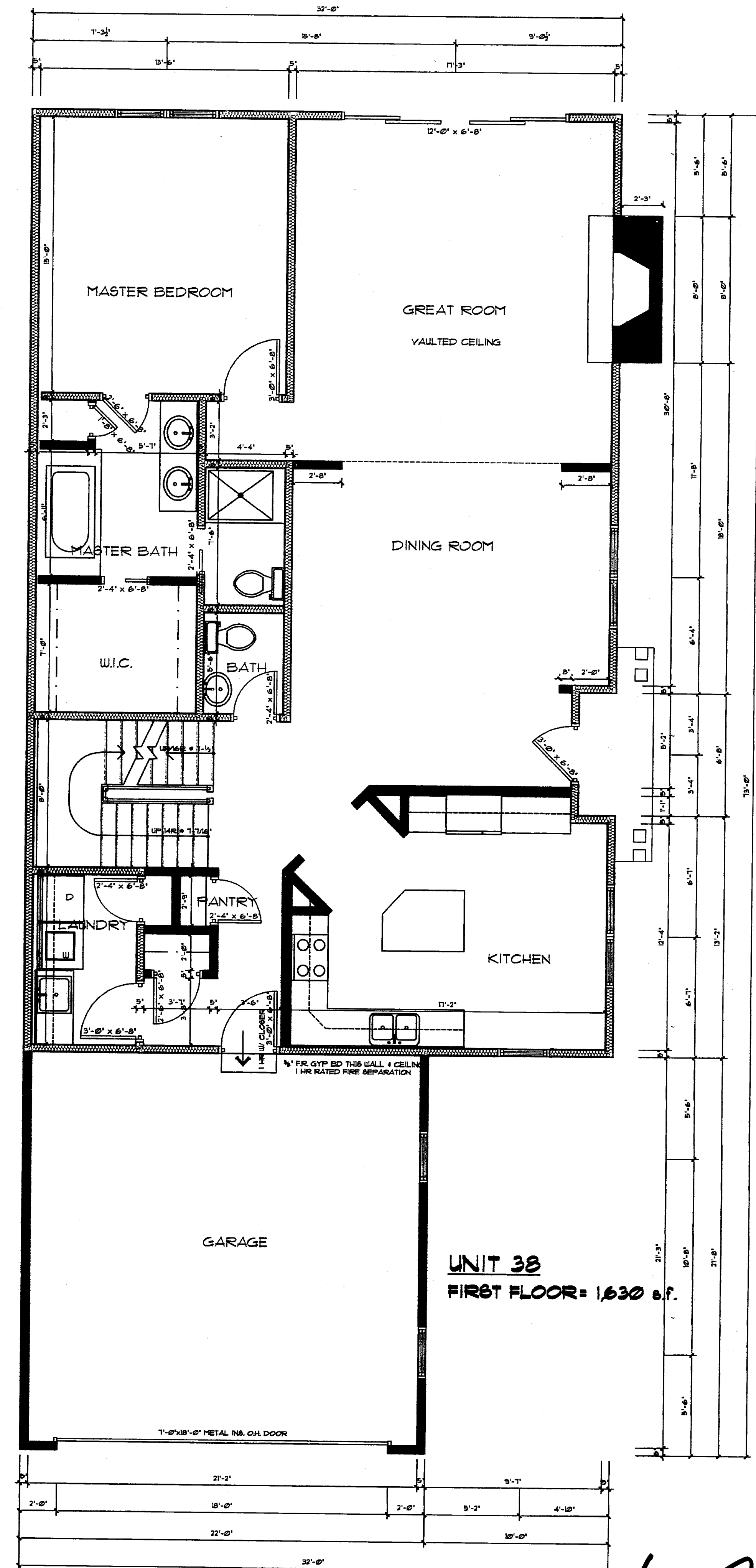
UNIT 38
SECOND FLOOR = 990 s.f.

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

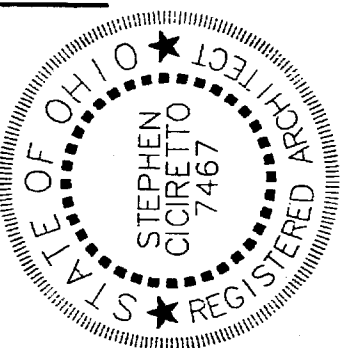
WALL LEGEND

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

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



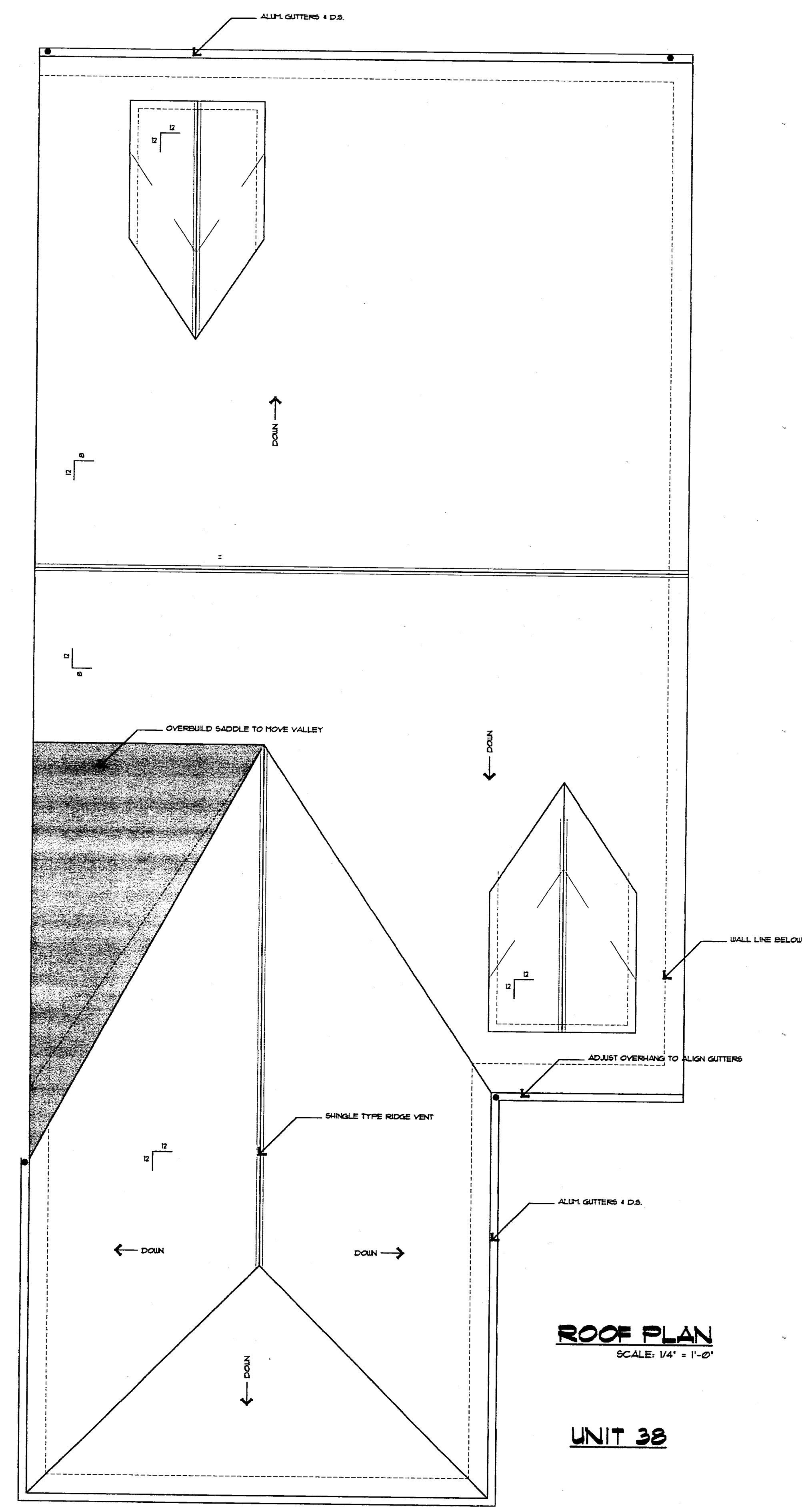
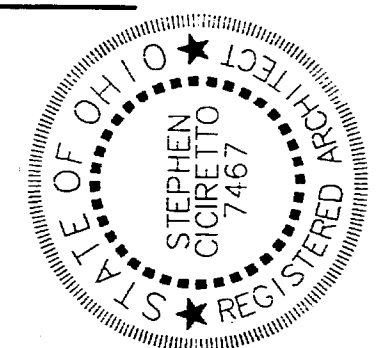
UNIT 38
FIRST FLOOR = 1,630 s.f.



SHEET TITLE: **FIRST AND SEC. FLOOR PLANS**
 PROJECT TITLE: **CHAGRIN KNOLLS - UNITS 38 AND 41**
 BAINBRIDGE TWP., OHIO
 DATE: 4/30/05
 DRAWN BY:
 REMARKS:

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

V38.P3

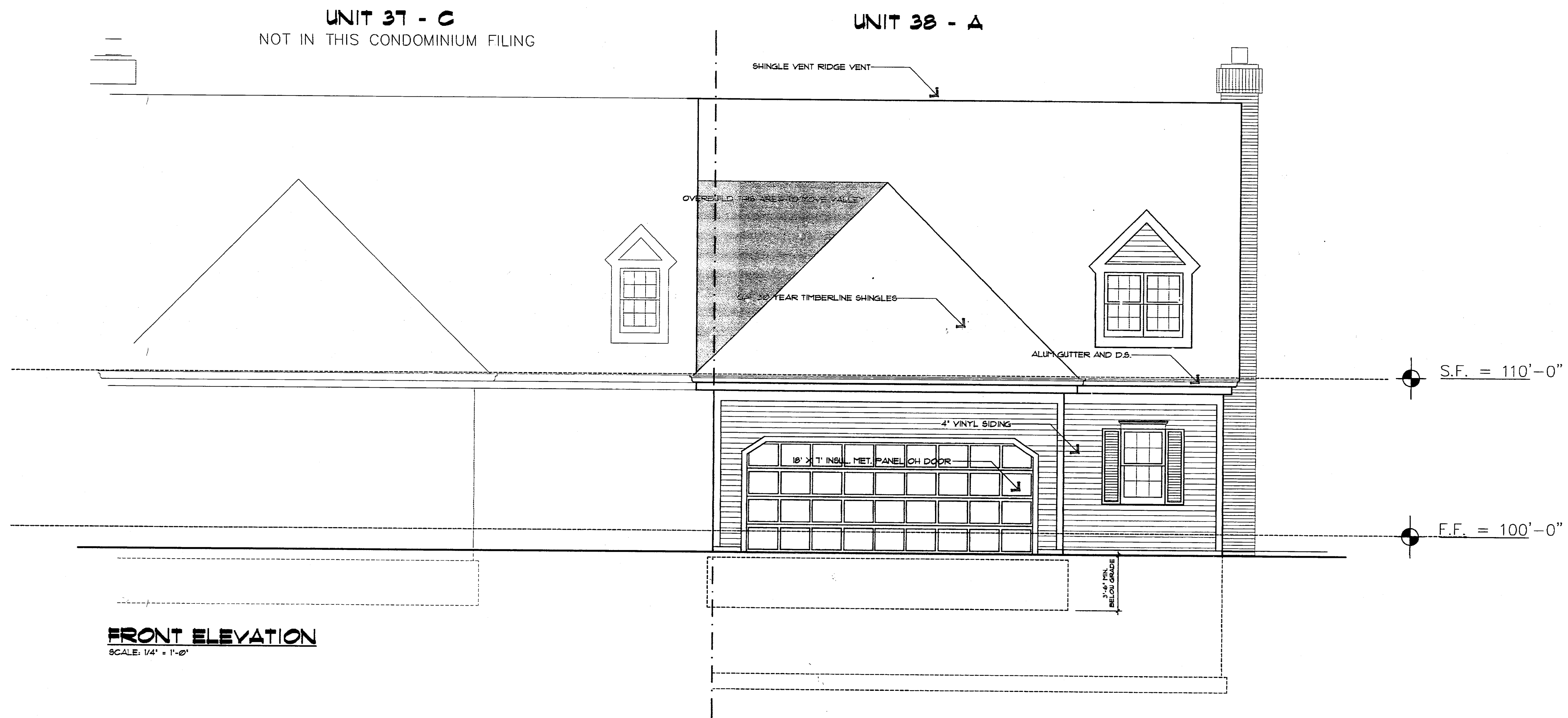
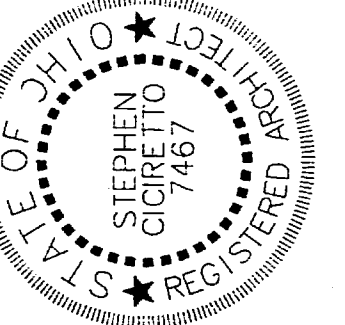


ROOF PLAN
SCALE: 1/4" = 1'-0"

UNIT 38

V38.P24

4	SHEET TITLE: ROOF PLAN	PROJECT TITLE: CHAGRIN KNOLLS - UNITS 38 AND 41 BAINBRIDGE TWP., OHIO	DATE: 4/30/05	REMARKS:
			DRAWN BY:	

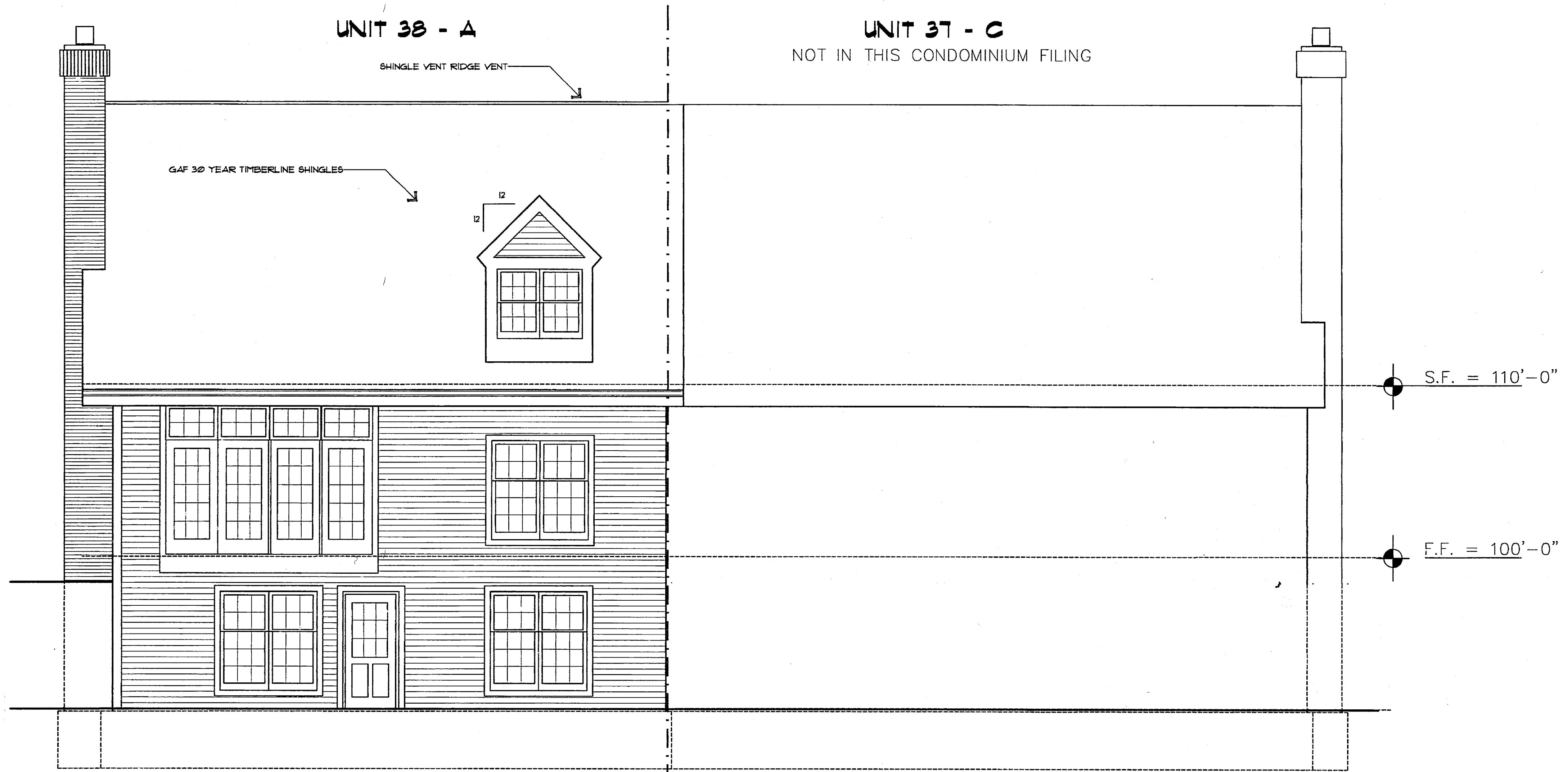
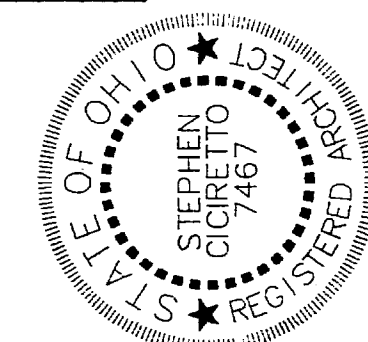


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SHEET TITLE: ELEVATIONS	PROJECT TITLE: CHAGRIN KNOLLS - UNITS 38 & 41 BAINBRIDGE TWP, OHIO	DATE: 4/26/05	REMARKS:
		DRAWN BY:	

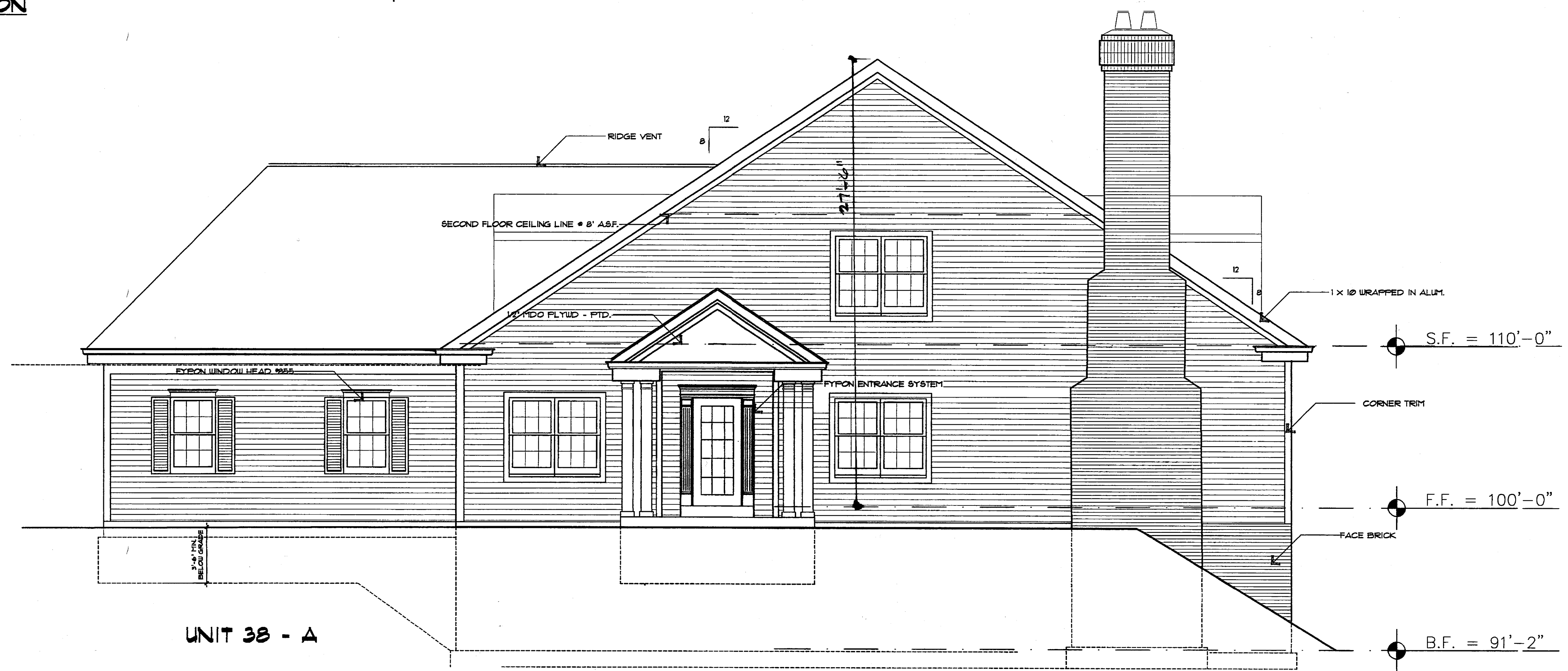
V38.P5


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REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

UNIT 38 - A

V38.P16

REMARKS:

DATE: 4/26/05

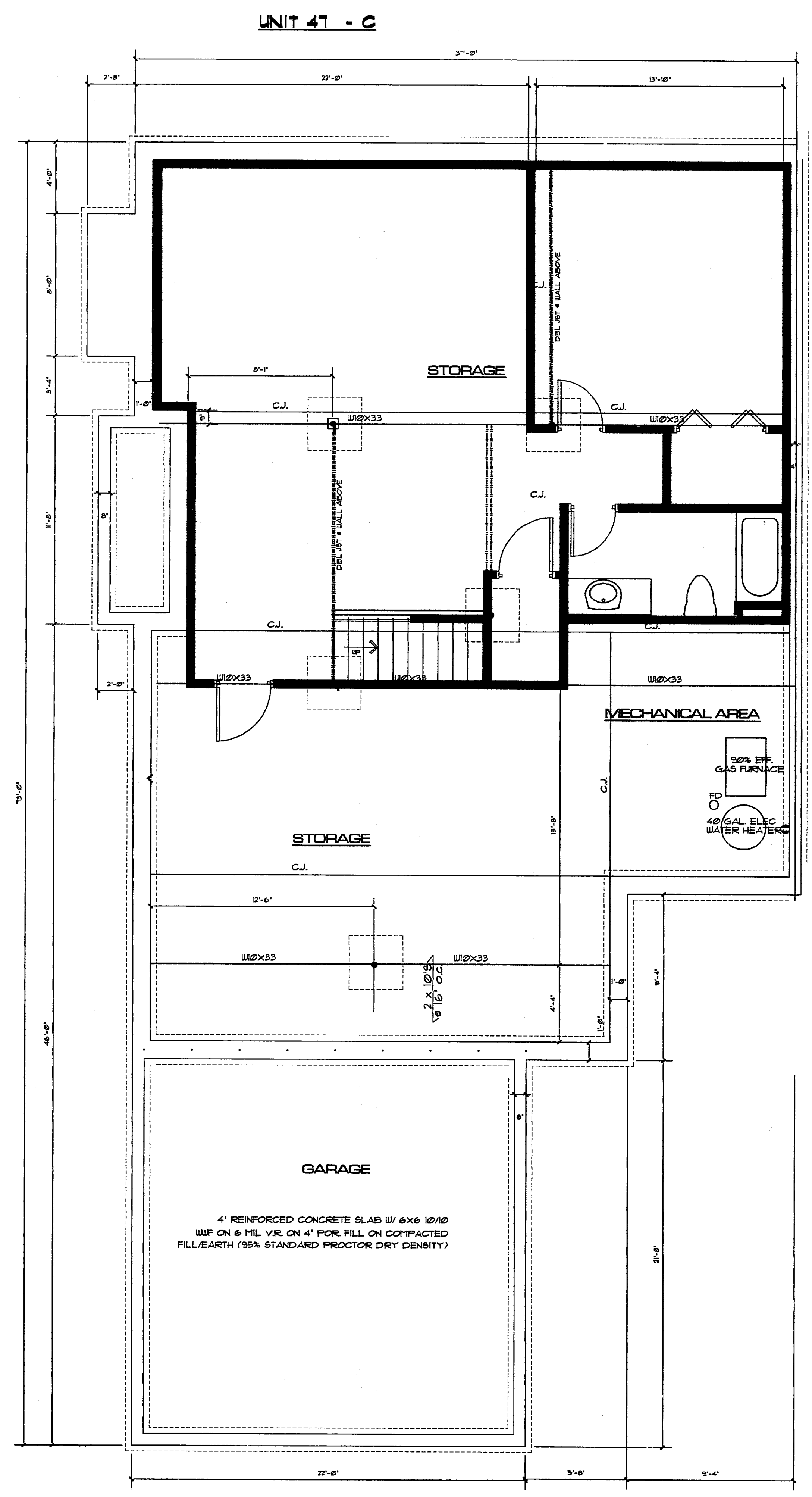
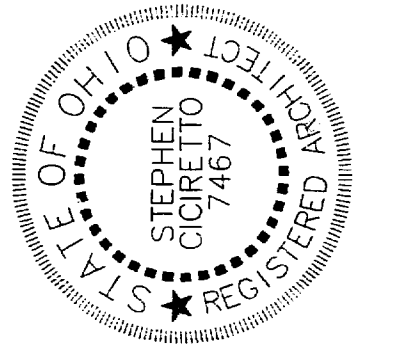
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PROJECT TITLE: CHAGRIN KNOLLS - UNITS 38 & 41 BAINBRIDGE TWP., OHIO

SHEET TITLE: ELEVATIONS

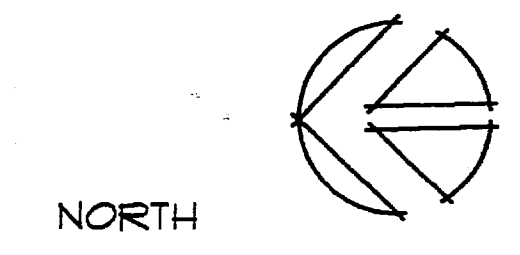
STEPHEN CICIRETTO, A.I.A. • ARCHITECT

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UNIT 41 - UNIT 'C'
BASEMENT = 1,780 s.f.
GARAGE FOUNDATION = 476 s.f.

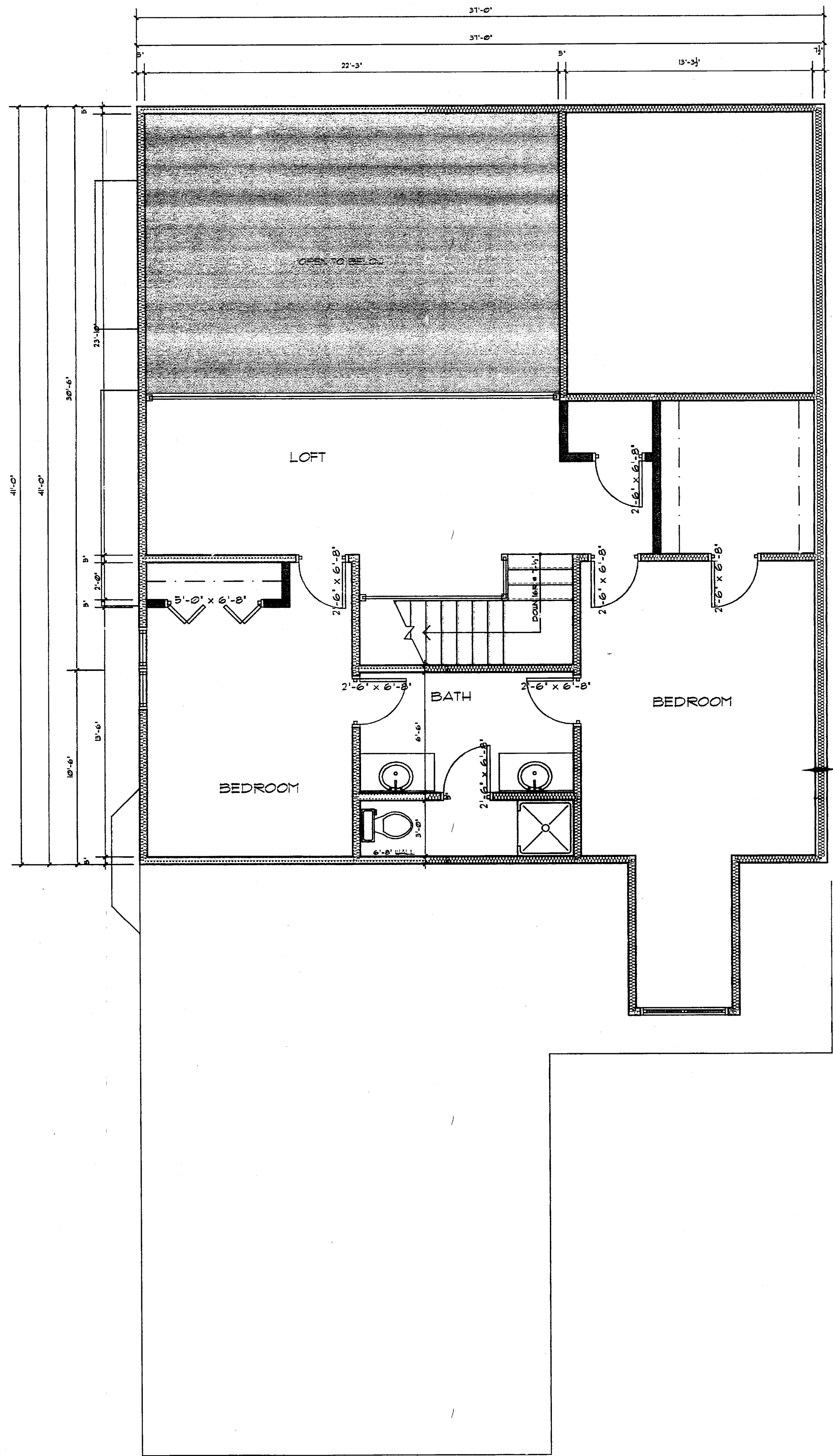
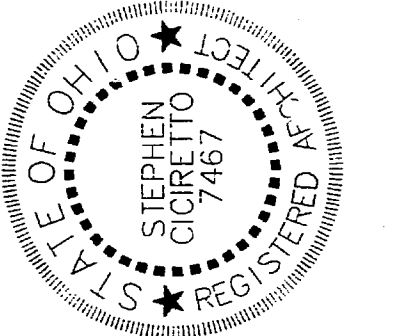
- WALL LEGEND**
- NEW 8' OR 12' BLOCK FOUNDATION W/ FOOTER BELOW
 - NEW 2 x 4 INSULATED STUD WALL
 - NEW 2 x 4 STUD WALL



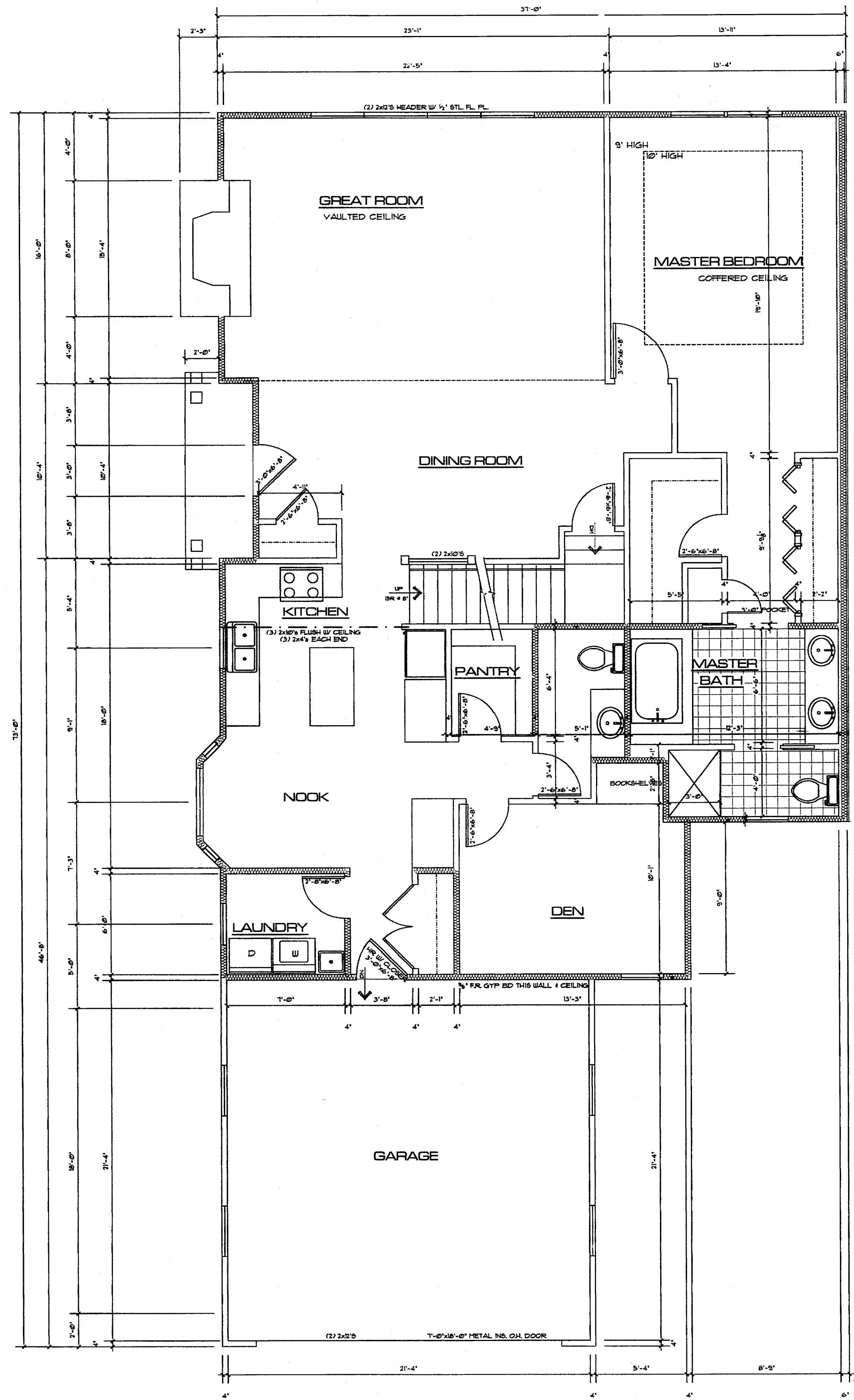
BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

V38-P7

SHEET TITLE: BASEMENT PLAN	PROJECT TITLE: CHAGRIN KNOLLS - UNITS 38 & 41 BAINBRIDGE TWP. GEAUGA COUNTY, OHIO	DATE: 4/30/05	REMARKS:
		DRAWN BY:	



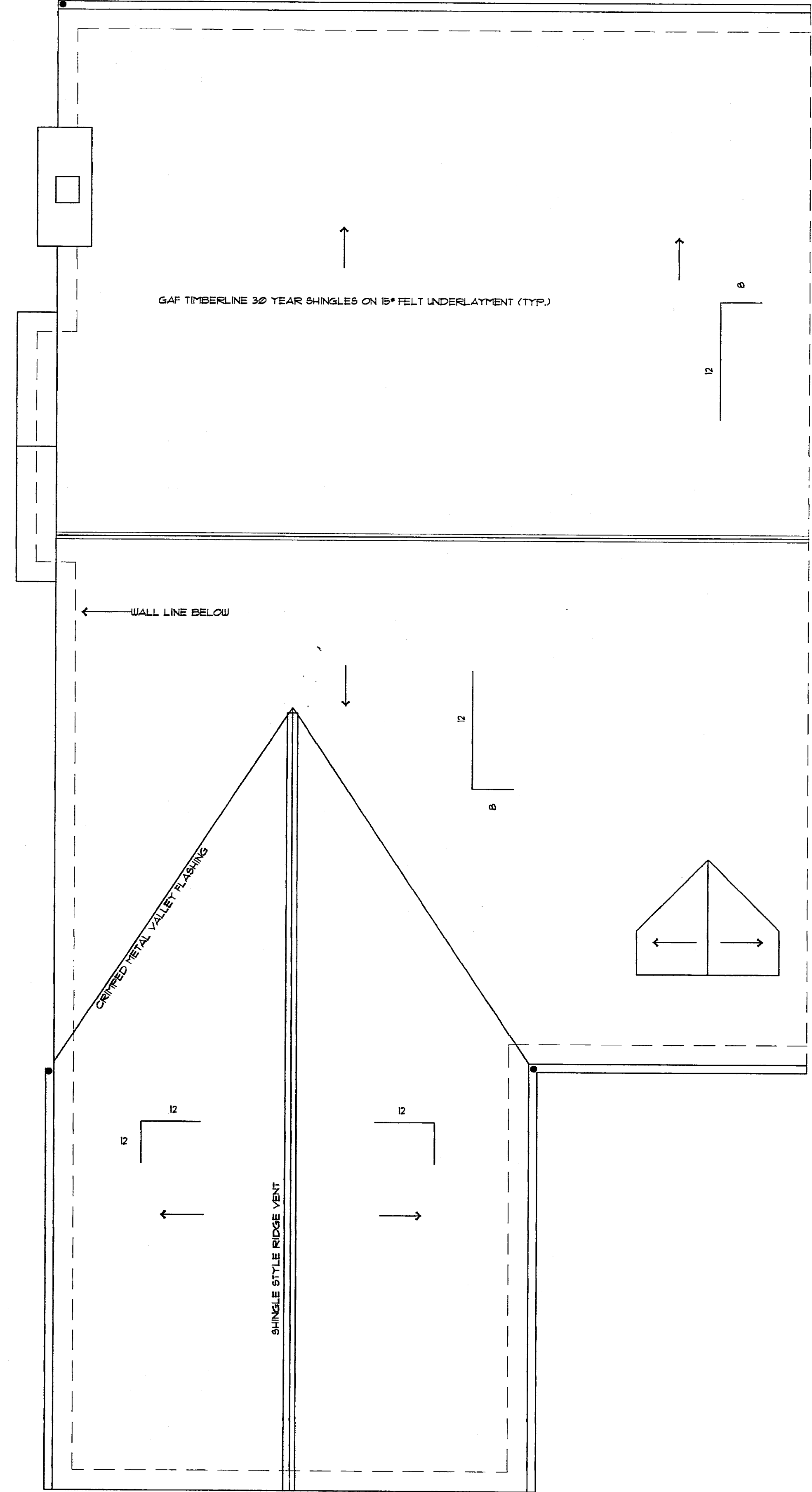
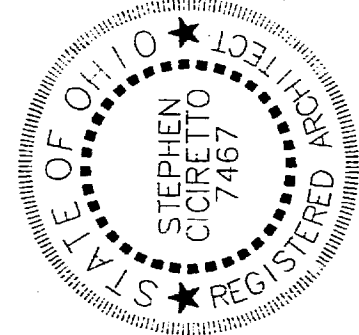
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SECOND FLOOR - 991 s.f.



V38.P8

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIRST FLOOR - 1,790 s.f.

SHEET TITLE: FLOOR PLANS	PROJECT TITLE: CHAGRIN KNOLLS - UNITS 38 & 41 BAINBRIDGE TWP. GEAUGA COUNTY, OHIO	DATE: 4/30/05	REMARKS:
		DRAWN BY:	

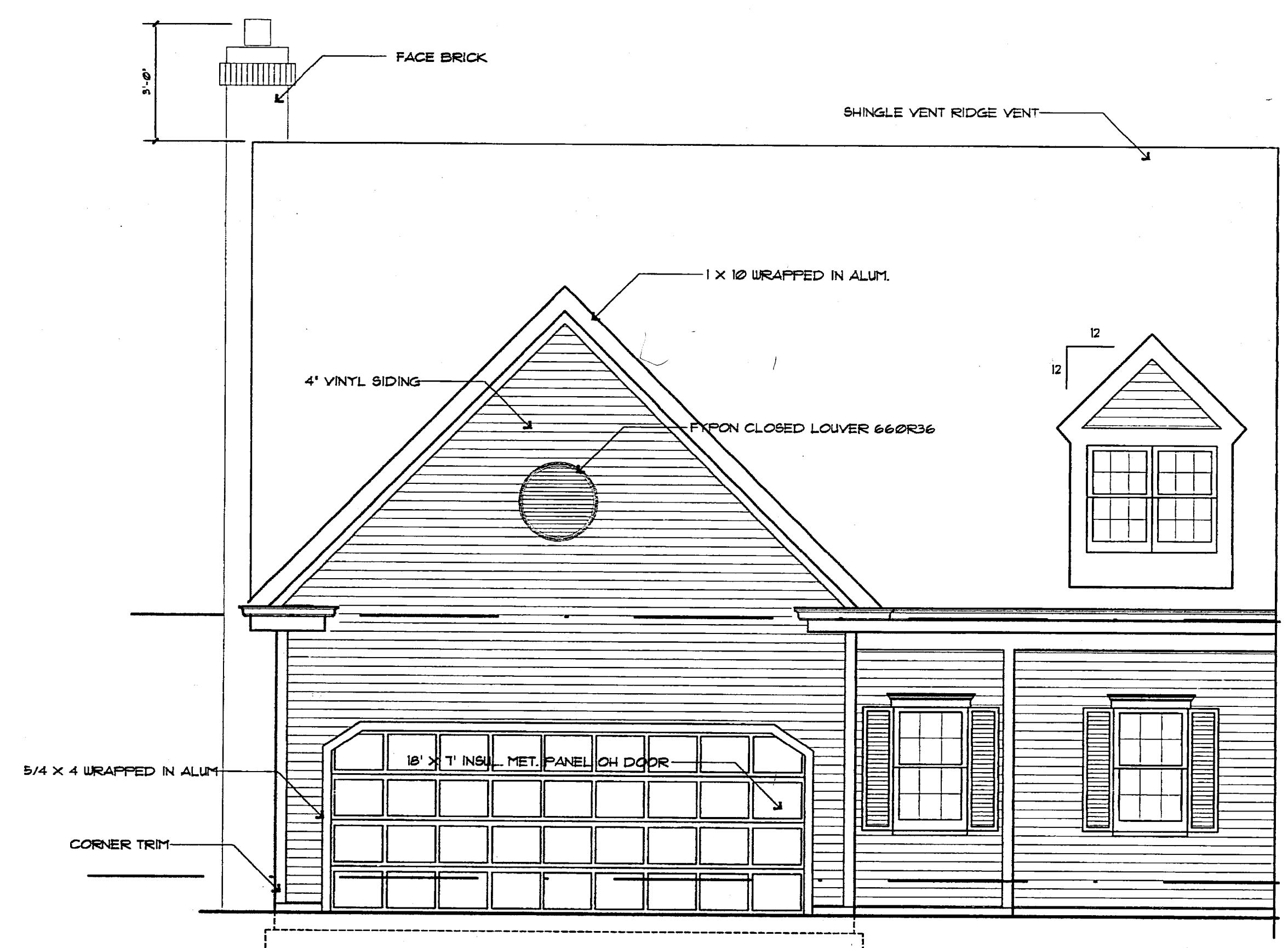
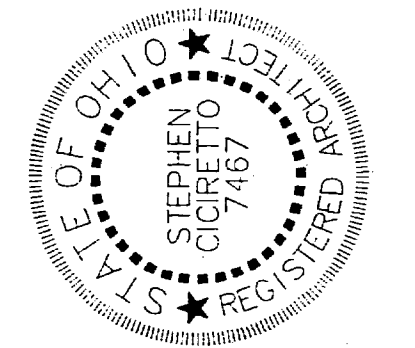


V38.P9

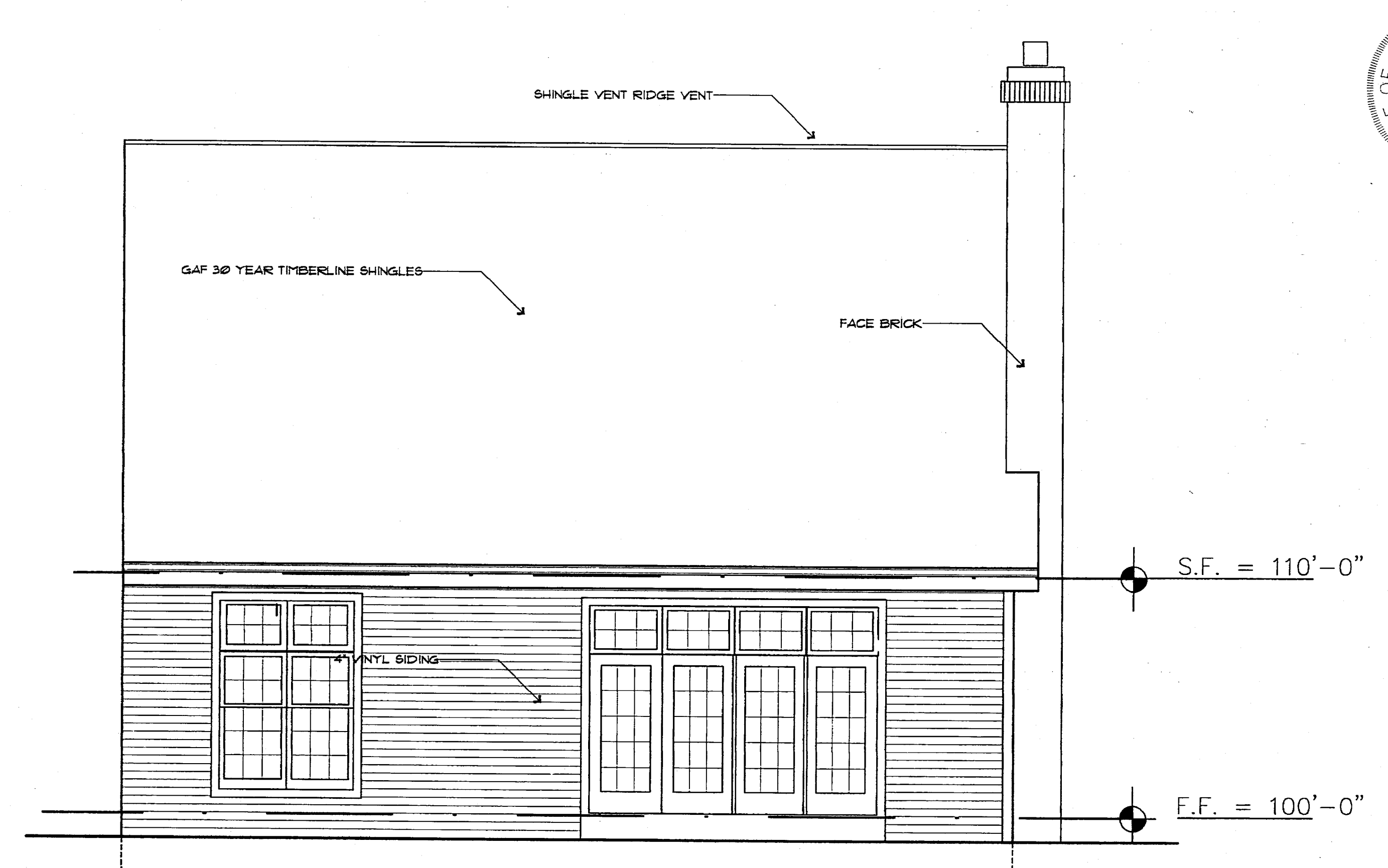
ROOF PLAN
SCALE: 1/4" = 1'-0"

10	SHEET TITLE: ROOF PLAN	PROJECT TITLE: CHAGRIN KNOLLS - UNITS 3B & 4I BAINBRIDGE TWP. GEAUGA COUNTY, OHIO	DATE: 4/30/05	REMARKS:
		DRAWN BY:		

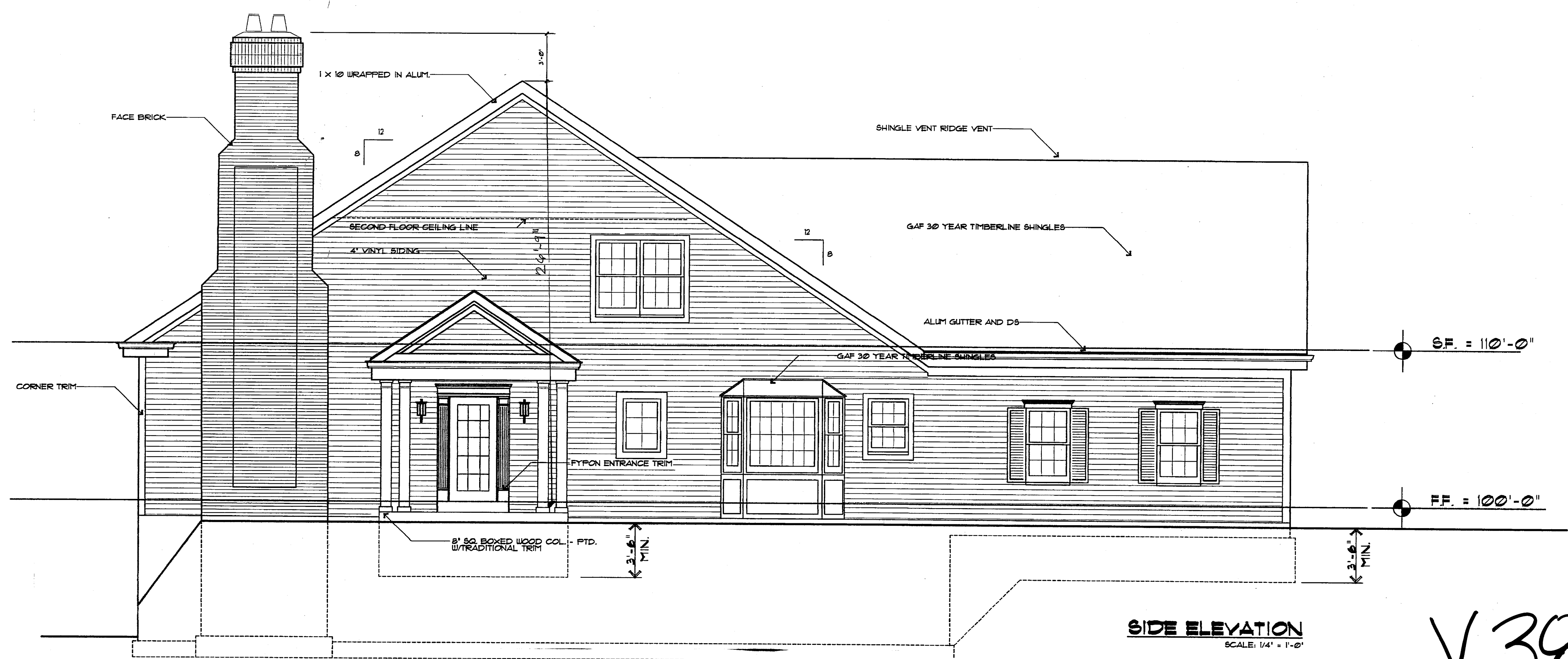
SC **STEPHEN CICCETTO, A.I.A. • ARCHITECT**
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

V38 P10

SHEET TITLE: ELEVATIONS	PROJECT TITLE: CHAGRIN KNOLLS - UNITS 38 & 41 BAINBRIDGE TWP. GEAUGA COUNTY, OHIO	DATE: 4/30/05	REMARKS:
		DRAWN BY:	