

# BOUNDARY SURVEY FOR DINARDO CONSTRUCTION

THE PROPERTY OF A. BOND  
VOLUME 589, PAGE 340

PART OF LOT 34, TRACT 3, CHESTER TWP  
COUNTY OF GEAUGA, STATE OF OHIO

4 NOVEMBER 1997 SCALE 1 In. = 50 ft.  
REVISED 15 DECEMBER 1997

### LEGEND

- ROAD RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE OF ROAD
- 1/2" Ø IRON REBAR SET (CAPPED "PETER 6420")
- IRON MONUMENT FOUND
- IRON PIN FOUND IN MONUMENT BOX

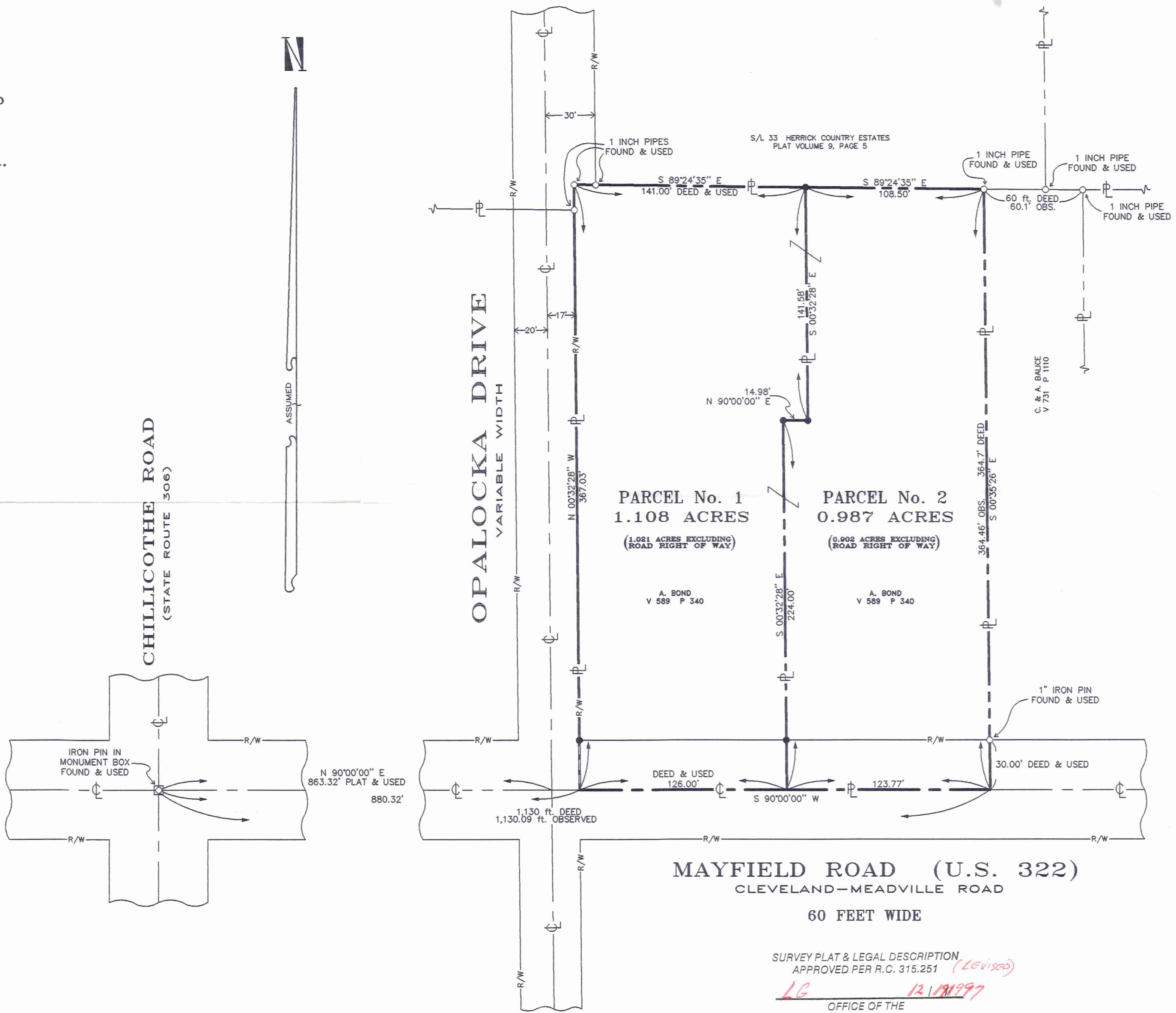
### NOTES

ALL BEARINGS USED HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO REPRESENT ANGULAR MEASUREMENT ONLY

RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS PERTINENT DOCUMENTS AND SOURCES OF DATA  
DEDICATION PLAT OF OPALACKA DRIVE (VOLUME 9, PAGE 5) WAS ALSO USED AS A PERTINENT SOURCE OF DATA

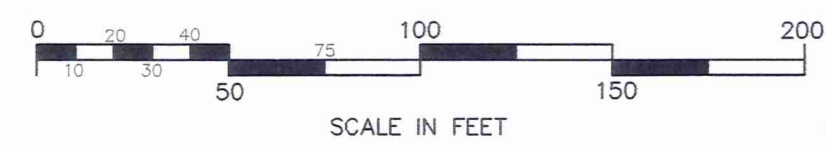


*James M. Peter*  
JAMES M. PETER  
REGISTERED LAND SURVEYOR # 6420



MAYFIELD ROAD (U.S. 322)  
CLEVELAND-MEADVILLE ROAD  
60 FEET WIDE

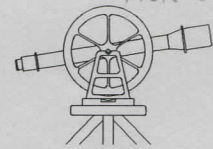
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251 (REVISED)  
*LG* *12/15/97*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



Jim Peter Land Survey  
4759 Crosby-Cook Road  
Rome, Ohio 44085  
(216) 294-2187

CHE00028

DINARDO  
Picked up 12-22-97



CHE00028

### Jim Peter Land Survey

4759 Crosby Cook Rd. Rome, Ohio 44085 (440) 294-2187

Revised 15 December 1997  
4 November 1997

Page 1 of 2  
Job Number 970609

**THE PROPERTY OF A. BOND**  
**PARCEL NUMBER 1**

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 34, TRACT NUMBER 3, AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at an iron pin found in a monument box at the intersection of the centerlines of Mayfield Road (U.S. Route 322, 60 feet wide) and Chillicothe Road (State Route 306);

Thence Due East (North 90° 00' 00" East) along Mayfield Road centerline, a distance of 880.32 feet to a point and the Principal Place of Beginning;

Thence North 0° 32' 28" West, a distance of 30.00 feet to a point at the intersection of the northerly Right Of Way of Mayfield Road with the easterly Right of Way of Opalocka Drive and a ½ inch diameter capped iron rebar set;

Thence continuing North 0° 32' 28" West, along the easterly Right of Way of Opalocka Drive, a distance of 337.03 feet to a one inch diameter iron pipe monument found at a deflection point in Opalocka Drive Right of Way;

Thence South 89° 24' 35" East, along said Right Of Way, a distance of 13.16 feet to a one inch diameter iron pipe found in the southerly line of Sublot 33 of Herrick Country Estates Subdivision as recorded in Plat Book 9, Page 5, of Geauga County Record of Plats, a total distance of 141.00 feet to a ½ inch diameter iron rebar set (capped "Peter 6420");

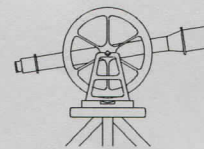
Thence South 0° 32' 28" East, a distance of 141.58 feet to a ½ inch diameter capped iron rebar set;

Thence Due West (North 90° 00' 00" West), a distance of 14.98 feet to a ½ inch diameter capped iron rebar set;

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## THE PROPERTY OF A. BOND PARCEL NUMBER 1

Thence South 0° 32' 28" East, passing through a ½ inch diameter capped iron rebar set in the northerly Right Of Way of said Mayfield Road, a total distance of 224.00 feet to a point in the centerline of said road;

Thence Due West (North 90° 00' 00" West), along said Mayfield Road centerline, a distance of 126.00 feet to a point, and the Principal Place of Beginning, and containing within said described boundaries a total of 1.108 Acres of Land, of which 1.021 Acres lie outside of Road Right Of Way, be the same more or less, but is subject to all legal highways.

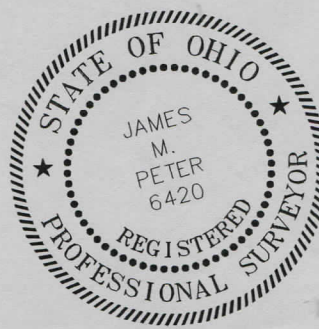
All bearings used and shown herein are to an assumed meridian and are used to represent angular measurement only.

This being the lands previously conveyed to A. Bond by Ashtabula County Deed Records, Volume 589, Page 340, and is pursuant to a survey and description made in November of 1997 by James M. Peter, Ohio Registration Number 6420.

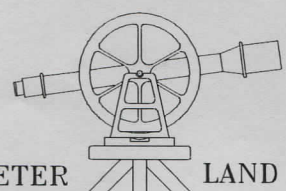
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251 (REVISED)

*L.G.* *12 11 1997*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



*James M. Peter*  
James M. Peter  
Registered Land Surveyor \* 6420

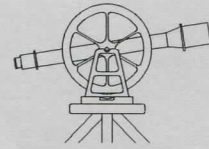


JIM PETER LAND SURVEY

CHE00028

# Jim Peter Land Survey

4759 Crosby Cook Rd. Rome, Ohio 44085 (440) 294-2187



Revised 15 December 1997  
4 November 1997

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Job Number 970906

**THE PROPERTY OF A. BOND**  
**PARCEL NUMBER 2**

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 34, TRACT NUMBER 3, AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at an iron pin found in a monument box at the intersection of the centerlines of Mayfield Road (U.S. Route 322, 60 feet wide) and Chillicothe Road (State Route 306);

Thence Due East (North 90° 00' 00" East) along Mayfield Road centerline, a distance of 1,006.32 feet to a point and the Principal Place of Beginning;

Thence North 0° 32' 28" West, passing through a ½ inch diameter iron rebar set (capped "Peter 6420") in the northerly Right of Way of said Mayfield Road, a total distance of 224.00 feet to a ½ inch diameter capped iron rebar set;

Thence Due East (North 90° 00' 00" East) a distance of 14.98 feet to a ½ inch diameter capped iron rebar set;

Thence North 0° 32' 28" West, a distance of 141.58 feet to a ½ inch diameter capped iron rebar set in the southerly line of Sublot 33 of Herrick Country Estates Subdivision as recorded in Plat Book 9, Page 5, of Geauga County Record of Plats;

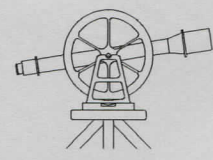
Thence South 89° 24' 35" East, along the southerly line of said Sublot 33, a distance of 108.50 feet to a one inch diameter iron pipe found at the northwesterly corner of lands conveyed to C. & A. Balice as recorded in Geauga County Deed Records, Volume 731, Page 1110;

Thence South 0° 35' 26" East, along said Balice's westerly line, passing through a one inch diameter iron pin monument found in the northerly Right Of Way of Mayfield Road, a total distance of 364.46 feet to a point in the centerline of said Road;

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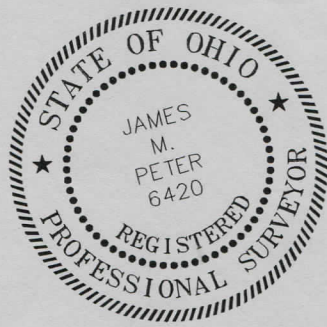
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Job Number 970906

## THE PROPERTY OF A. BOND PARCEL NUMBER 2

Thence Due West (North 90° 00' 00" West), along Mayfield Road centerline, a distance of 123.77 feet to the Principal Place of Beginning, and containing within said described boundaries a total of 0.987 Acres of Land, of which 0.902 Acres lie outside of Road Right Of Way, be the same more or less, but is subject to all legal highways.

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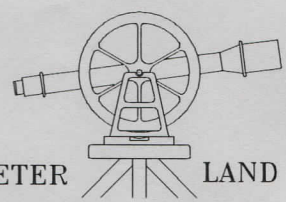


*James M. Peter*  
James M. Peter  
Registered Land Surveyor \* 6420

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251 (REVISED)

*L.G.* 12/19/1997

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



JIM PETER LAND SURVEY