

RECEIVED FOR TRANSFER BY THE GAUGA COUNTY AUDITOR THIS 10<sup>th</sup> DAY OF April, 2008.  
*Tacey B. Jamison*  
 GAUGA COUNTY AUDITOR

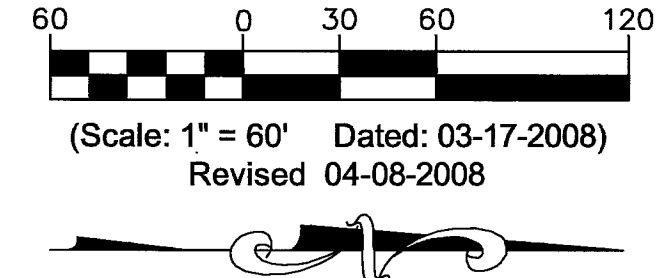
RECEIVED FOR RECORDING PURPOSES BY THE GAUGA COUNTY RECORDER THIS 10<sup>th</sup> DAY OF April, 2008.  
*Clayton E. Quigley*  
 GAUGA COUNTY RECORDER

RECORDED THIS 10<sup>th</sup> DAY OF April, 2008, AT 3:01 PM IN PLAT BOOK NO. 40 PAGE NO. 91-95

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

# THE CHAGRIN KNOLLS CONDOMINIUM PHASE XV

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.)  
 = ACCESS EASEMENT  
 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

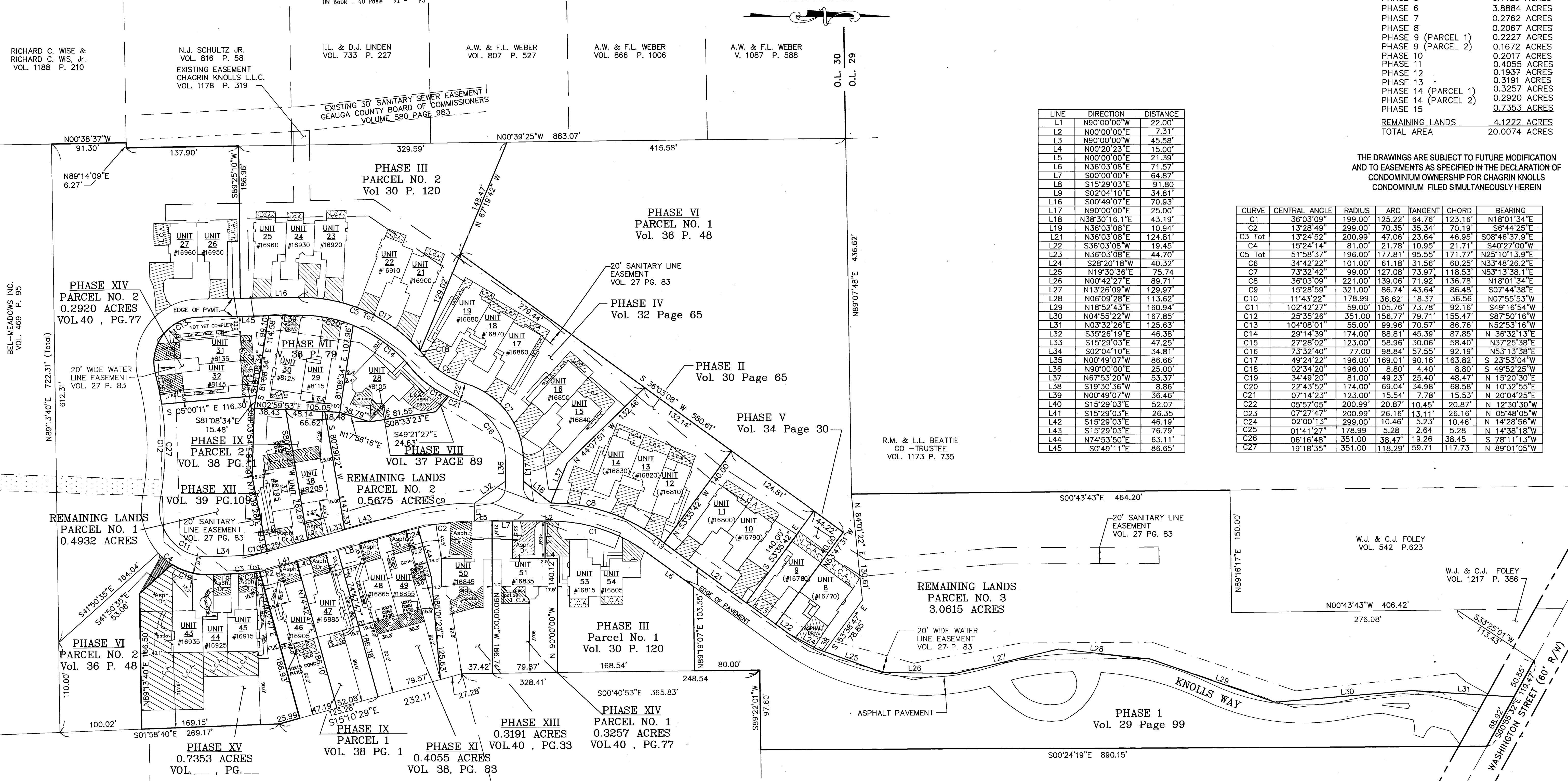
**SITE TABULATION**

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
PHASE 15	0.7353 ACRES
<b>REMAINING LANDS</b>	<b>4.1222 ACRES</b>
<b>TOTAL AREA</b>	<b>20.0074 ACRES</b>

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

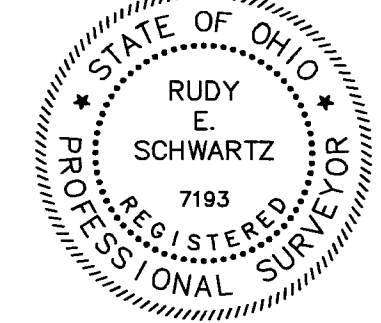
LINE	DIRECTION	DISTANCE
L1	N80°00'00"W	22.00'
L2	N00°00'00"E	7.31'
L3	N80°00'00"W	45.58'
L4	N00°20'23"E	15.00'
L5	N00°00'00"E	21.39'
L6	N36°03'08"E	71.57'
L7	S00°00'00"E	64.87'
L8	S15°29'03"E	91.80'
L9	S02°04'10"E	34.81'
L16	S00°49'07"E	70.93'
L17	N90°00'00"E	25.00'
L18	N38°30'16.1"E	43.19'
L19	N36°03'08"E	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°28'19"E	47.26'
L33	S15°29'03"E	47.26'
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	N19°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	S0°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°53'13"E
C14	29°14'39"	174.00'	88.81'	45.39'	87.85'	N 36°52'13"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'	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
C24	02°00'13"	299.00'	10.46'	5.23'	10.46'	N 14°28'56"W
C25	01°41'27"	178.99'	5.28'	2.64'	5.28'	N 14°38'18"W
C26	06°16'48"	351.00'	38.47'	19.26'	38.45'	S 78°11'13"W
C27	19°18'35"	351.00'	118.29'	59.71'	117.73'	N 89°01'05"W



S:\Schwartz Surveying\Schwartz 2003\Chagrin Knolls (99-036)\dwg\Phase15.dwg 4/8/2008 7:27:28 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: 03-17-2008)

Prepared by:  
**SCHWARTZ LAND SURVEYING, INC.**  
 RUDY E. SCHWARTZ  
 PROFESSIONAL SURVEYOR  
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V.40 PG.91

RUDY E. SCHWARTZ P.S. 7193

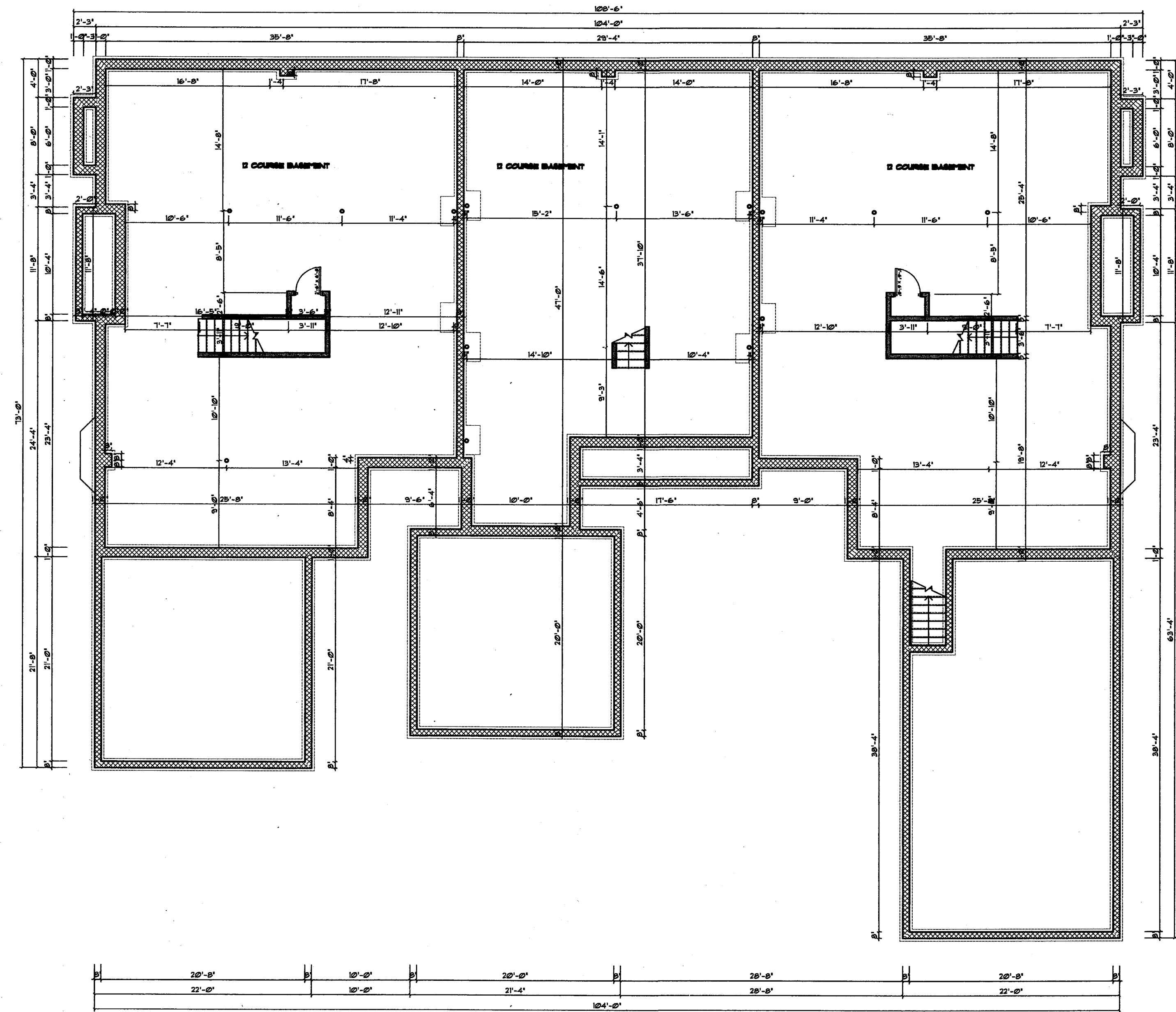
Date



**UNIT 45**  
 BASEMENT = 1,810 s.f.  
 GARAGE FOUNDATION = 477 s.f.

**UNIT 44**  
 BASEMENT = 1,306 s.f.  
 GARAGE FOUNDATION = 447 s.f.

**UNIT 43**  
 BASEMENT = 1,810 s.f.  
 GARAGE FOUNDATION = 859 s.f.



**BASEMENT PLAN**  
 SCALE: 1/8" = 1'-0"

**NEW CONDO UNITS 43,44 AND 45**

These drawings, numbered 2 thru 5, represent Chagrin Knolls Condominium unit numbers 43,44 and 45, as constructed, with respect to layout, to the best of my knowledge and belief.

*Stephen Ciciretto* 4/7/2008  
 Stephen Ciciretto, A.I.A. Ohio Registration #1467

V. 40 PG. 92

2	SHEET TITLE: <b>BASEMENT PLAN</b>	PROJECT TITLE: CHAGRIN KNOLLS CONDOMINIUMS UNITS 43, 44 AND 45 BAINBRIDGE TOWNSHIP, OHIO	DATE: 4/1/08	REMARKS:
			DRAWN BY:	

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



**UNIT 45**  
 FIRST FLOOR = 1,820 e.f.  
 GARAGE = 477 e.f.

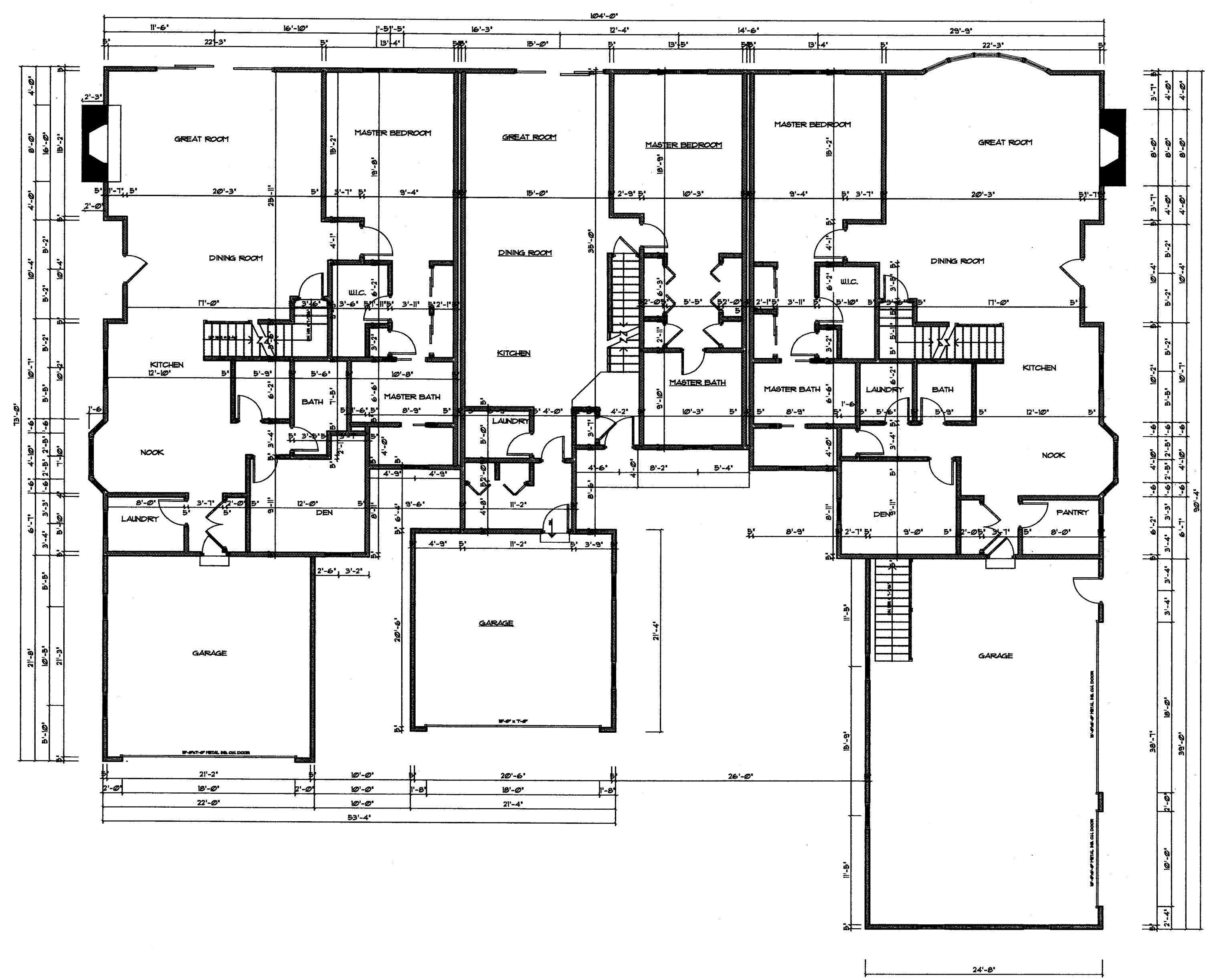
**UNIT 44**  
 FIRST FLOOR = 1,306 e.f.  
 GARAGE = 447 e.f.

**UNIT 43**  
 FIRST FLOOR = 1,837 e.f.  
 GARAGE = 858 e.f.

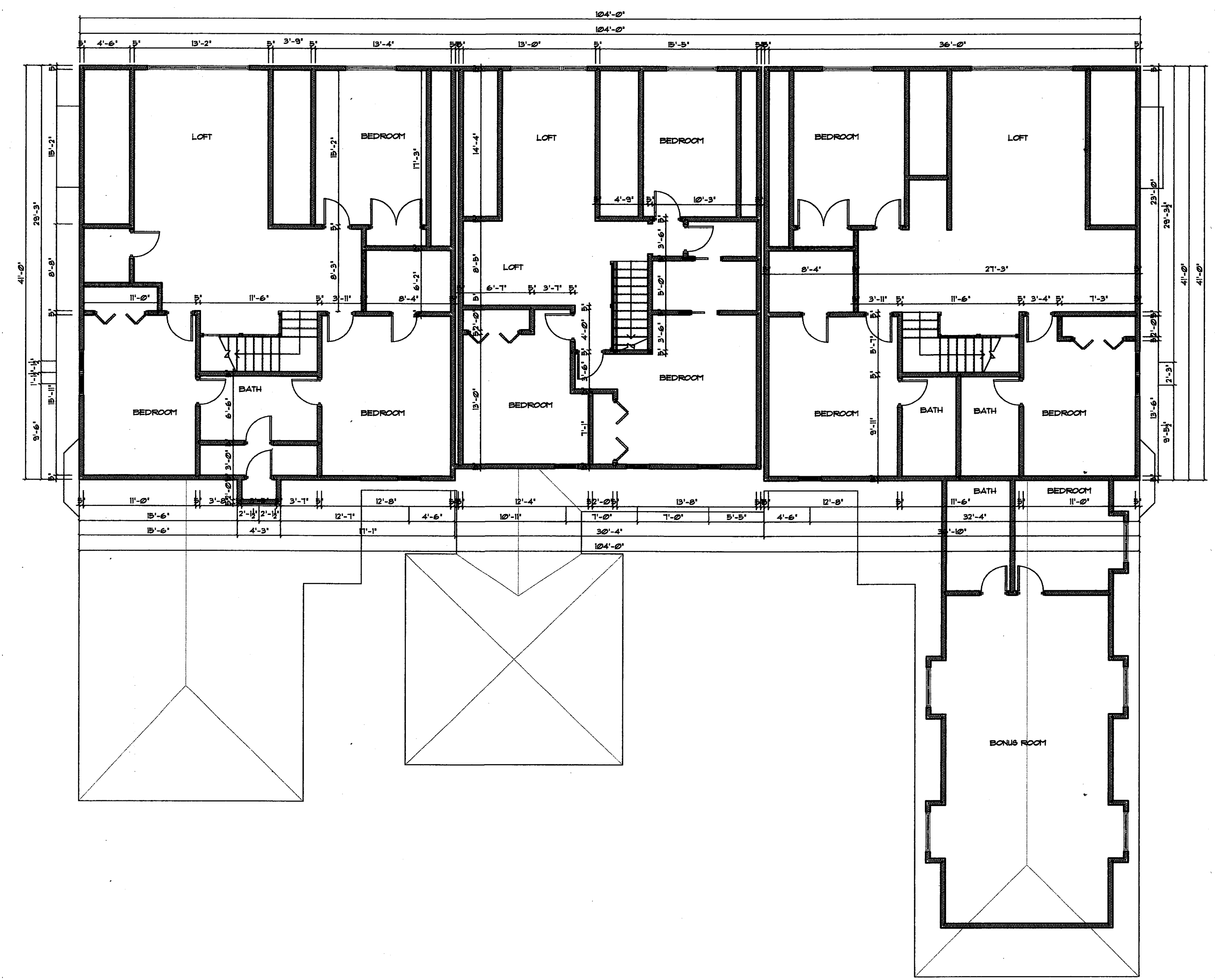
**UNIT 45**  
 SECOND FLOOR = 1,342 e.f.

**UNIT 44**  
 SECOND FLOOR = 1,039 e.f.

**UNIT 43**  
 SECOND FLOOR = 2,147 e.f.



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

NO INTERIOR DOORS OR FINISHES INSTALLED AT TIME OF REVIEW

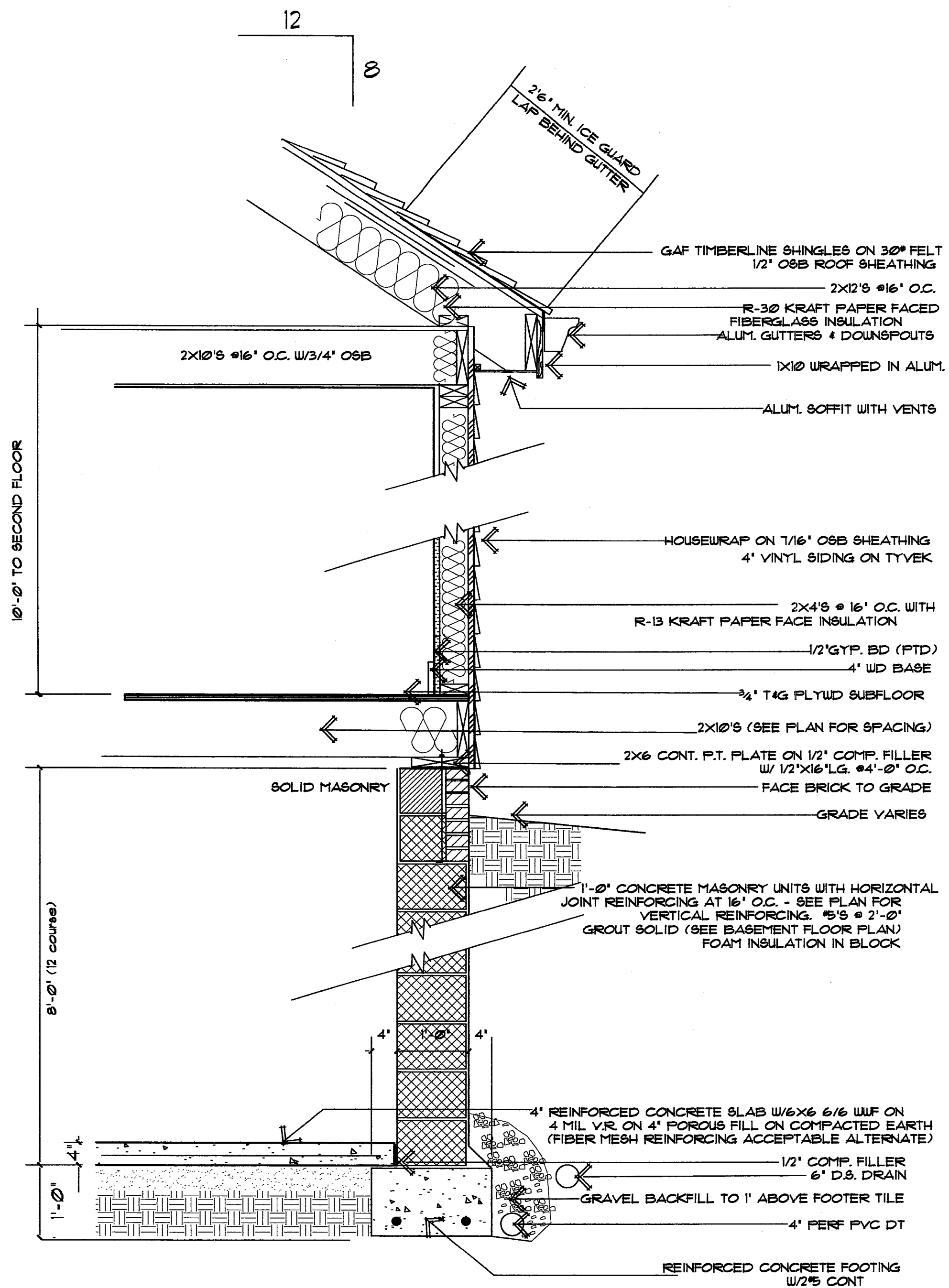
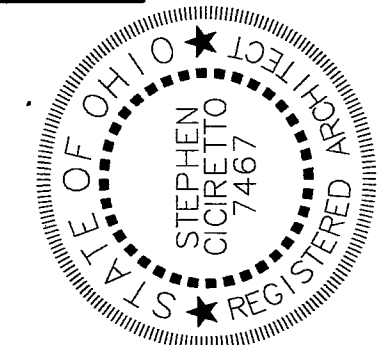
V.40 PG.93

REMARKS:  
 DATE: 4/1/08  
 DRAWN BY:

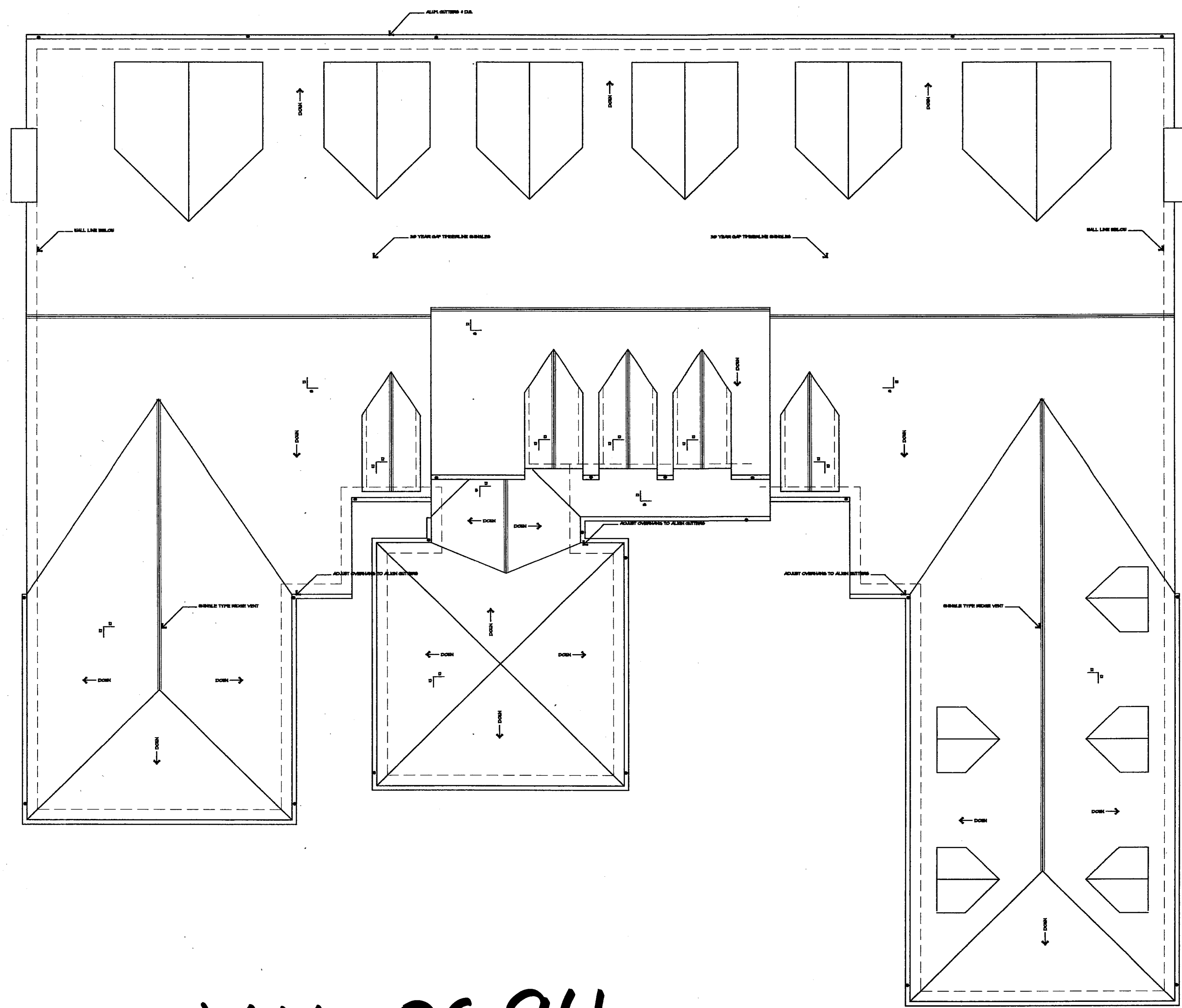
PROJECT TITLE:  
 CHAGRIN KNOLLS CONDOMINIUMS  
 UNITS 43, 44 AND 45  
 BAINBRIDGE TOWNSHIP, OHIO

SHEET TITLE:  
**FLOOR PLANS**

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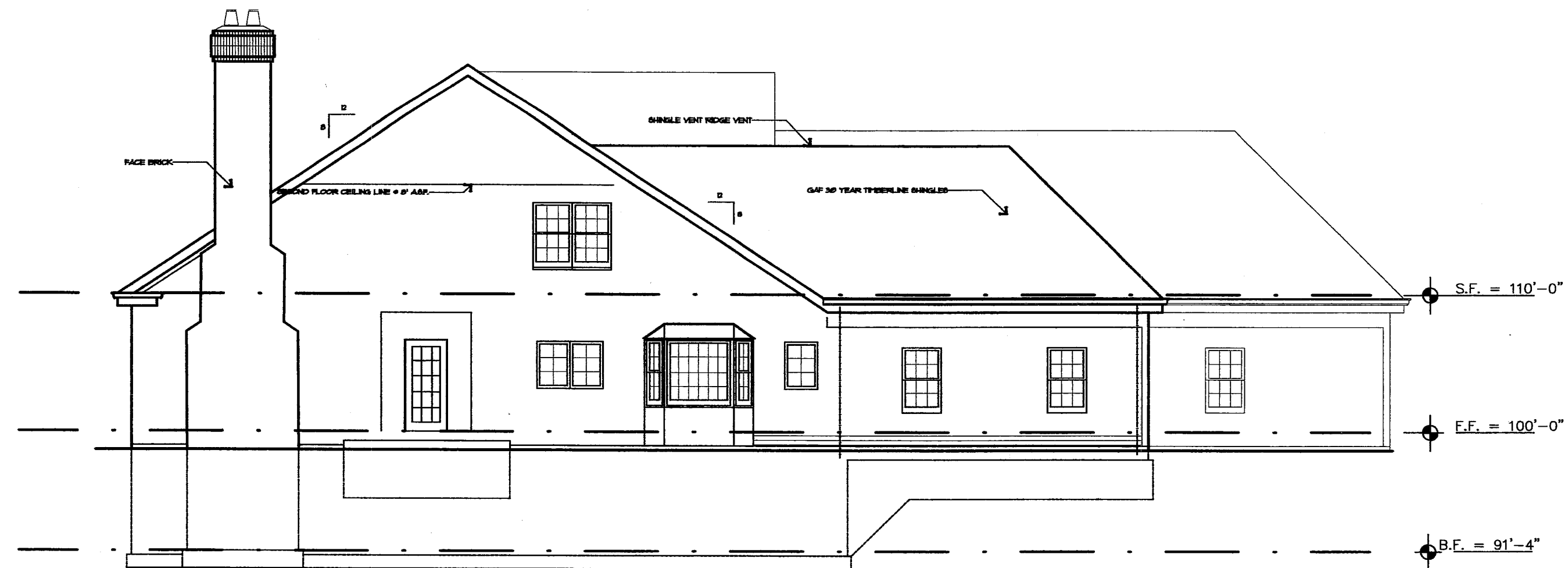
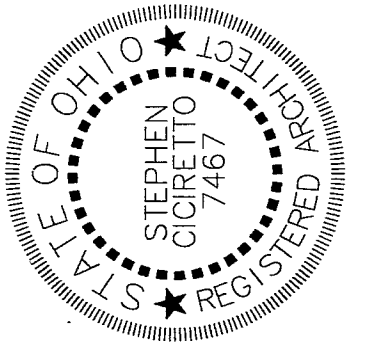
**TYPICAL WALL SECTION**  
3/4" = 1'-0"



V. 40 PG. 94

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

4	ROOF PLAN	REMARKS:
		DATE: 4/1/08 DRAWN BY:
PROJECT TITLE: CHAGRIN KNOLLS CONDOMINIUMS UNITS 43, 44 AND 45 BAINBRIDGE TOWNSHIP, OHIO		



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

V.40 PG. 95

REMARKS:

DATE: 4/1/08

DRAWN BY:

PROJECT TITLE:  
CHAGRIN KNOLLS CONDOMINIUMS  
UNITS 43, 44 AND 45  
BAINBRIDGE TOWNSHIP, OHIO

SHEET TITLE:

ELEVATIONS

01

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