

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 11th DAY OF MARCH 2008.

Tracy A. Jensen
GEAGA COUNTY AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER THIS 11th DAY OF MARCH 2008.

RECORDED THIS 11th DAY OF MARCH 2008, AT 12:39 PM IN PLAT BOOK NO. 40 PAGE NO. 77-81

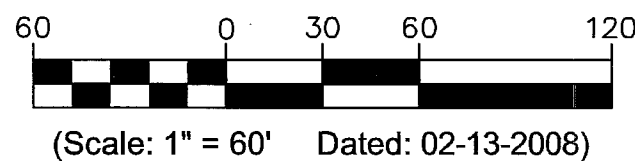
Don Quakey
GEAGA COUNTY RECORDER

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

ALLOTTED DRAWINGS FOR DECLARATION OF CONDOMINIUM OWNERSHIP

THE CHAGRIN KNOLLS CONDOMINIUM PHASE XIV

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

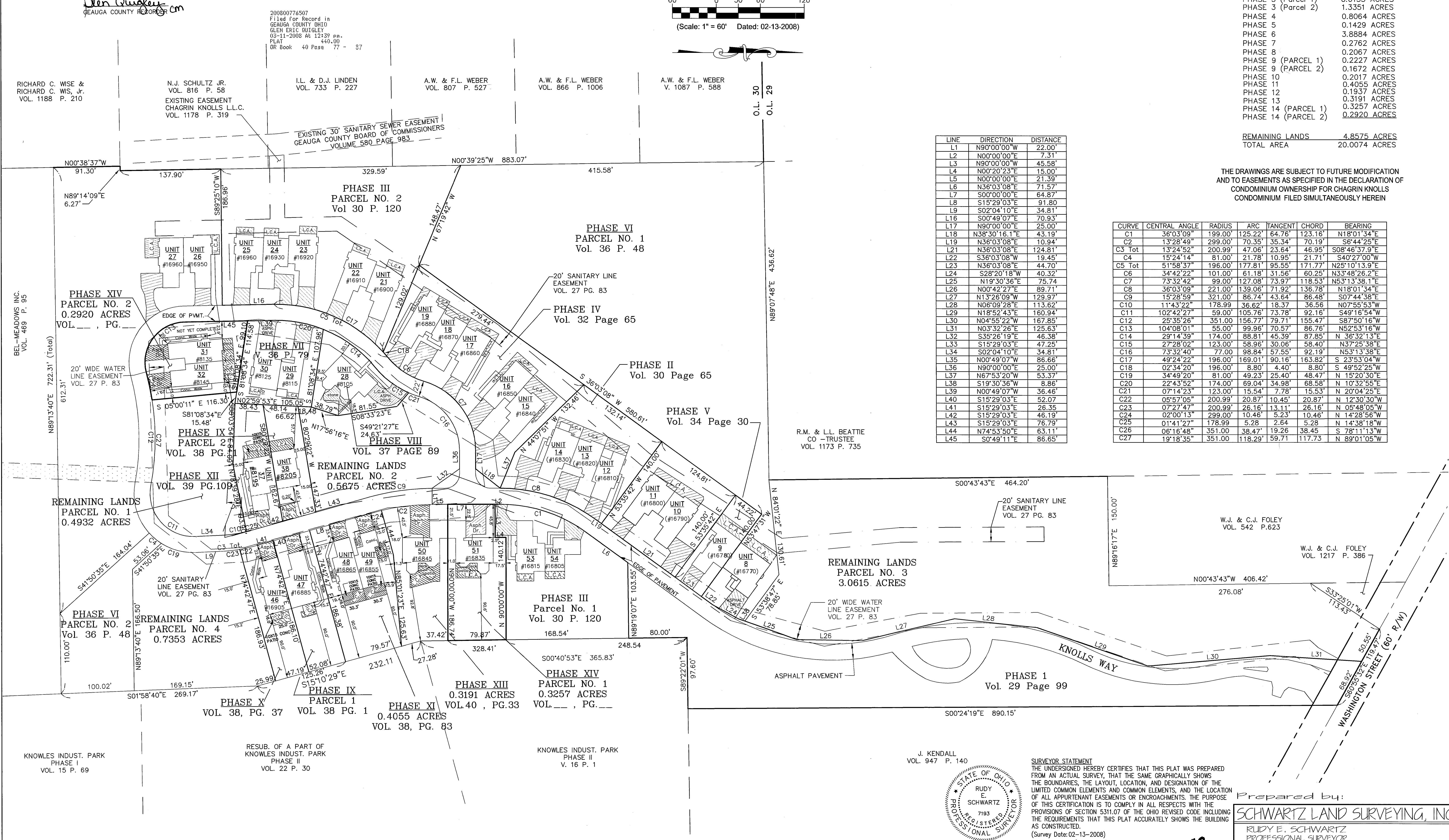
PHASE 1	5.2438 ACRES
PHASE 2	0.5073 ACRES
PHASE 3 (Parcel 1)	0.6155 ACRES
PHASE 3 (Parcel 2)	1.3351 ACRES
PHASE 4	0.8064 ACRES
PHASE 5	0.1429 ACRES
PHASE 6	3.8884 ACRES
PHASE 7	0.2762 ACRES
PHASE 8	0.2067 ACRES
PHASE 9 (PARCEL 1)	0.2227 ACRES
PHASE 9 (PARCEL 2)	0.1672 ACRES
PHASE 10	0.2017 ACRES
PHASE 11	0.4055 ACRES
PHASE 12	0.1937 ACRES
PHASE 13	0.3191 ACRES
PHASE 14 (PARCEL 1)	0.3257 ACRES
PHASE 14 (PARCEL 2)	0.2920 ACRES

REMAINING LANDS 4.8575 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

LINE	DIRECTION	DISTANCE
L1	N90°00'00"W	22.00'
L2	N00°00'00"E	7.31'
L3	N00°00'00"W	45.58'
L4	N00°20'23"E	15.00'
L5	N00°00'00"E	21.39'
L6	N36°03'08"E	71.57'
L7	S00°00'00"E	64.87'
L8	S15°29'03"E	91.80'
L9	S02°04'10"E	34.81'
L16	S00°49'07"E	70.93'
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	25.00'
L36	N90°00'00"W	25.00'
L37	N67°53'20"W	53.37'
L38	S19°30'36"W	8.86'
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'
L44	N74°53'50"E	63.11'
L45	S04°49'11"E	86.65'

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	13°28'49"	299.00'	70.35'	35.34'	70.19'	S6°44'25"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'	95.55'	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°13'38.1"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	11°43'22"	178.99'	36.62'	18.37'	36.56'	N07°55'53"W
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'	N36°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'	57.55'	92.19'	N53°13'38"E
C17	49°24'22"	196.00'	169.01'	90.16'	163.82'	S23°53'04"W
C18	02°34'20"	196.00'	8.80'	4.40'	8.80'	S49°52'25"W
C19	34°49'20"	81.00'	49.23'	25.40'	48.47'	N15°20'30"E
C20	22°43'52"	174.00'	69.04'	34.98'	68.58'	N10°32'55"E
C21	07°14'23"	123.00'	15.54'	7.78'	15.53'	N20°04'25"E
C22	05°57'05"	200.99'	20.87'	10.45'	20.87'	N12°30'30"W
C23	07°27'47"	200.99'	26.16'	13.11'	26.16'	N05°48'05"W
C24	02°00'13"	299.00'	10.46'	5.23'	10.46'	N14°28'56"W
C25	01°41'27"	178.99'	5.28'	2.64'	5.28'	N14°38'18"W
C26	06°16'48"	351.00'	38.47'	19.26'	38.45'	S78°11'13"W
C27	19°18'35"	351.00'	118.29'	59.71'	117.73'	N89°01'05"W

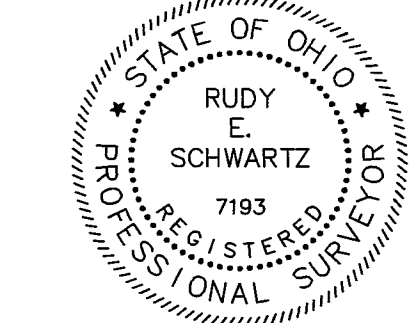


R.M. & L.L. BEATTIE
CO - TRUSTEE
VOL. 1173 P. 735

W.J. & C.J. FOLEY
VOL. 542 P. 623

W.J. & C.J. FOLEY
VOL. 1217 P. 386

J. KENDALL
VOL. 947 P. 140

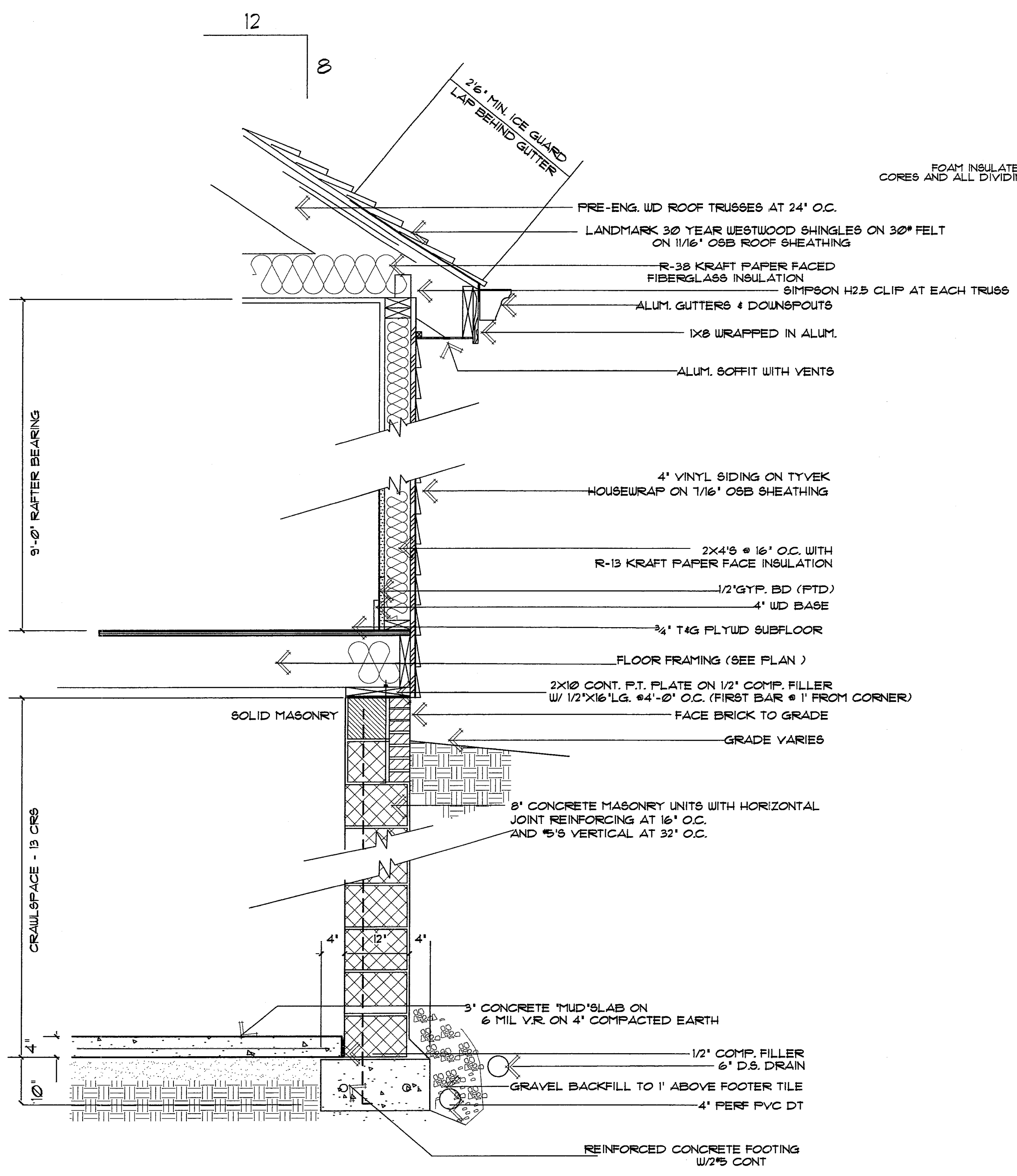
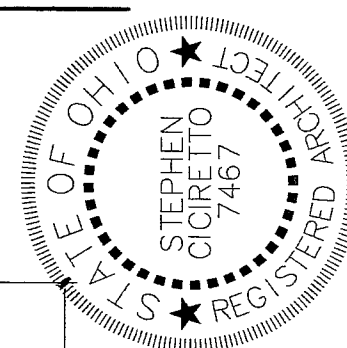


SURVEYOR STATEMENT
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME GRAPHICALLY SHOWS THE BOUNDARIES, THE LAYOUT, LOCATION, AND DESIGNATION OF THE LIMITED COMMON ELEMENTS AND COMMON ELEMENTS, AND THE LOCATION OF ALL APPURTENANT EASEMENTS OR ENCROACHMENTS. 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: 02-13-2008)

Prepared by:
SCHWARTZ LAND SURVEYING, INC.

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

V.40 P.77



TYPICAL UNIT 31 WALL SECTION
3/4" = 1'-0"

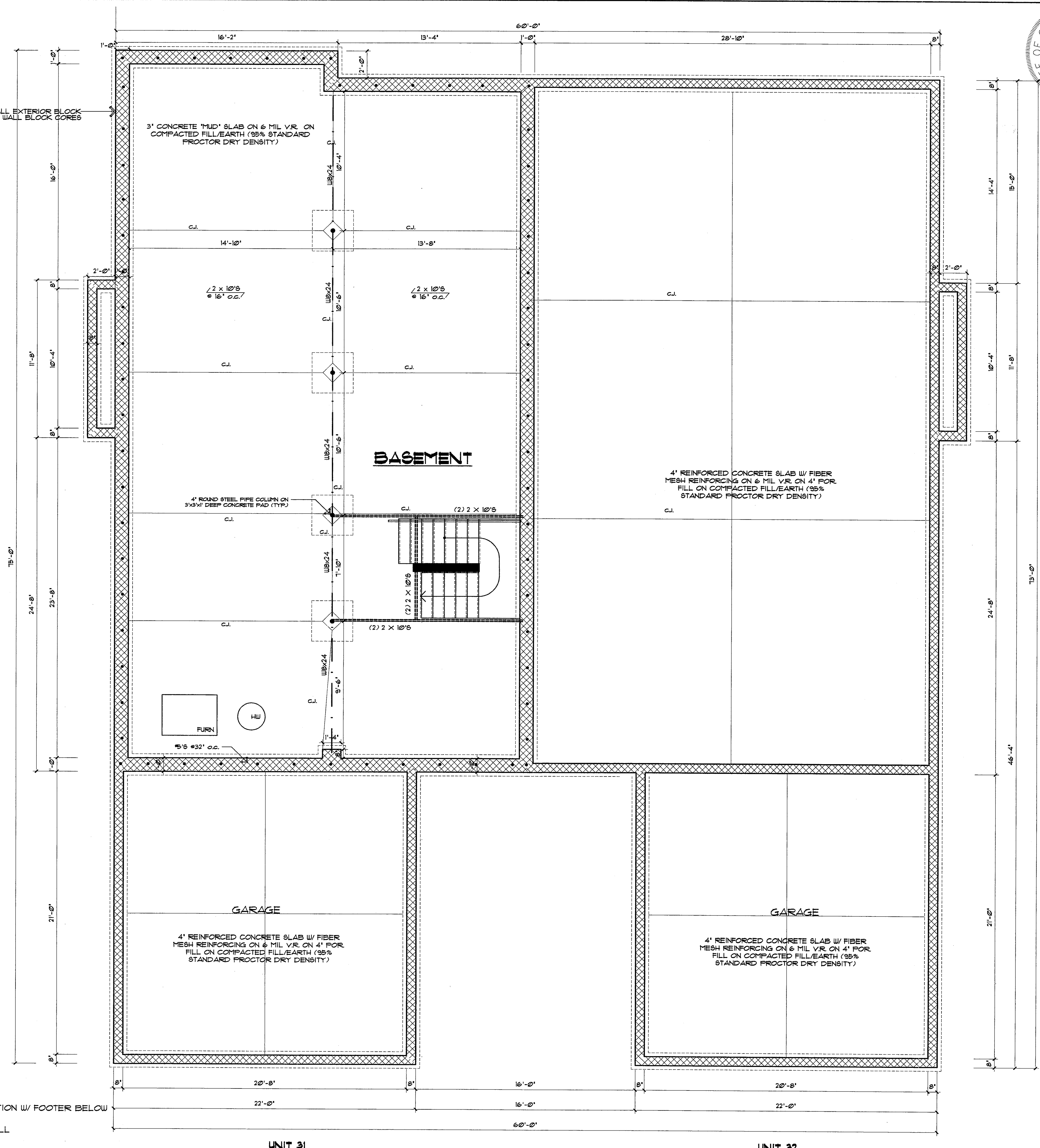
These drawings, numbered 2 thru 11, represent Chagrin Knolls Condominium unit numbers 31, 32 and 51, as constructed, with respect to layout, to the best of my knowledge and belief.

Stephen Ciciretto
Stephen Ciciretto, A.I.A. Ohio Registration #7467

UNIT 31
BASEMENT = 1,596 s.f.
GARAGE FOUNDATION = 476 s.f.

UNIT 32
FIRST FLOOR FOUNDATION = 1,563 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
 - LINE OF WALL ABOVE OR BELOW



UNIT 31

UNIT 32

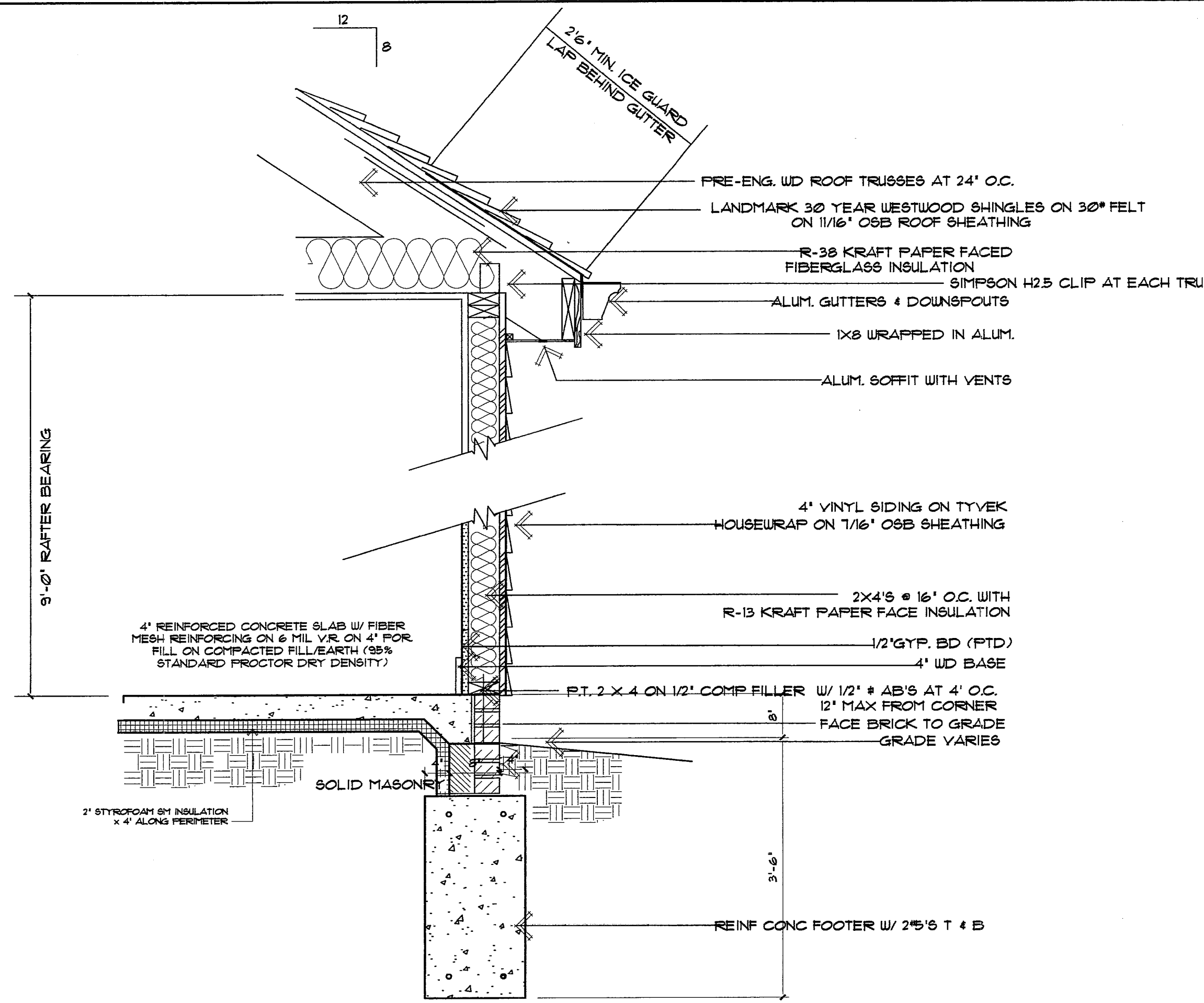
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

SHEET TITLE: **BASEMENT/FOUNDATION PLAN**
 PROJECT TITLE: **CHAGRIN KNOLLS CONDOP DOCS UNITS 31 & 32 BAINBRIDGE TWP, OHIO**
 DATE: 3/2/08
 DRAWN BY:
 REMARKS:

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



V.40 P.78

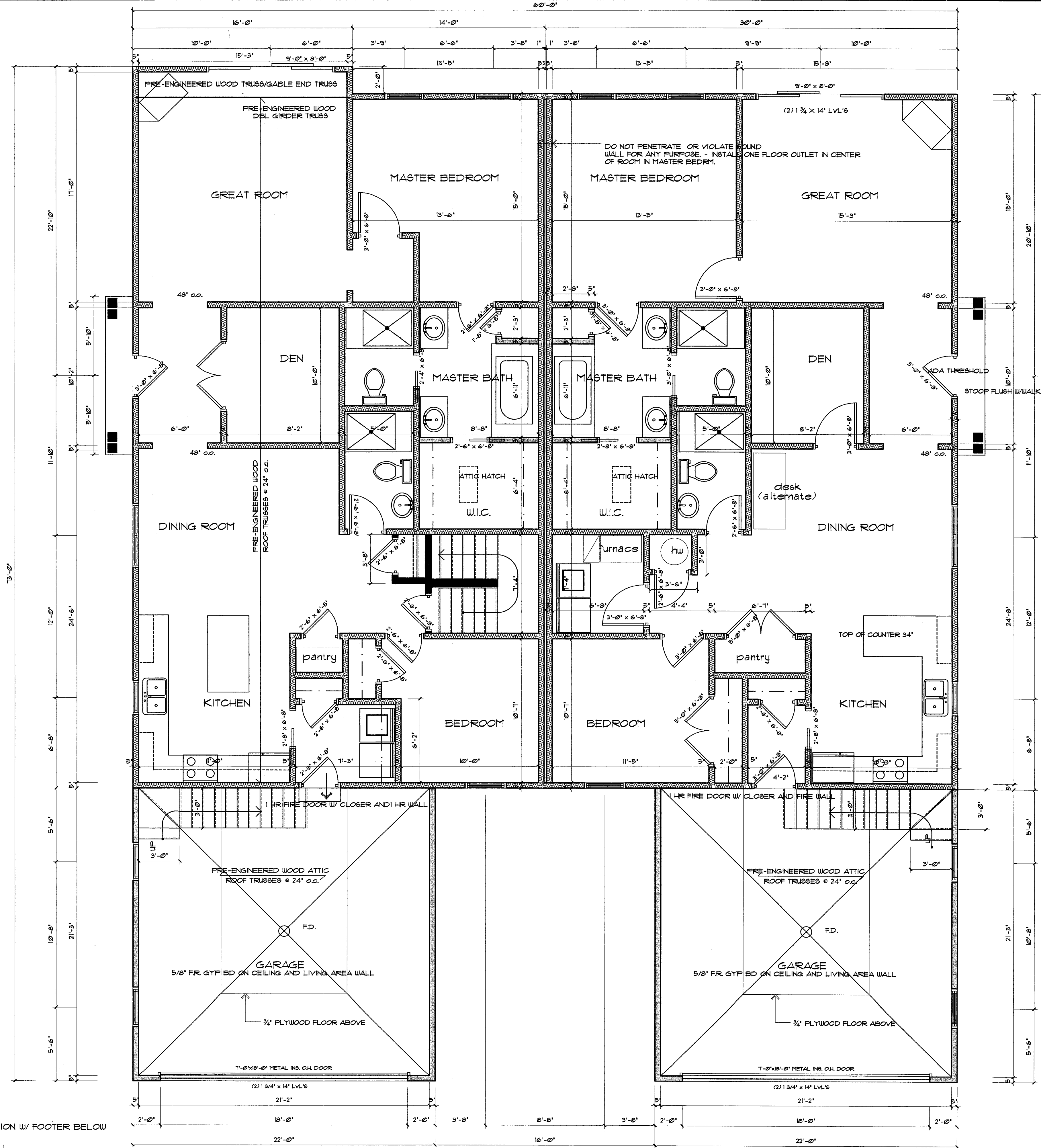


TYPICAL UNIT 32 WALL SECTION
3/4" = 1'-0"

UNIT 31
FIRST FLOOR = 1,396 s.f.
GARAGE = 476 s.f.

UNIT 32
FIRST FLOOR FOUNDATION = 1,363 s.f.
GARAGE = 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
 - LINE OF WALL ABOVE OR BELOW



UNIT 31

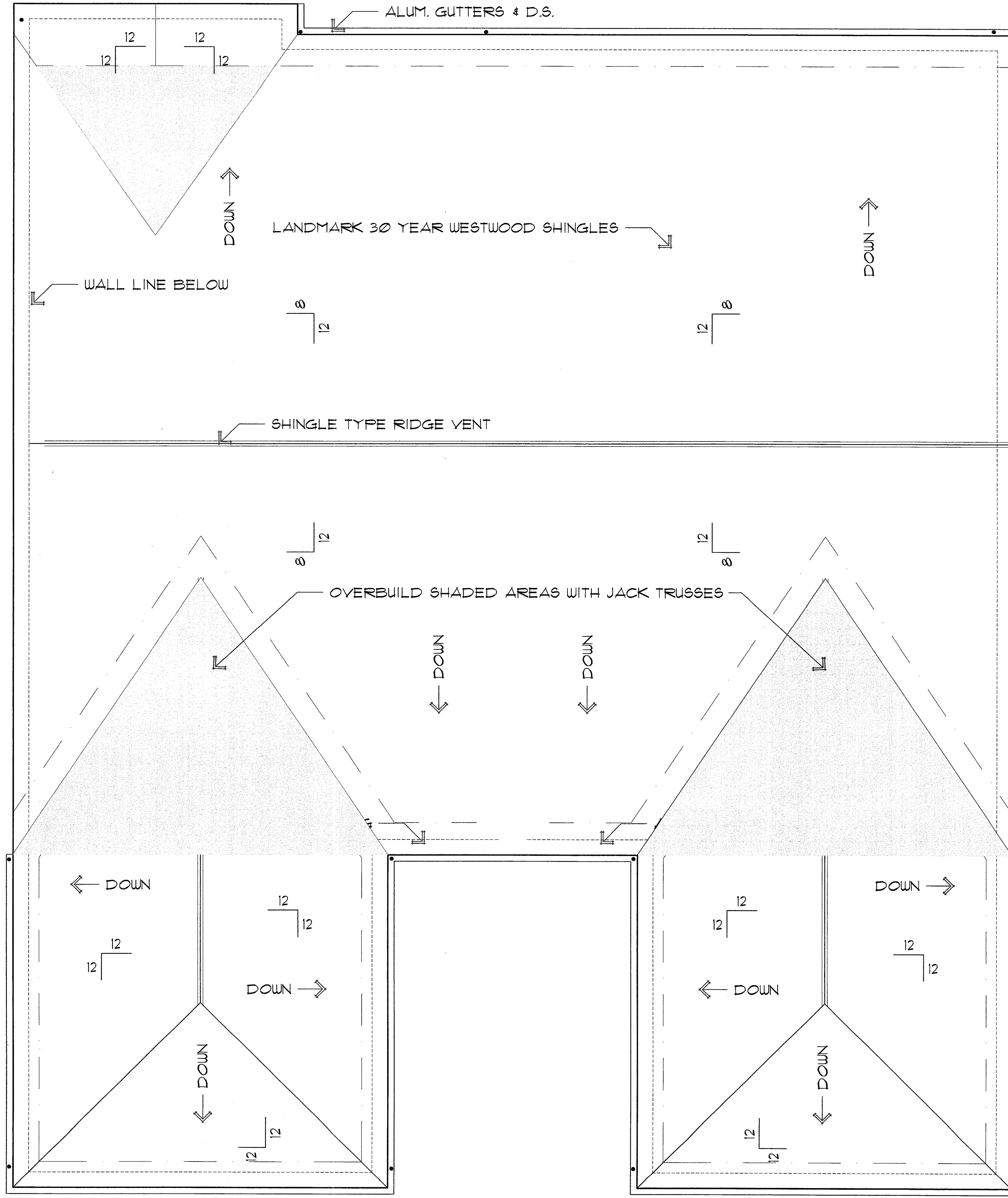
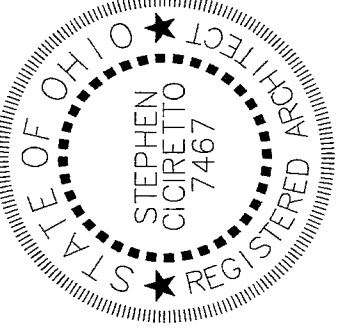
UNIT 32

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

V.40 P.79

REMARKS:	DATE: 3/2/08
PROJECT TITLE:	DRAWN BY:
CHAGRIN KNOLLS CONDO DOCS.	
UNITS 31 & 32	
BAINBRIDGE TWP., OHIO	

FIRST FLOOR PLAN



UNIT 31

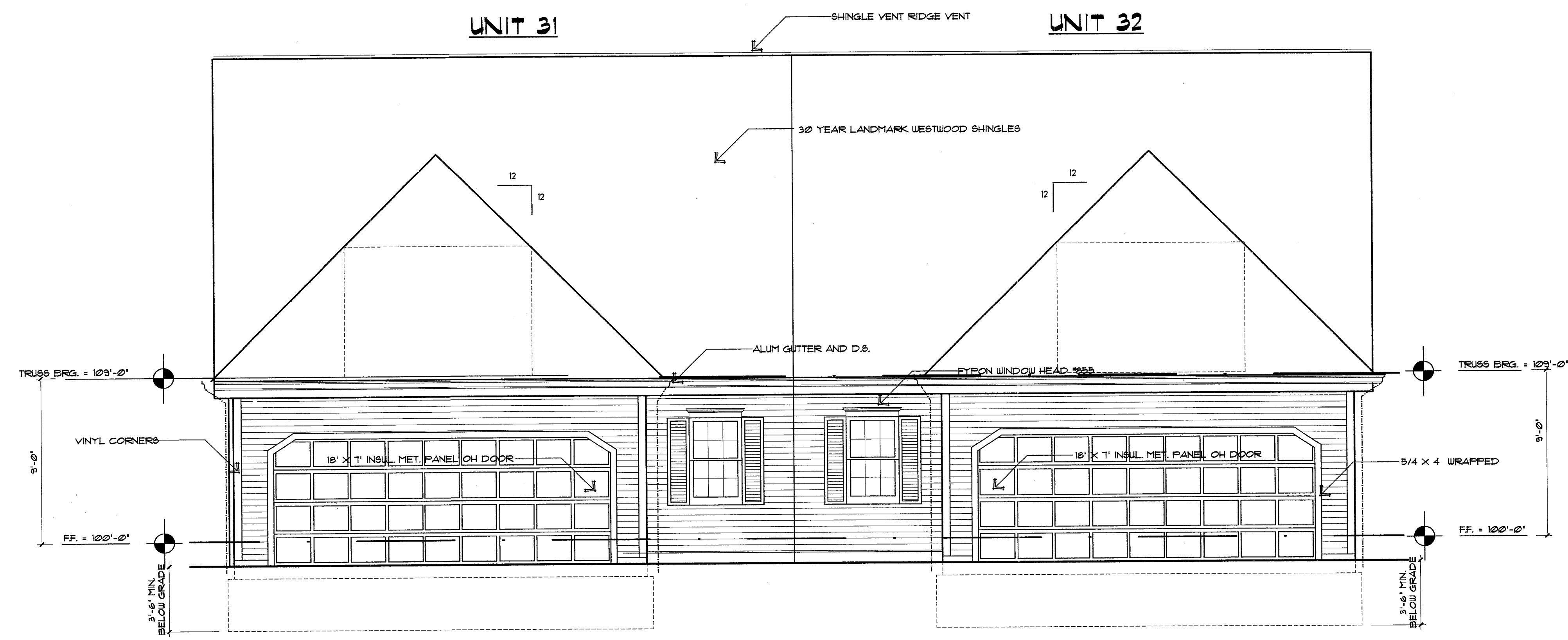
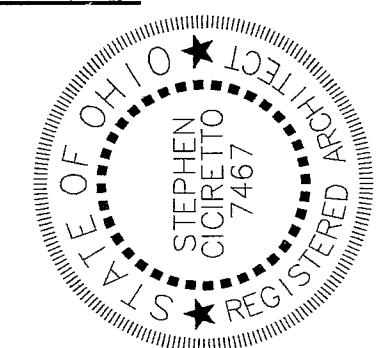
UNIT 32

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

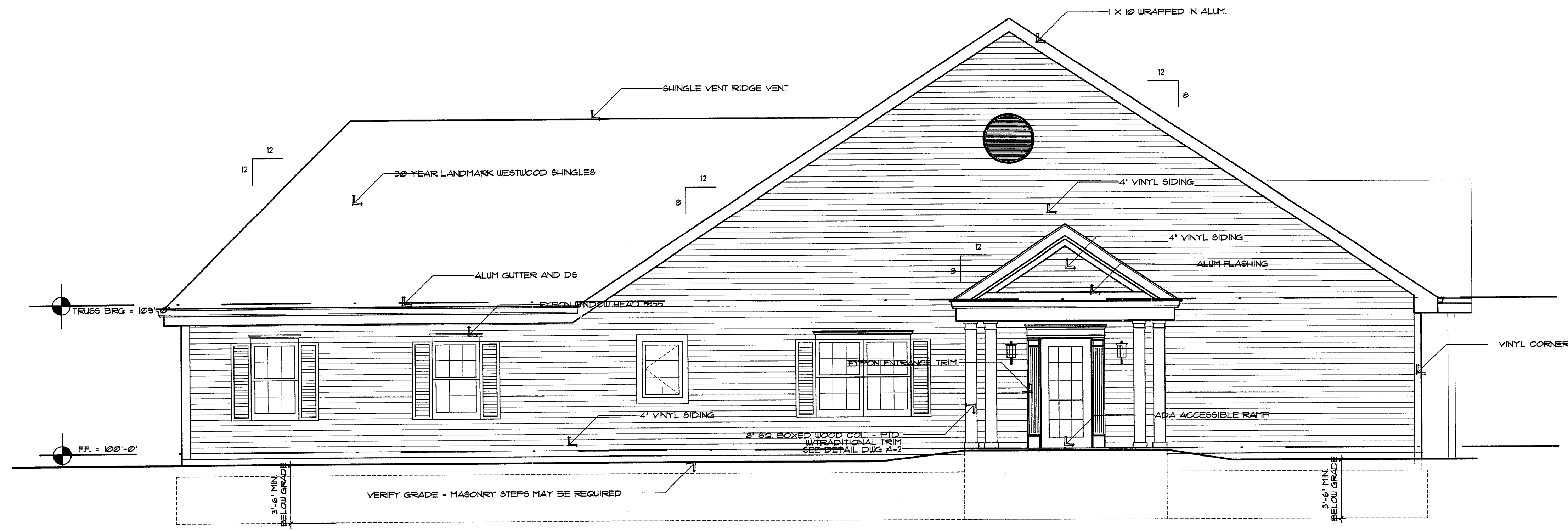
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		DRAWN BY:		

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V.40 P.80



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

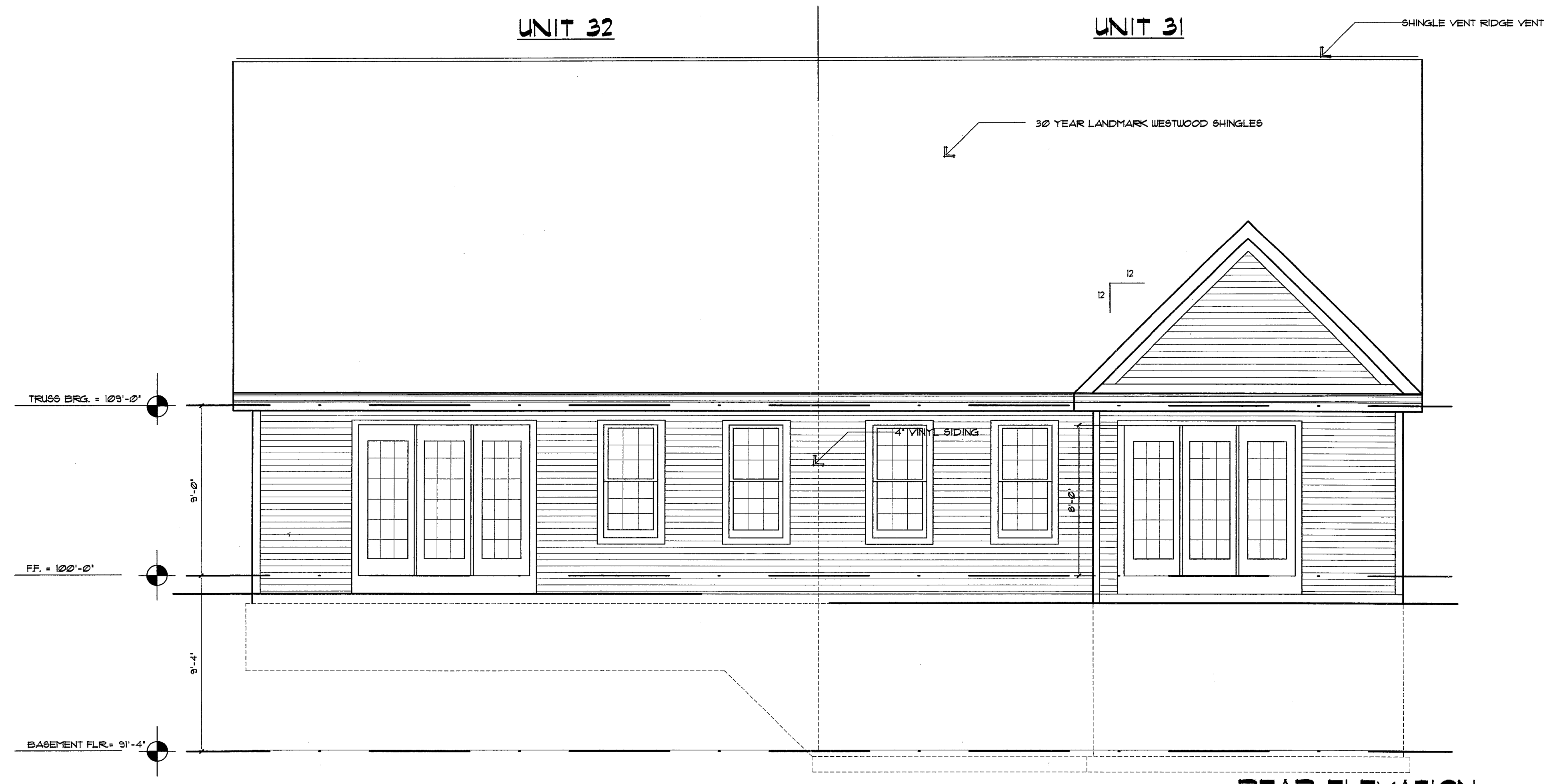


SIDE ELEVATION "UNIT 32"
SCALE: 1/4" = 1'-0"

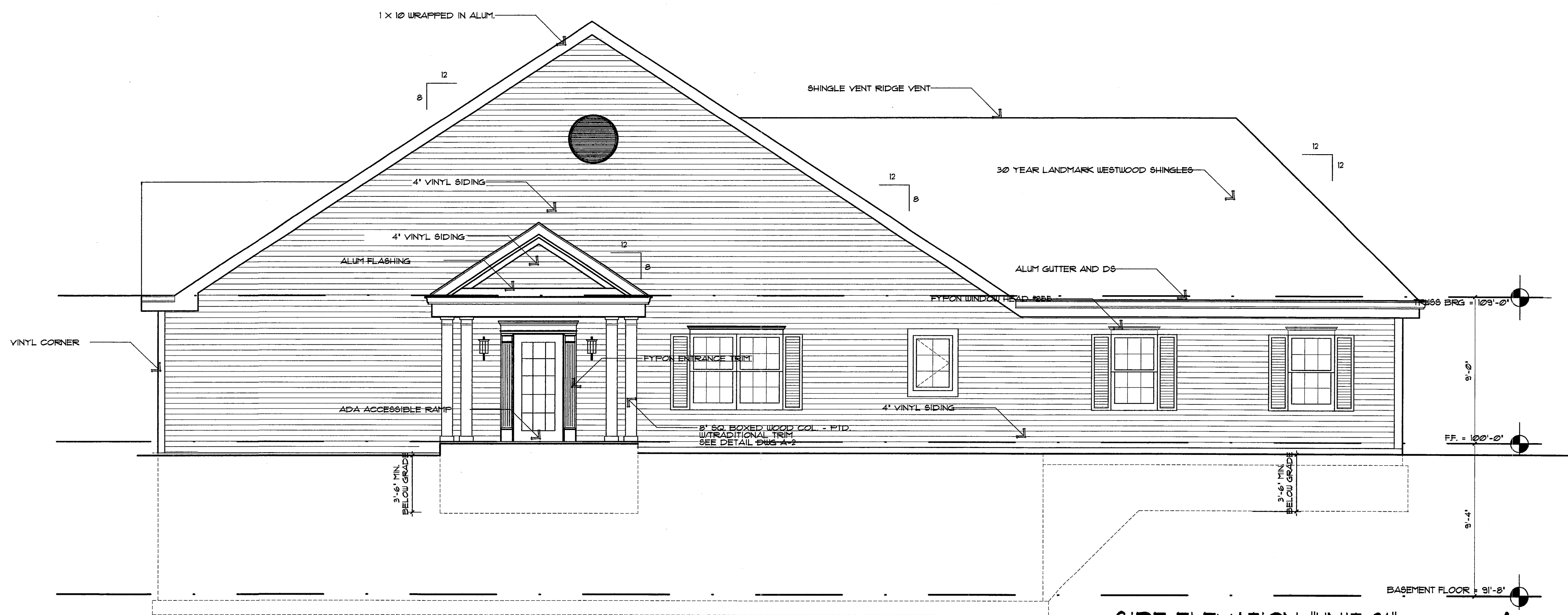
SHEET TITLE: ELEVATIONS	PROJECT TITLE: CHAGRIN KNOLLS CONDO DOCS. UNITS 31 & 32 BAINBRIDGE TWP., OHIO	DATE: 3/2/08	REMARKS:
		DRAWN BY:	

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V.40 P.01



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

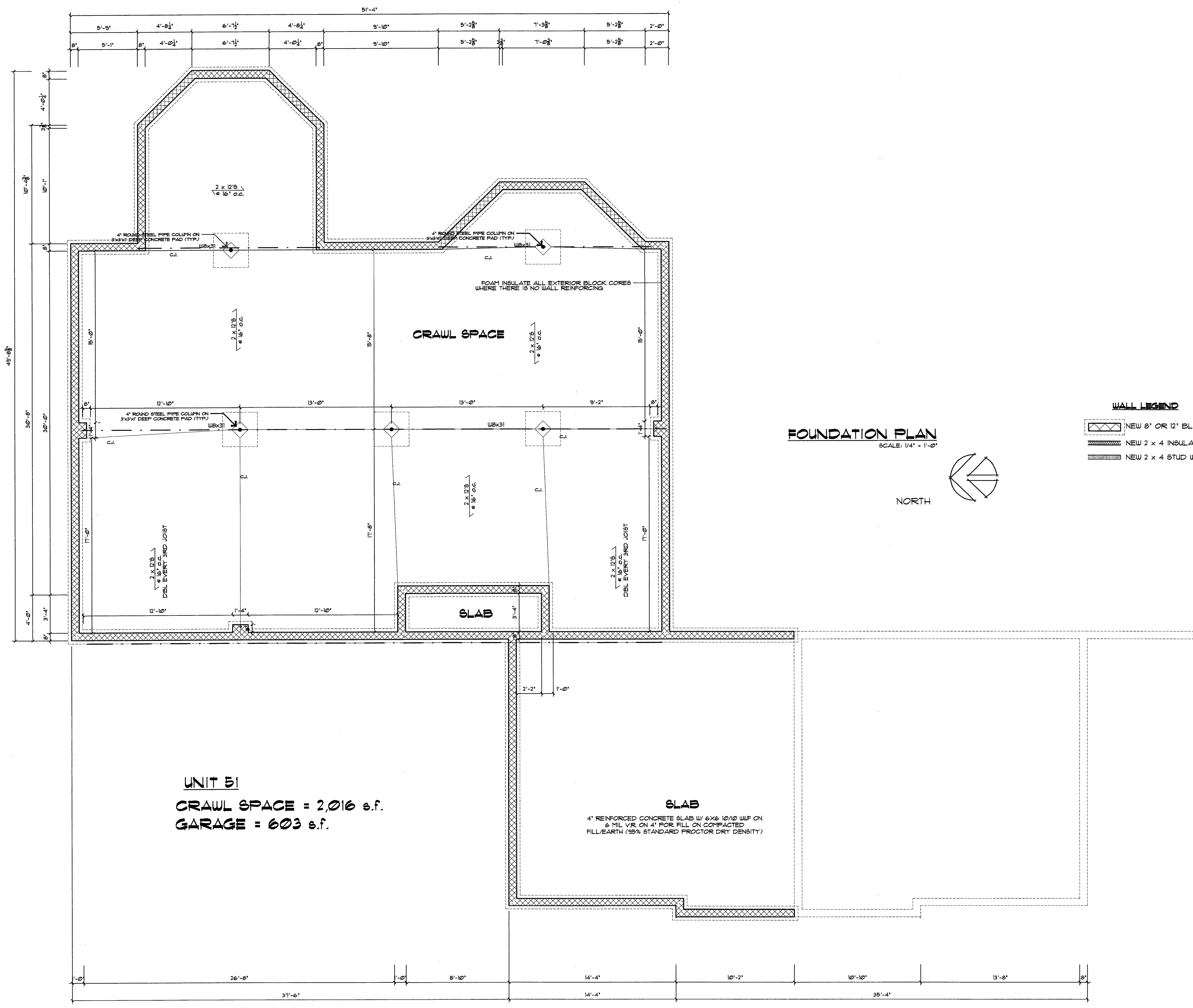
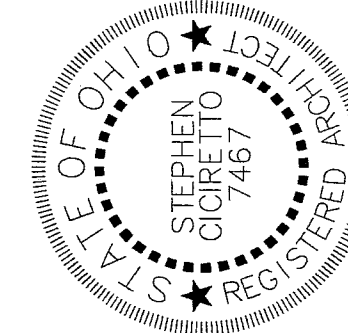


SIDE ELEVATION "UNIT 31"
SCALE: 1/4" = 1'-0"

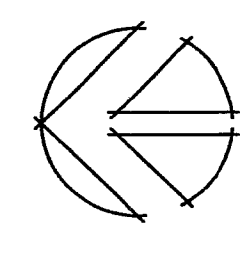
V.40 P.82

SHEET TITLE: ELEVATIONS	PROJECT TITLE: CHAGRIN KNOLLS CONDO DOCS. UNITS 31 & 32 BAINBRIDGE TWP., OHIO	DATE: 3/2/08	REMARKS:
		DRAWN BY:	

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FOUNDATION 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

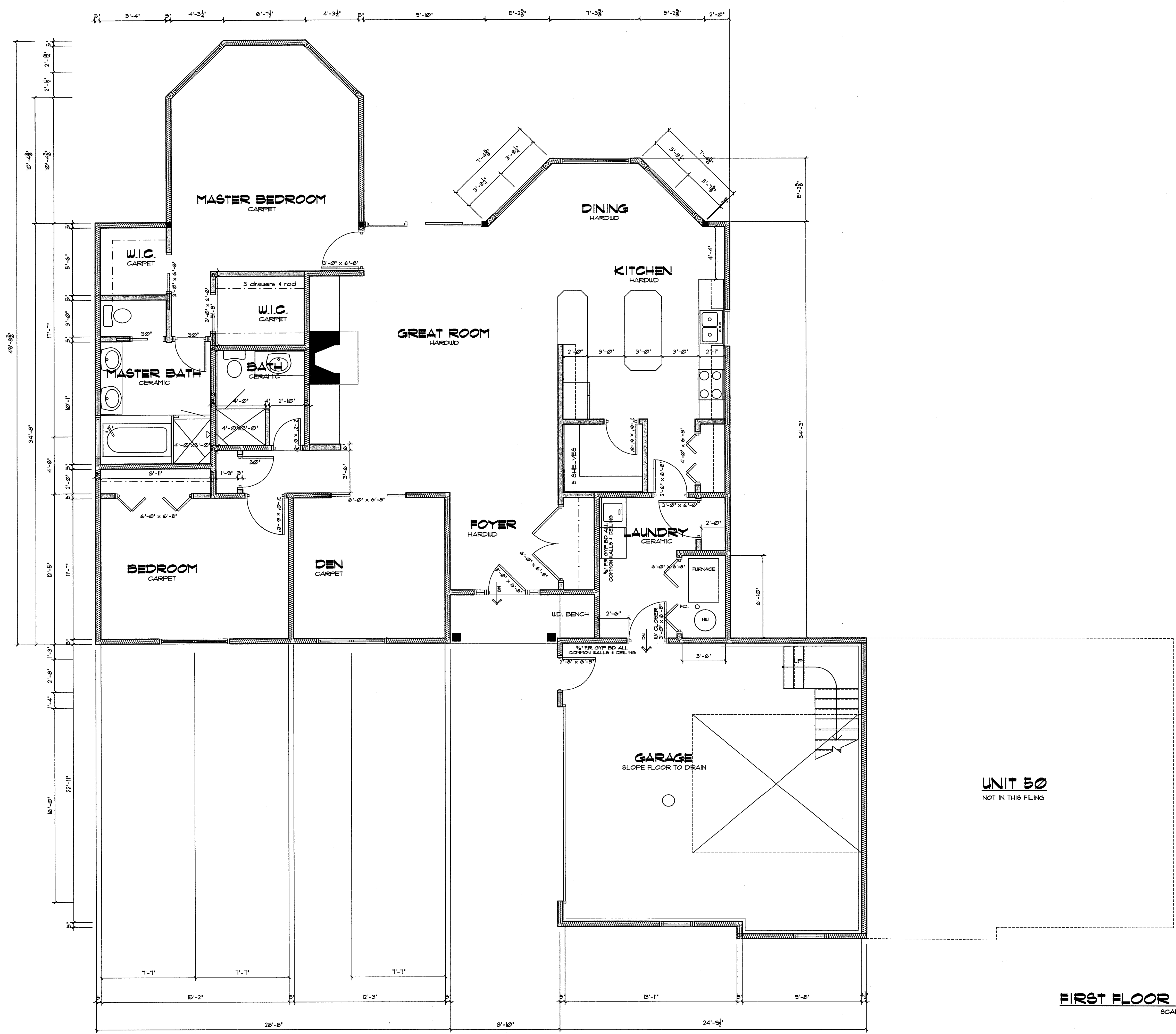
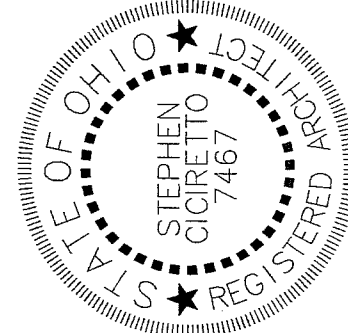
UNIT 51
CRAWL SPACE = 2,016 s.f.
GARAGE = 603 s.f.

SLAB
 4' REINFORCED CONCRETE SLAB W/ 6x6 10/10 W/F ON
 6 MIL V.R. ON 4' FILL ON COMPACTED
 FILL/EARTH (95% STANDARD PROCTOR DRY DENSITY)

UNIT 50
 NOT IN THIS FILING

SHEET TITLE:	FOUNDATION PLAN	PROJECT TITLE:	CHAGRIN KNOLLS UNIT 51 CONDO DOCUMENTS BAINBRIDGE TWP., OHIO
DATE:	3/2/08	REMARKS:	
DRAWN BY:			

V.40 P.83



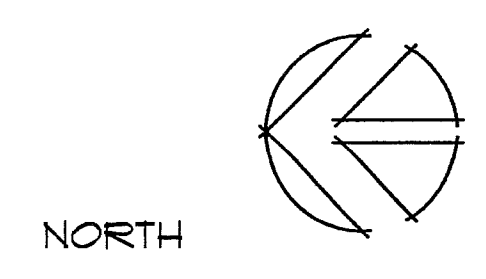
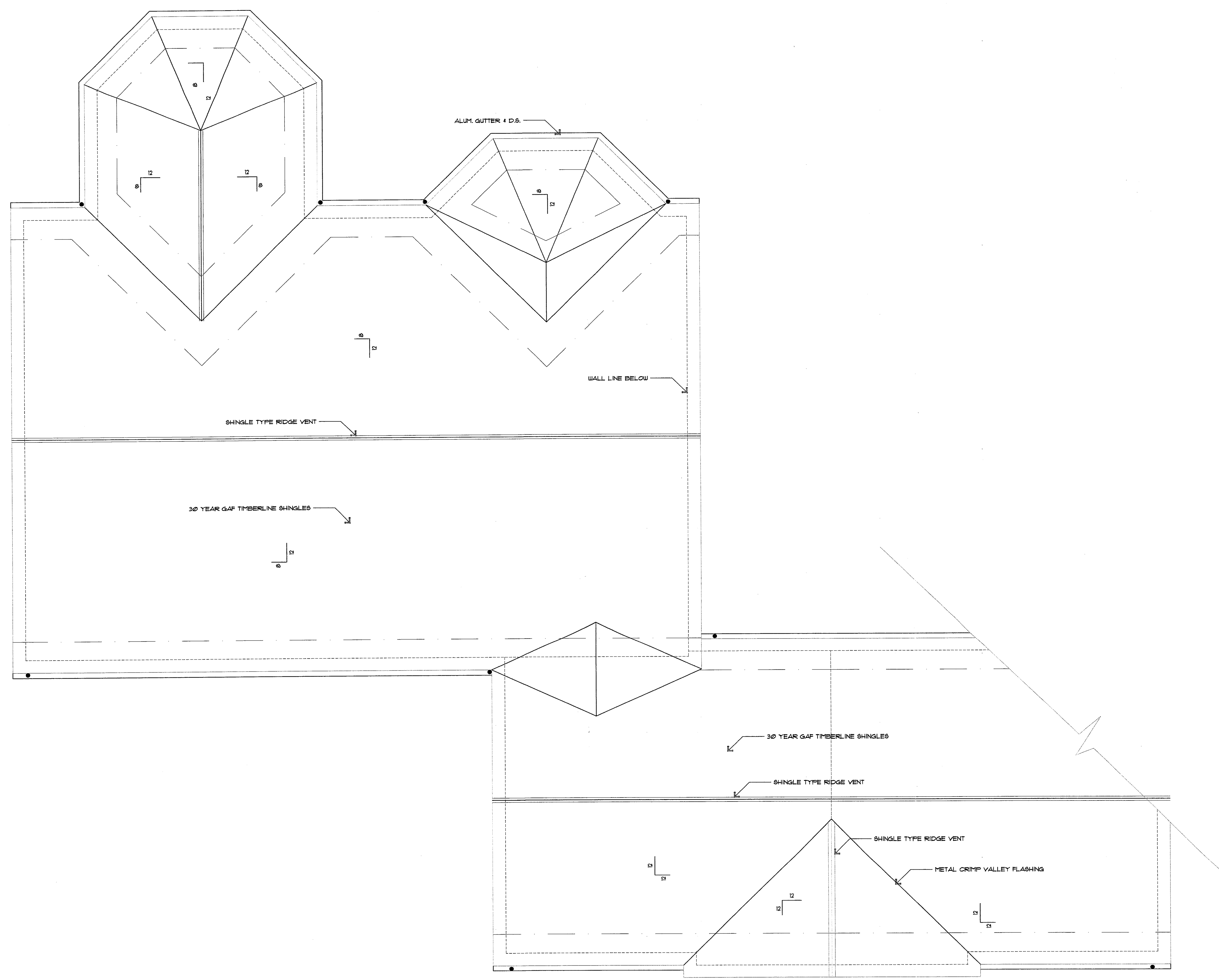
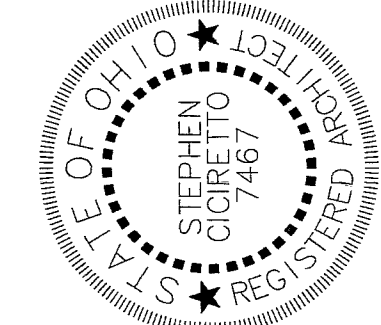
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT 51
FIRST FLOOR = 2,016 s.f.
GARAGE = 603 s.f.

UNIT 50
NOT IN THIS FILING

SHEET TITLE: FIRST FLOOR PLAN	PROJECT TITLE: CHAGRIN KNOLLS UNIT 51 CONDO. DOCUMENTS BAINBRIDGE TWP., OHIO	DATE: 3/2/08	REMARKS:
		DRAWN BY:	

V.40 P.84



NORTH

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

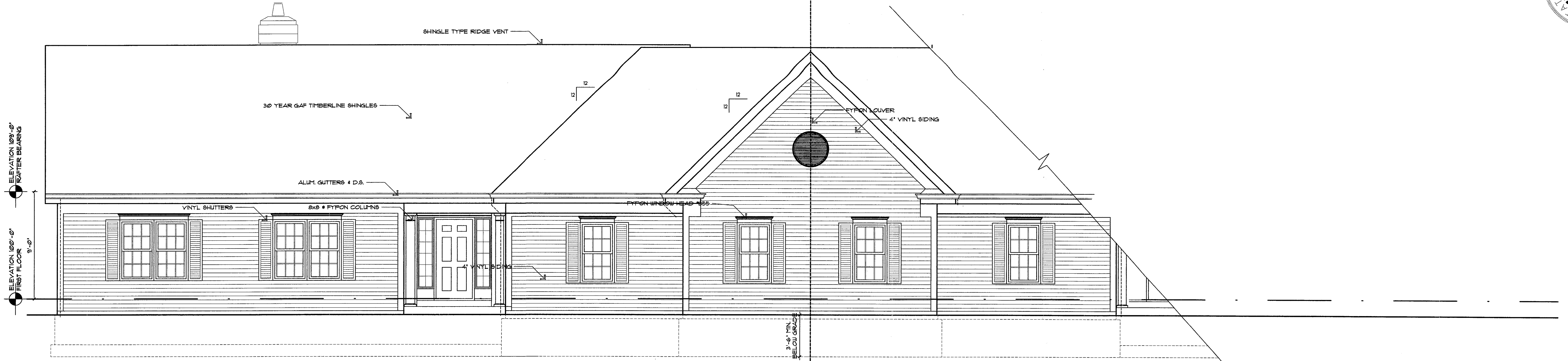
V.40 P.85

SHEET TITLE: ROOF PLAN	PROJECT TITLE: CHAGRIN KNOLLS UNIT 51 CONDO. DOCUMENTS BAINBRIDGE TWP., OHIO	DATE: 3/21/08	REMARKS:
		DRAWN BY:	

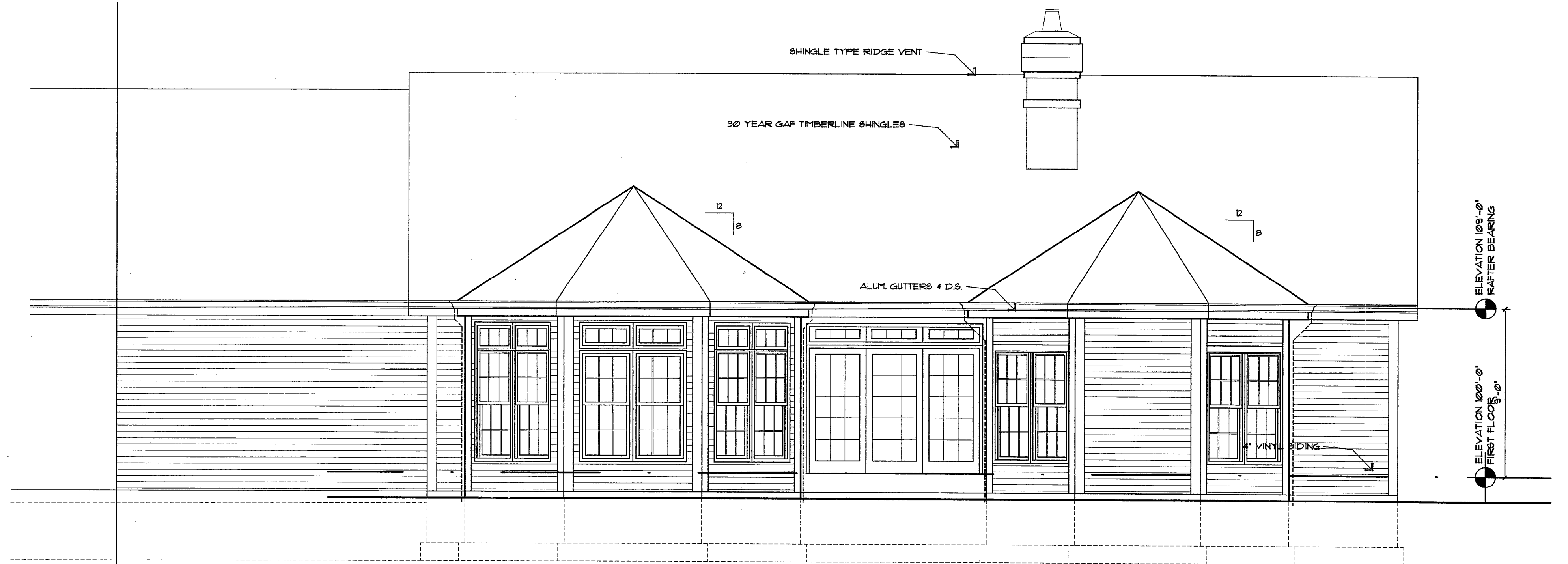
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UNIT 51



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

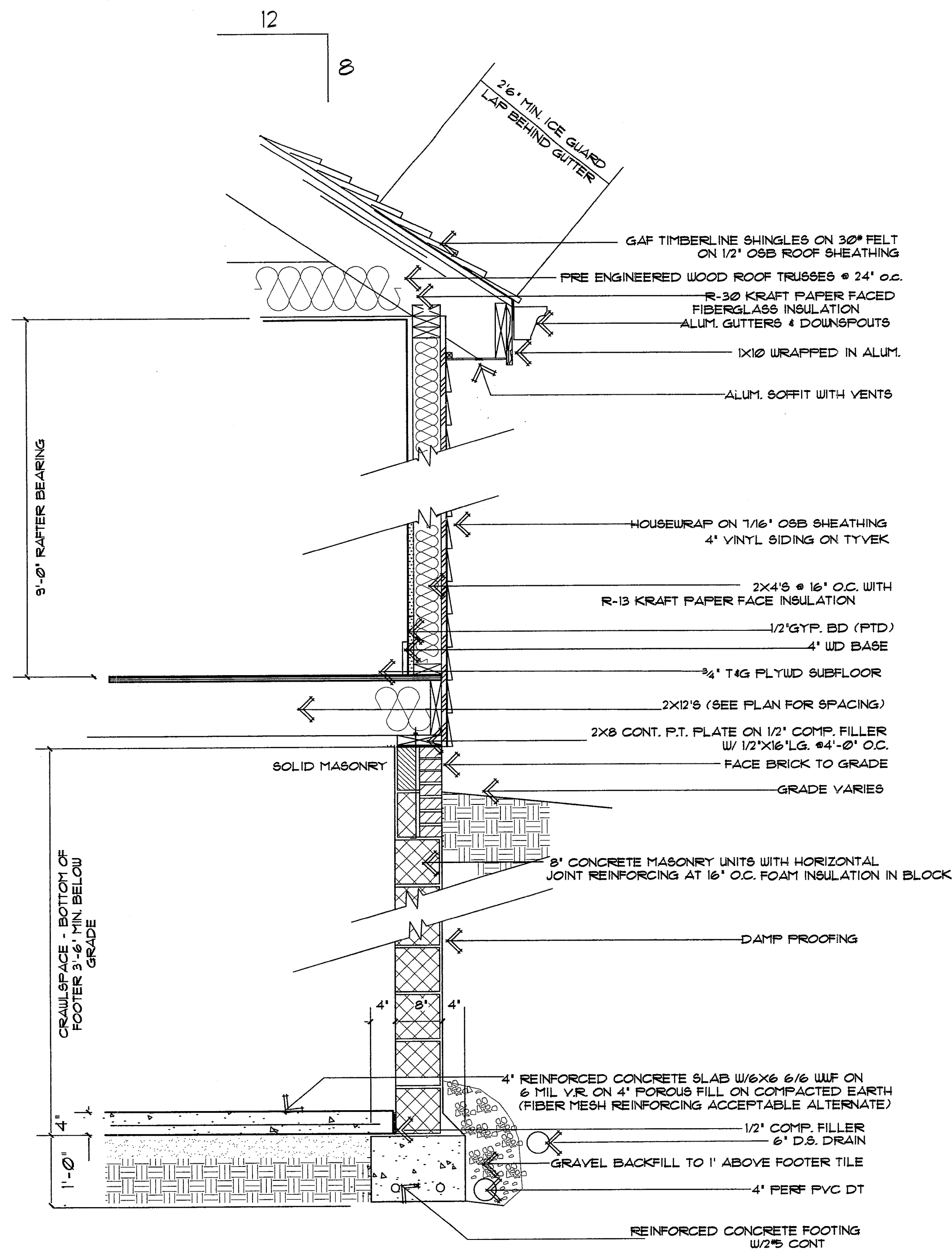
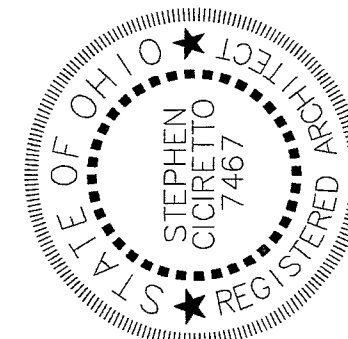


REAR ELEVATION
SCALE: 1/4" = 1'-0"

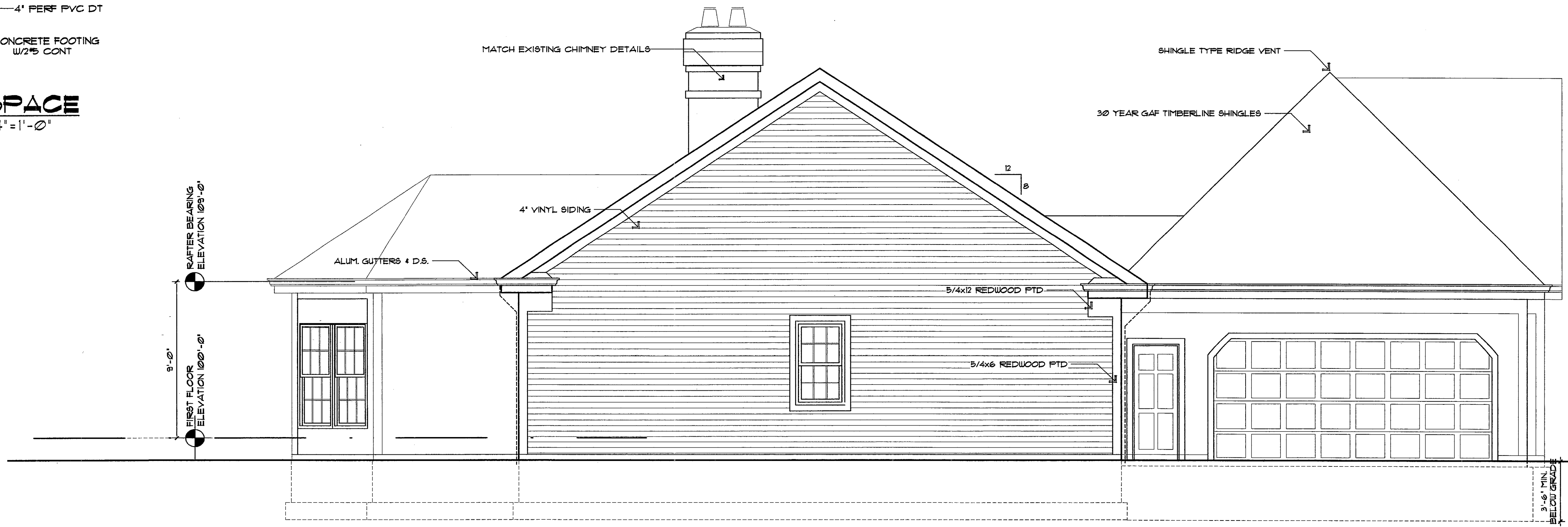
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PROJECT TITLE: CHAGRIN KNOLLS UNIT 51 CONDO DOCUMENTS BAINBRIDGE TWP., OHIO
DATE: 3/2/08
DRAWN BY:
REMARKS:

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V.40 P.86



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



REMARKS:

DATE: 3/2/08

DRAWN BY:

PROJECT TITLE:
CHAGRIN KNOLLS
UNIT B1 CONDO. DOCUMENTS
BAINBRIDGE TWP., OHIO

SHEET TITLE:
ELEVATIONS

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V.40 P.87