

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 10th DAY OF Aug. 2004

Tracy A. Jemian
GEAGA COUNTY AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER THIS ___ DAY OF ___ 2004.

RECORDED THIS 10th DAY OF August 2004 AT 2:11 PM PLAT BOOK NO. 38 PAGE NO. 37-42

Mary Margaret McBride
GEAGA COUNTY RECORDER

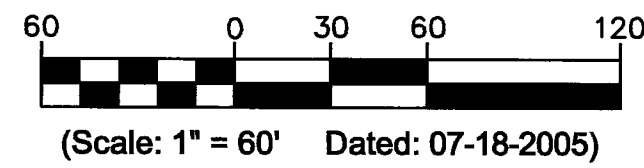
200500723815
Filed for Record in
GEAGA COUNTY, OHIO
MARY MARGARET MCBRIDE
08-10-2005 At 03:16 pm.
PLAT 240.00
OR Book 38 Page 37 - 42

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

ALLOTTED DRAWINGS FOR DECLARATION OF CONDOMINIUM OWNERSHIP

THE CHAGRIN KNOLLS CONDOMINIUM PHASE X

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

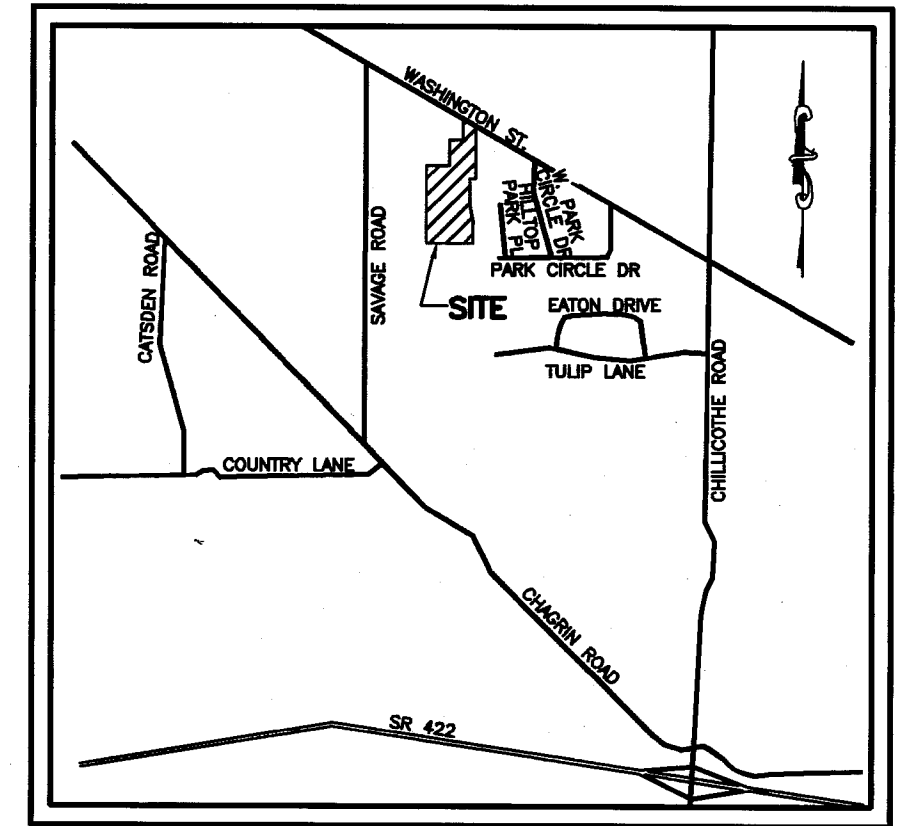


[Hatched Box] = LIMITED COMMON AREA (L.C.A.)

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
PHASE 10	0.2017 ACRES
REMAINING LANDS	6.3936 ACRES
TOTAL AREA	20.0074 ACRES

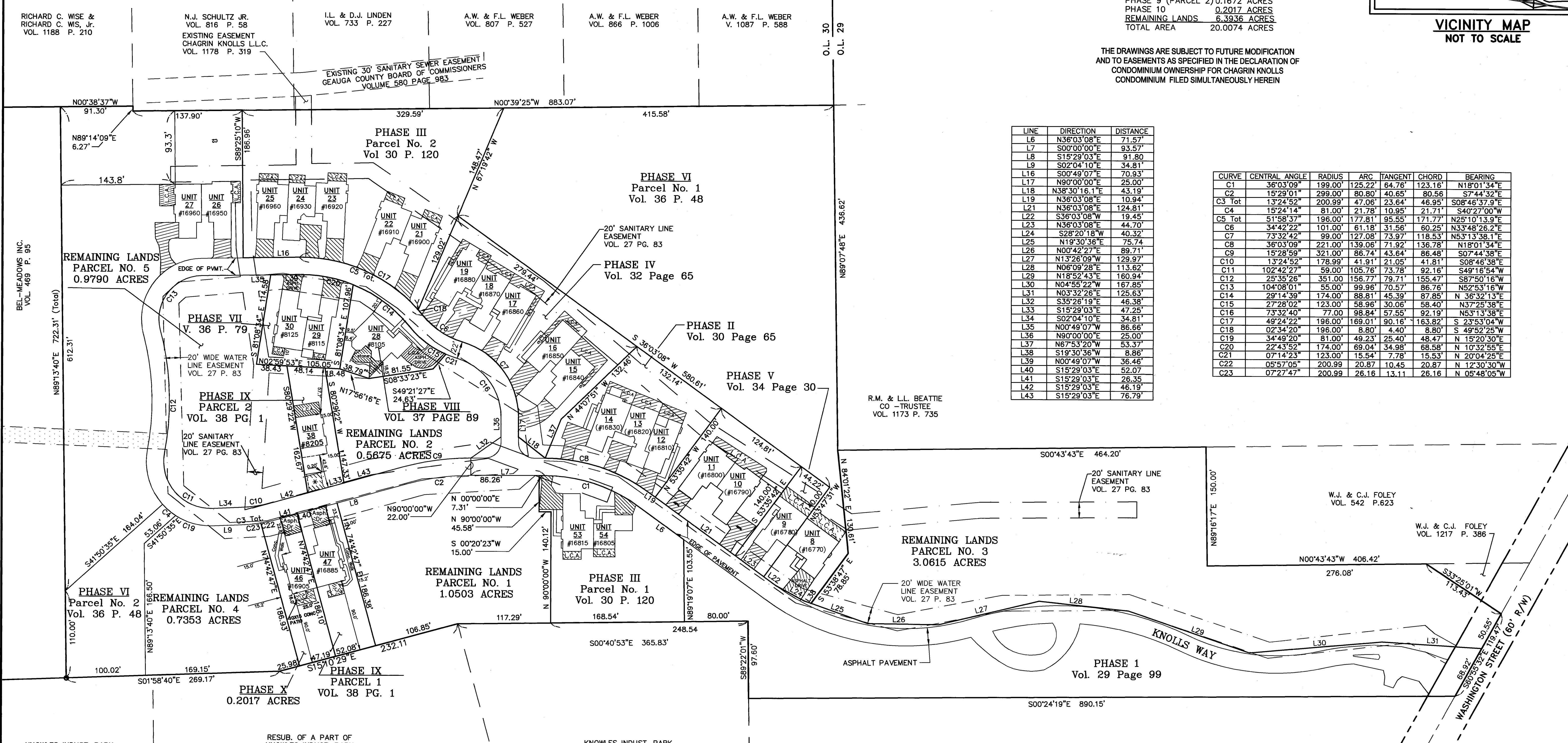


VICINITY MAP
NOT TO SCALE

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

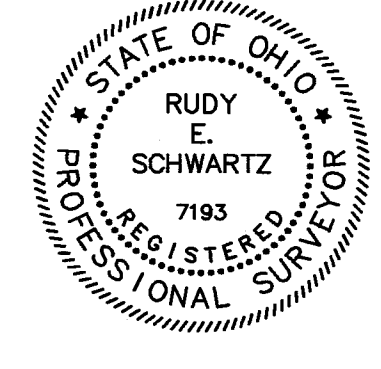
LINE	DIRECTION	DISTANCE
L6	N36°03'08"E	71.57'
L7	S00°00'00"E	93.57'
L8	S15°29'03"E	91.80'
L9	S02°04'10"E	70.93'
L16	S00°49'07"E	34.81'
L17	N90°00'00"E	25.00'
L18	N38°30'16.1"E	43.19'
L19	N36°03'08"E	10.94'
L21	N36°03'08"E	124.81'
L22	S36°03'08"W	19.45'
L23	N36°03'08"E	44.70'
L24	S28°20'18"W	40.32'
L25	N19°30'36"E	75.74'
L26	N00°42'27"E	89.71'
L27	N13°26'09"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	47.25'
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	8.96'
L39	N00°49'07"W	36.46'
L40	S15°29'03"E	52.07'
L41	S15°29'03"E	26.35'
L42	S15°29'03"E	46.19'
L43	S15°29'03"E	76.79'

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 Tot	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'	95.95'	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°13'38.1"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°44'38"E
C10	13°24'52"	178.99'	41.91'	21.05'	41.81'	S08°46'38"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	27°28'02"	123.00'	58.96'	30.06'	58.40'	N37°25'38"E
C16	73°32'40"	77.00'	98.84'	67.55'	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
C21	07°14'23"	123.00'	15.54'	7.78'	15.53'	N 20°04'25"E
C22	05°57'05"	200.99'	20.87'	10.45'	20.87'	N 12°30'30"W
C23	07°27'47"	200.99'	26.16'	13.11'	26.16'	N 05°48'05"W



S:\Schwartz Surveying\Schwartz 2003\Chagrin Knolls (99-036)\dwg\Phase10.dwg 7/18/2005 8:27:03 AM EST

J. KENDALL
VOL. 947 P. 140

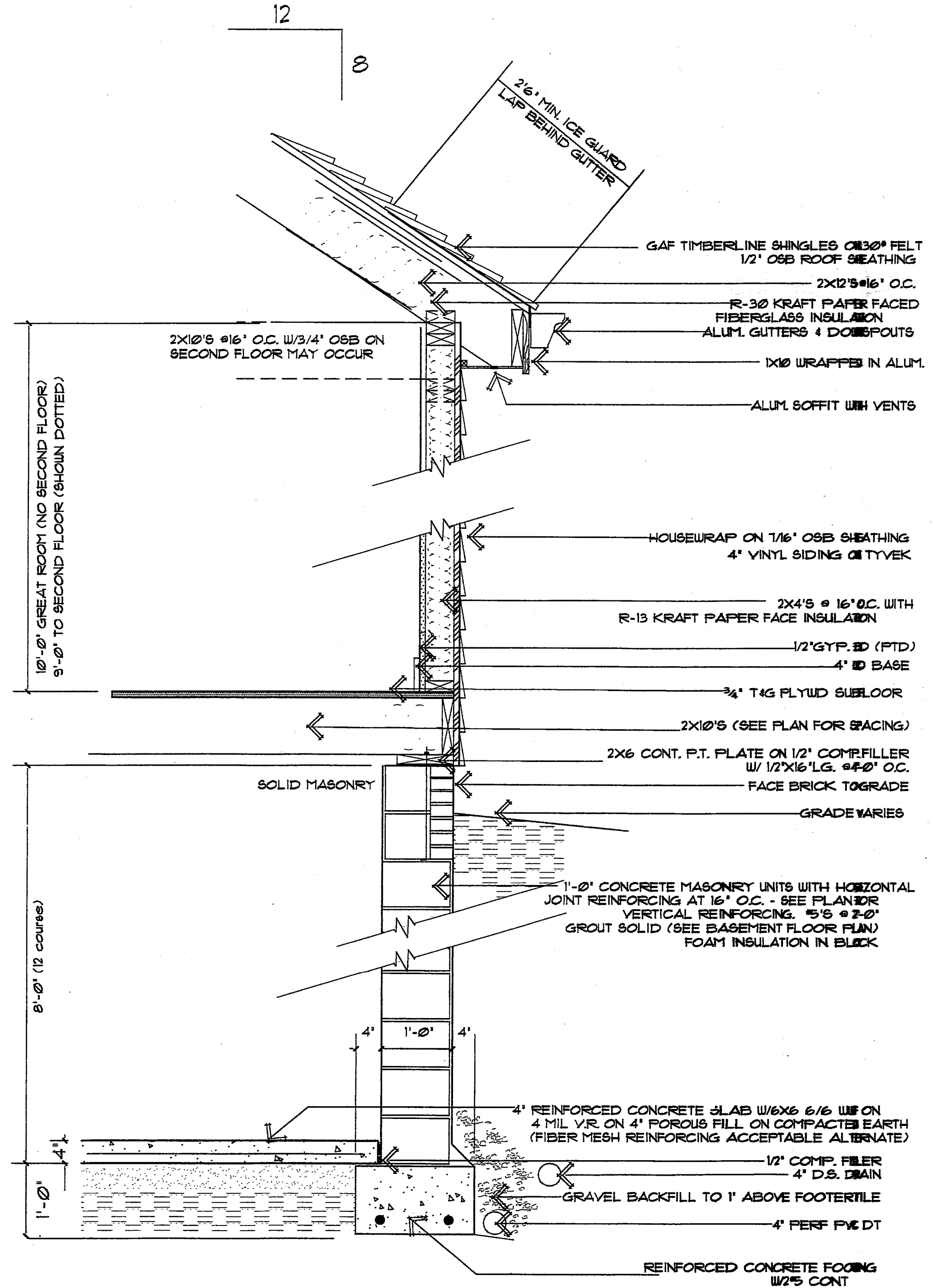


SURVEYOR STATEMENT
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME GRAPHICALLY SHOWS THE BOUNDARIES, THE LAYOUT, LOCATION, AND DESIGNATION OF THE LIMITED COMMON ELEMENTS AND COMMON ELEMENTS, AND THE LOCATION OF ALL APPURTENANT EASEMENTS OR ENCROACHMENTS. 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: 7-18-2005)

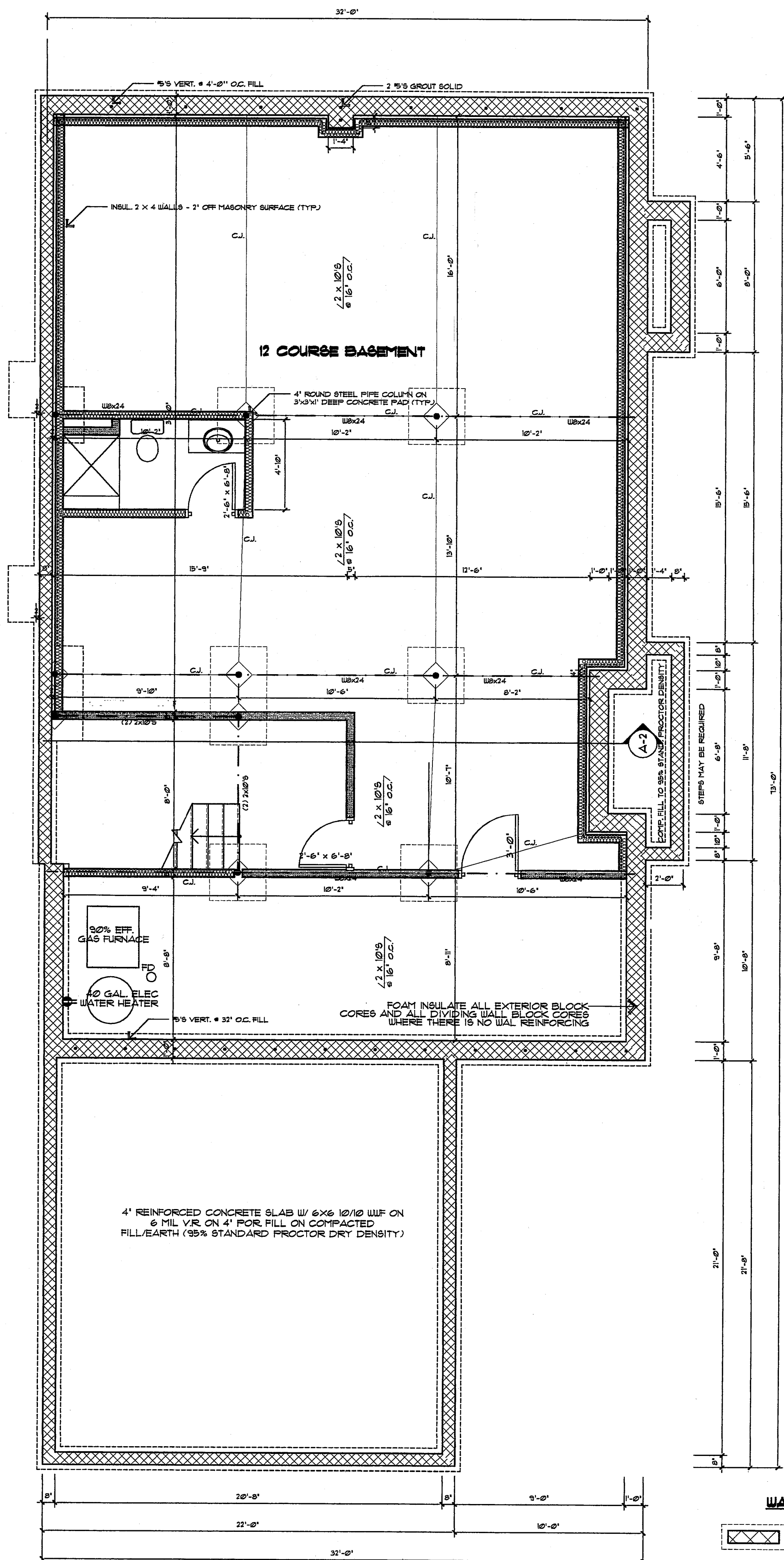
RUDY E. SCHWARTZ P.S. 7193
Date: 7-27-05

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

V38.P37



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



These drawings, numbered 2 thru 6, represent Chagrin Knolls Condominium unit numbers 46, as constructed, with respect to layout, to the best of my knowledge and belief.

Stephen Ciciretto 8/4/05
 Stephen Ciciretto, A.I.A. Ohio Registration #1467

UNIT 46
BASEMENT = 1,638 s.f.
GARAGE FOUNDATION = 474 s.f.

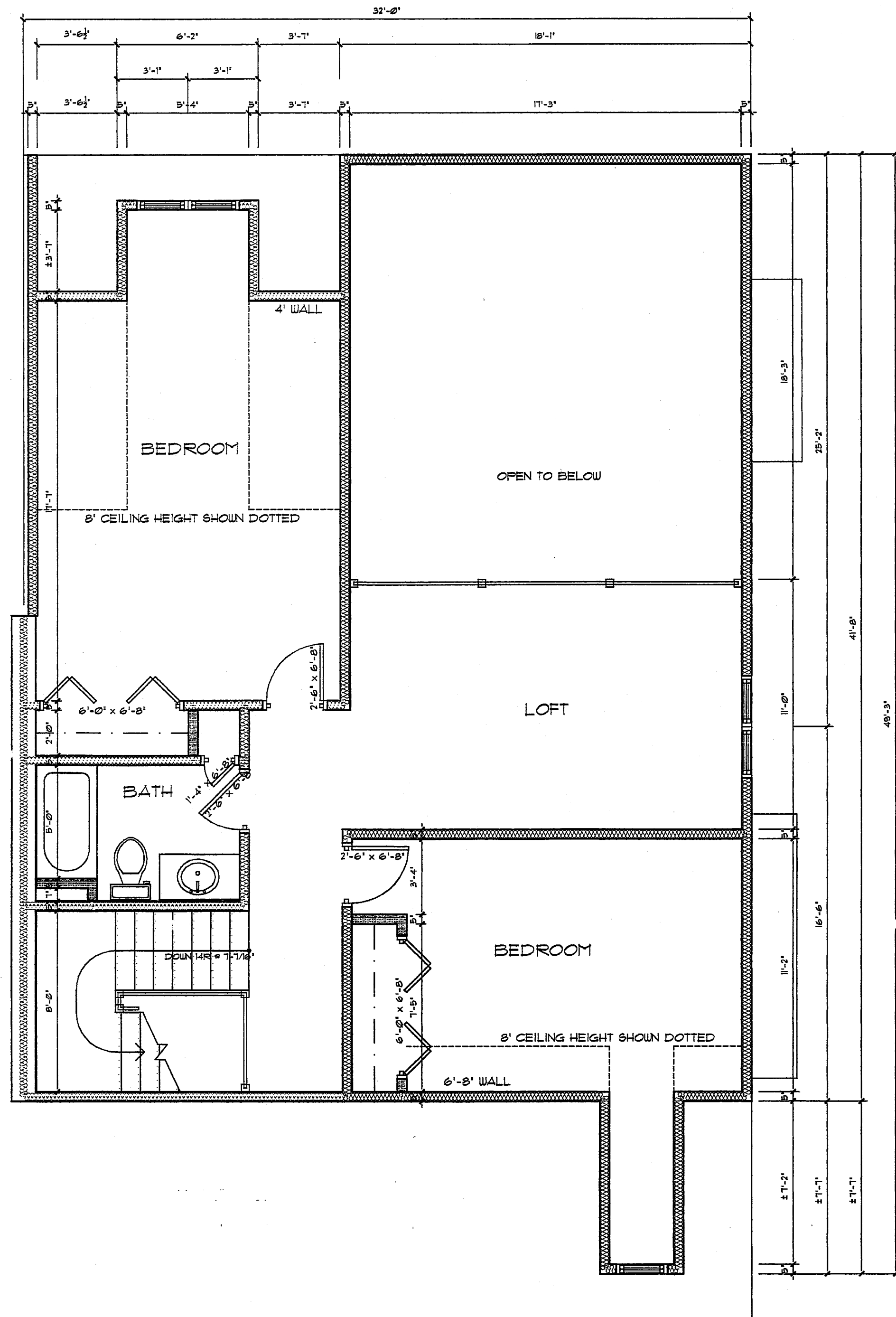
UNIT 46
BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

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

REMARKS: _____
 DATE: 8/4/05
 DRAWN BY: _____
 PROJECT TITLE: CHAGRIN KNOLLS
 UNIT 46
 BAINBRIDGE TWP, OHIO



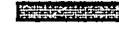
STEPHEN CICIRETTO, A.I.A. ARCHITECT
 270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000

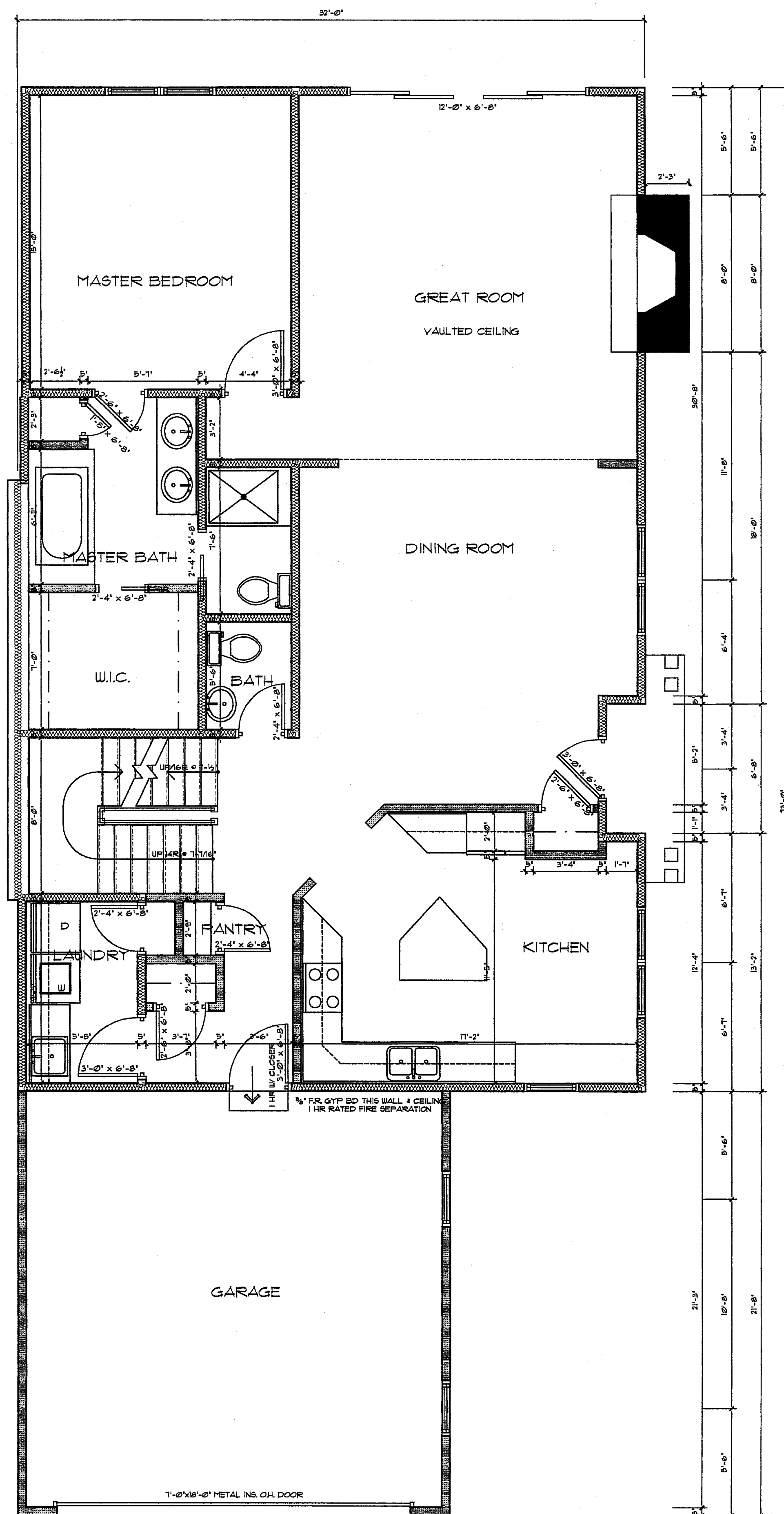
V38.P38



UNIT 46 - 967 SF.
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

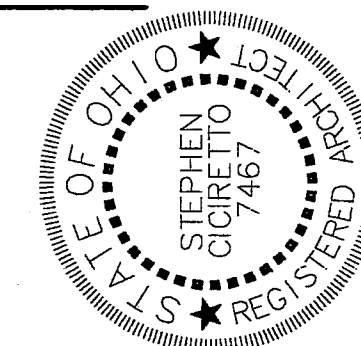
WALL LEGEND

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



UNIT 46 - 1677 SF.
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

V38.P39



SHEET TITLE: FIRST AND SECOND FLOOR PLANS

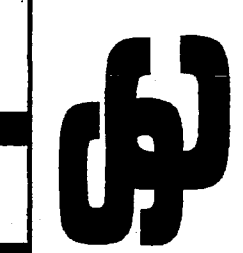
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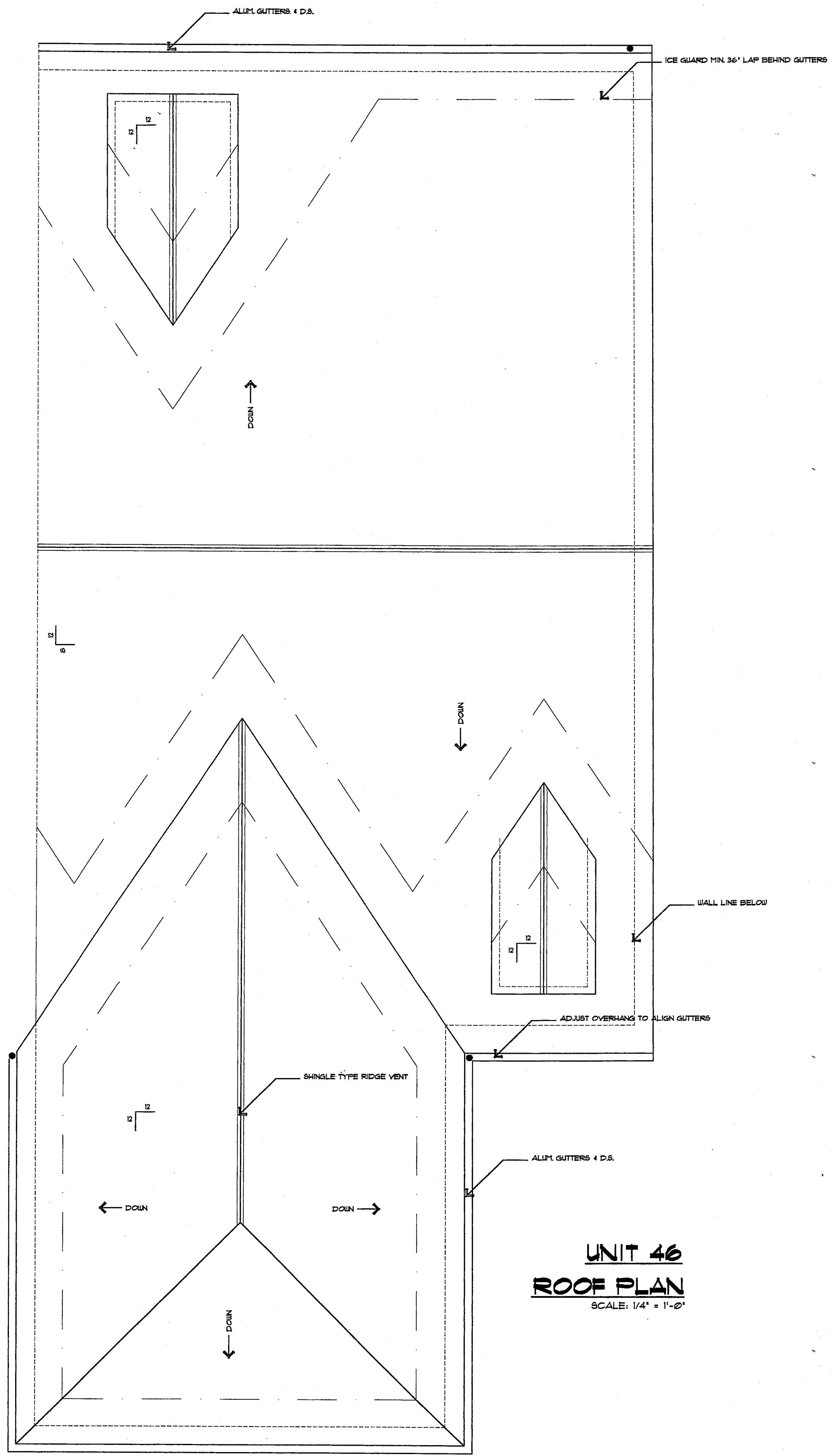
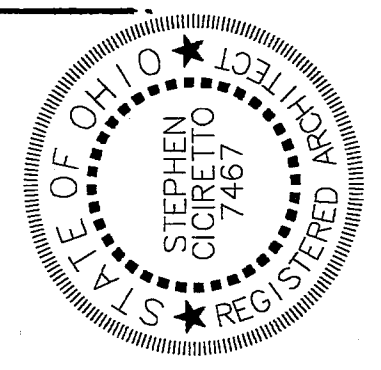
DATE: 8/4/05

DRAWN BY:

REMARKS:

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 270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000



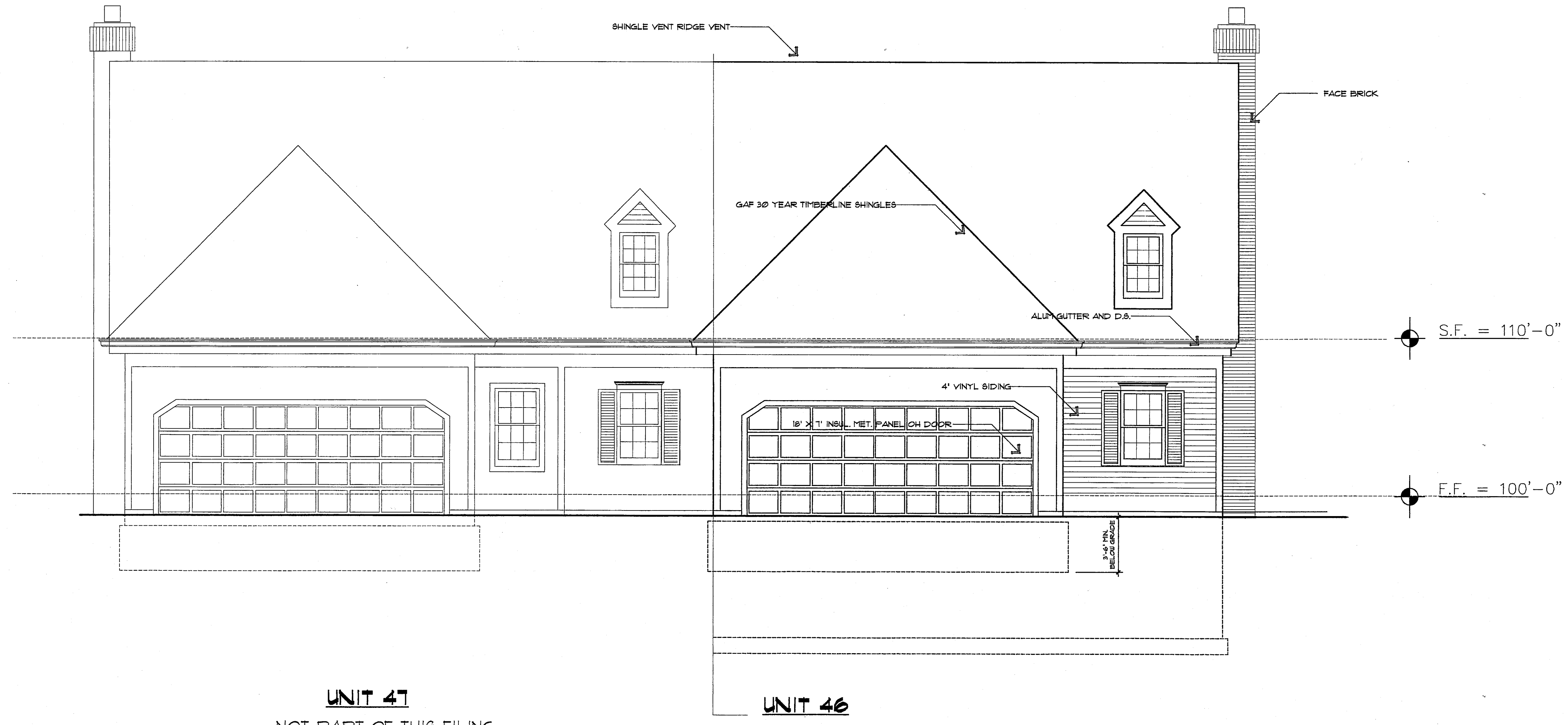


UNIT 46
ROOF PLAN
 SCALE: 1/4" = 1'-0"

V38-P40

4	ROOF PLAN	PROJECT TITLE:	CHAGRIN KNOLLS	DATE:	8/4/05	REMARKS:
			UNIT 46			
			BAINBRIDGE TWP., OHIO	DRAWN BY:		

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 270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000



UNIT 47
NOT PART OF THIS FILING

UNIT 46

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

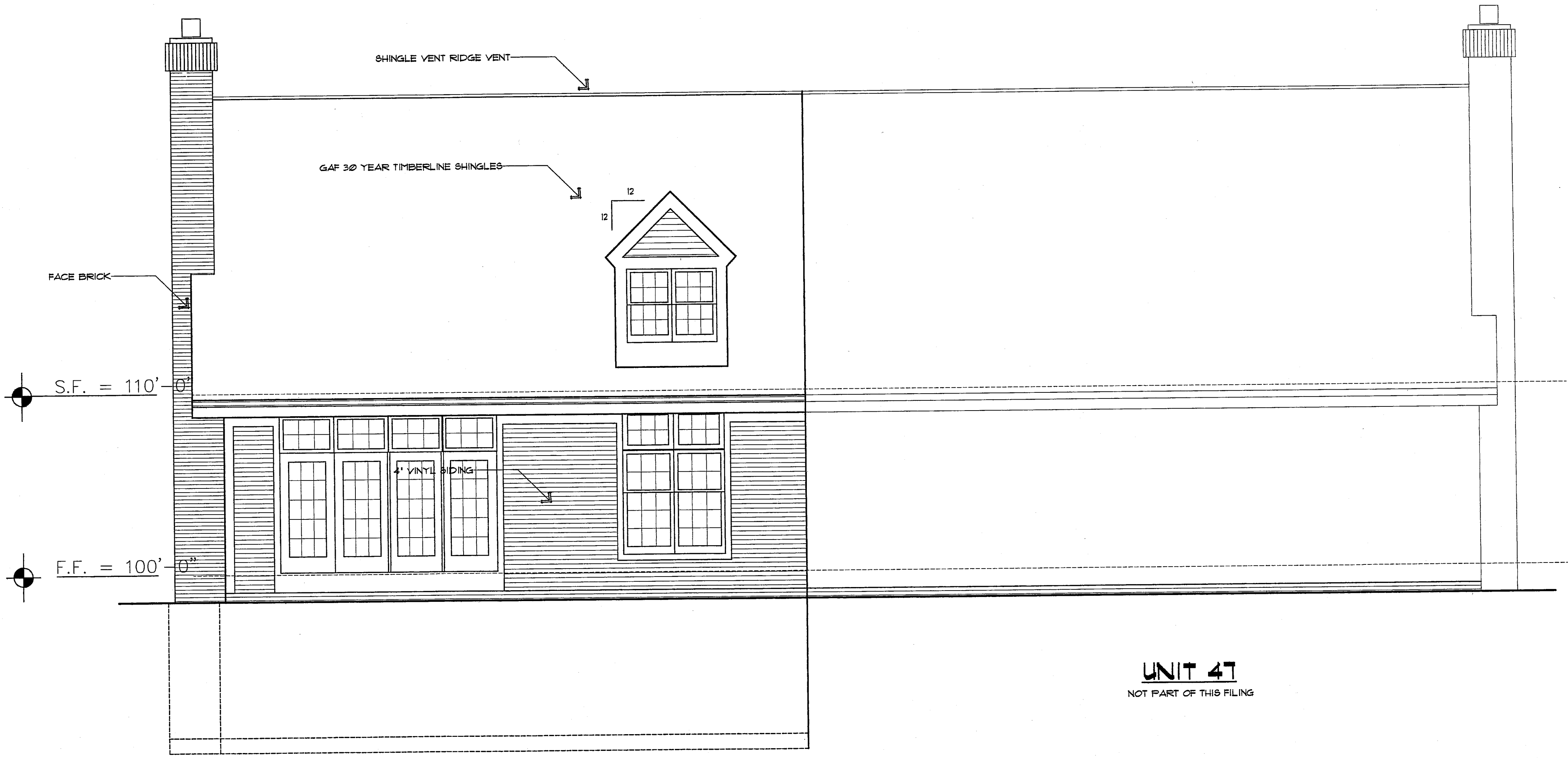
REMARKS:
DATE: 8/4/05
DRAWN BY:

PROJECT TITLE:
CHAGRIN KNOLLS
UNIT 46
BAINBRIDGE TWP., OHIO

SHEET TITLE:
ELEVATIONS

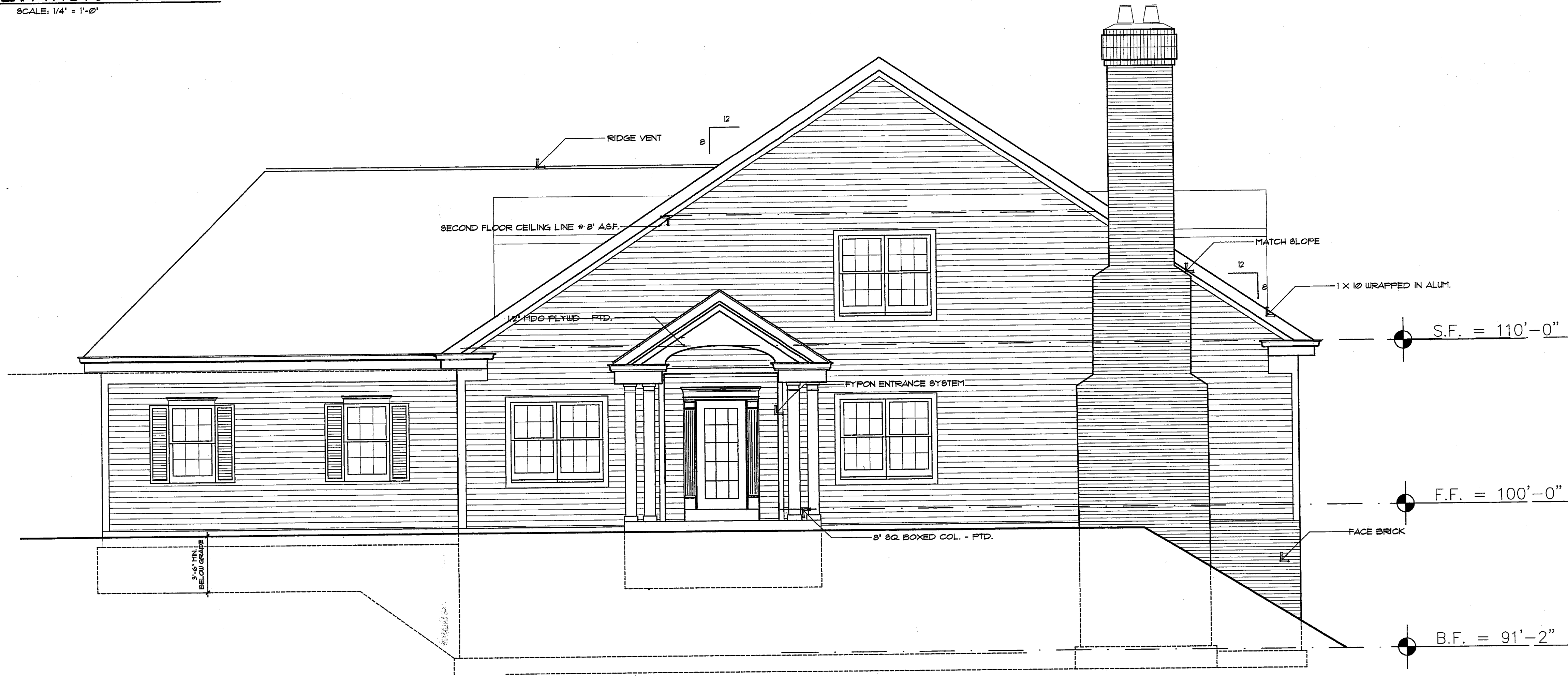
STEPHEN CICIRETTO, A.I.A. • ARCHITECT
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000

V38.P41



REAR ELEVATION - UNIT 46
SCALE: 1/4" = 1'-0"

UNIT 47
NOT PART OF THIS FILING



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

REMARKS:	DATE: 8/4/05
PROJECT TITLE: CHAGRIN KNOLLS UNIT 46 BAINBRIDGE TWP., OHIO	DRAWN BY:
SHEET TITLE: ELEVATIONS	

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138.P4/2