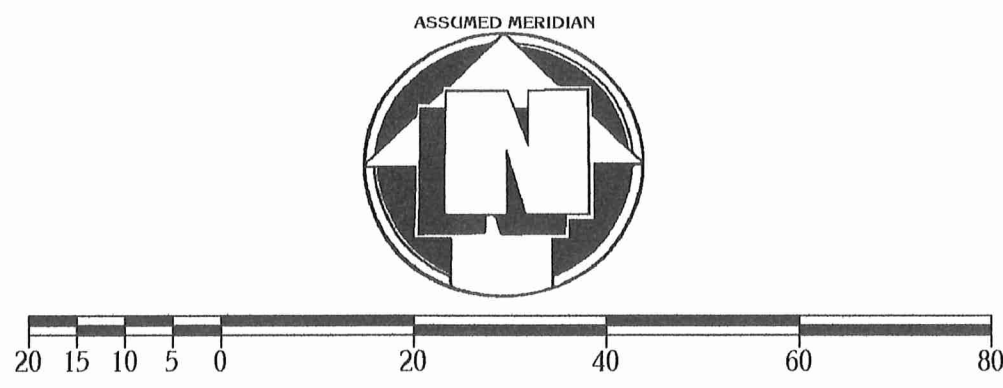


CONSOLIDATION AND PLAT OF RE-SURVEY PREPARED FOR:  
**THE HUNTINGTON NATIONAL BANK**

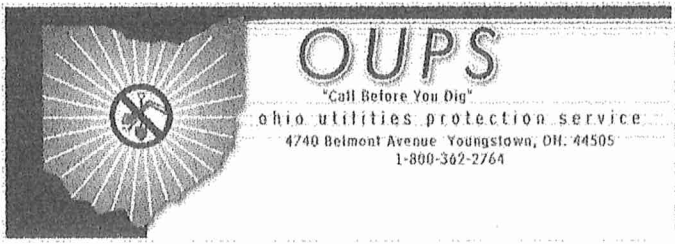
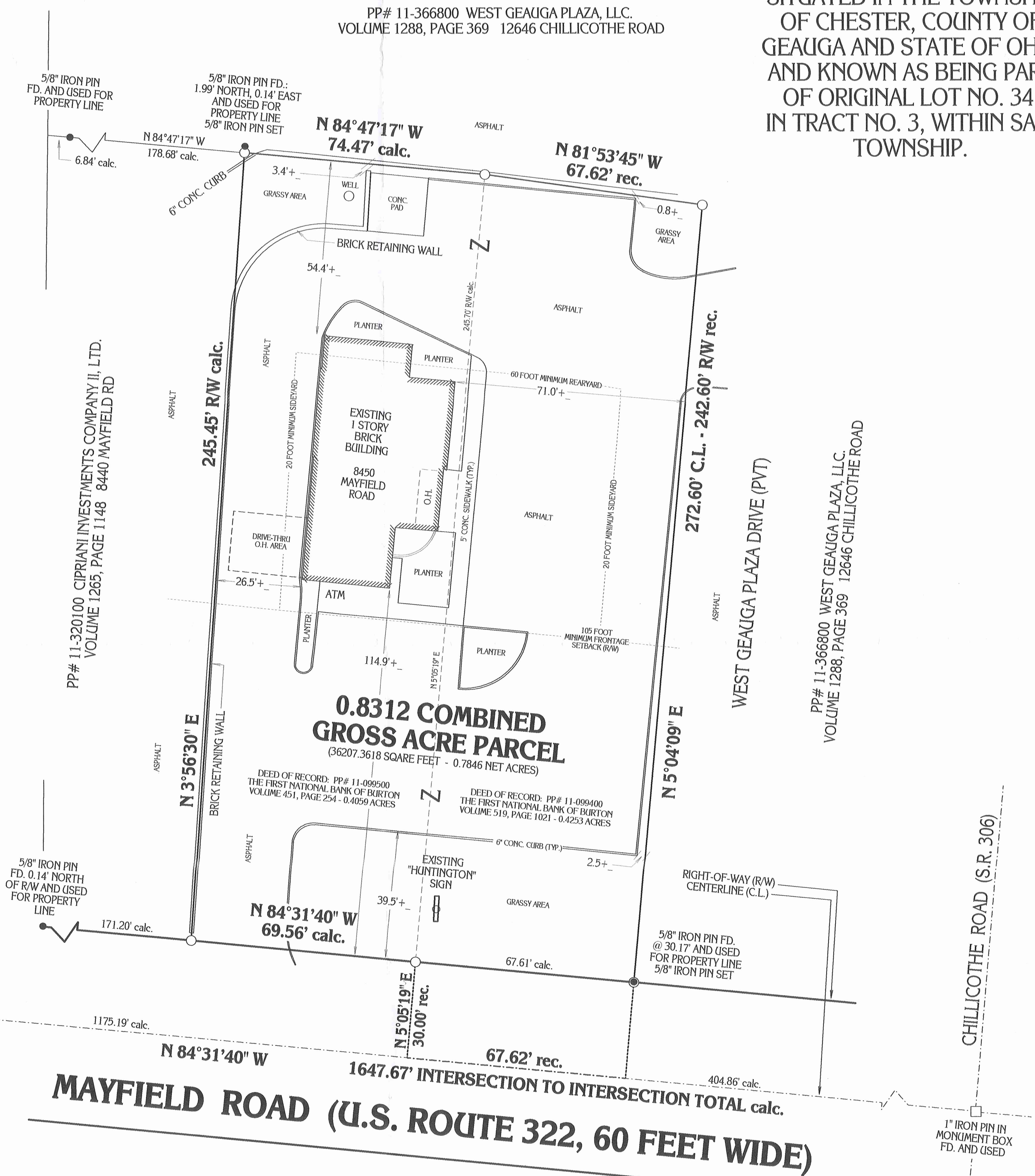
DEEDS OF RECORD:  
 PP# 11-099500 THE FIRST NATIONAL BANK OF BURTON VOLUME 451, PAGE 254 AND  
 PP# 11-099400 THE FIRST NATIONAL BANK OF BURTON VOLUME 519, PAGE 1021

|   |               |                  |
|---|---------------|------------------|
| TOWNSHIP/CITY/VILLAGE:  | MONTH:        | PAGE:            |
| CHESTER TOWNSHIP<br>LOT NO. 34, TRACT NO. 3<br>GENERAL COMMERCIAL | APRIL<br>2011 | ONE<br>OF<br>ONE |
| SURVEY FOR: THE HUNTINGTON NATIONAL BANK                          |               |                  |



**BASIS OF RESEARCH AND RECORDS**  
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS' OFFICE AND THE COUNTY MAP ROOM.  
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEauga COUNTY ENGINEERS' OFFICE.  
 ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 34, IN TRACT NO. 3, WITHIN SAID TOWNSHIP.



PP# 11-320100 CIPRIANI INVESTMENTS COMPANY II, LTD.  
 VOLUME 1265, PAGE 1148 8440 MAYFIELD RD

PP# 11-366800 WEST GEAGA PLAZA, LLC.  
 VOLUME 1288, PAGE 369 12646 CHILLICOTHE ROAD

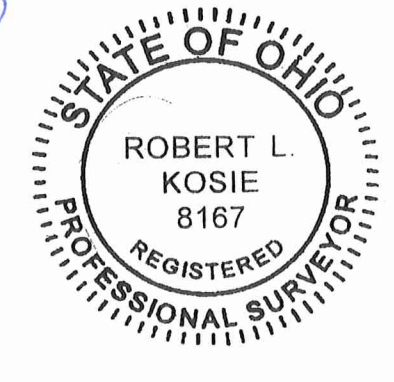
**ZONING INFORMATION:**

SECTION 5.02.16 "C. GENERAL COMMERCIAL DISTRICT"  
 MINIMUM FLOOR AREA: 1000 SQUARE FEET  
 MAXIMUM HEIGHT: 35 FEET  
 MAXIMUM ACCESSORY BUILDING HEIGHT: 15 FEET  
 MINIMUM GREEN SPACE: 40%  
 MAXIMUM LOT COVERAGE: 60%  
 MINIMUM LOT AREA:  
 WITH ON-SITE SEWAGE TREATMENT: 2 ACRES (87,120 SQ. FT.)  
 WITH SANITARY SEWERS INSTALLED: 3/4 ACRES (32,670 SQ. FT.)  
 MINIMUM LOT FRONTAGE AND WIDTH: 200 FEET  
 MINIMUM FRONT YARD: 125 FEET FROM C.L. OR 105 FEET FROM R.W., WHICHEVER IS GREATER  
 MINIMUM SIDE YARD: 20 FEET (40 FEET IF ADJOINING "R" DISTRICT)  
 MINIMUM REAR YARD: 60 FEET  
 SPACE BETWEEN BUILDINGS: 40 FEET

ALL ZONING INFORMATION SHOWN HEREON IS BASED ON THE AFORESAID LOCAL TOWNSHIP ZONING RESOLUTION AS PER THE DATE OF THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY ERRORS, OR THE EXISTENCE OF ANY OTHER DOCUMENTS NOT SHOWN IN SAID RESOLUTION.

I CERTIFY TO: THE HUNTINGTON NATIONAL BANK  
 THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.

ROBERT L. KOSIE, P.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 8167



THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE TOWNSHIP ZONING RESOLUTION. THIS DAY OF \_\_\_\_\_, 20\_\_  
 BY \_\_\_\_\_  
 (SIGNATURE OF ZONING INSPECTOR)  
 TOWNSHIP ZONING INSPECTOR

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 R.S. 04/10/11  
 OFFICE OF THE  
 GEAGA COUNTY ENGINEER

**DBK PLAT NO. 638 11**

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
 Professional Land Surveying  
 11040 Madison Road  
 Monticello, Ohio 44064  
**(440) 286-2131**  
 or (440) 968-2578  
 visit us online: www.dbksurveys.com





CHE 00194

(11-034)

## 0.8312 COMBINED GROSS ACRE PARCEL

(CONTINUED)

SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N81°53'45"W ALONG A SOUTHERLY LINE OF THE SAID WEST GEAUGA PLAZA, LLC. PARCEL A DISTANCE OF 67.62 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT AN ANGLE POINT THEREIN.

THENCE N84°47'17"W ALONG A SOUTHERLY LINE OF THE SAID WEST GEAUGA PLAZA, LLC. PARCEL A DISTANCE OF 74.47 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF PERMANENT PARCEL NO. 11-320100 AS CONVEYED TO CIPRIANI INVESTMENTS COMPANY II, LTD. AS RECORDED IN VOLUME 1265, PAGE 1148 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S03°56'30"W ALONG THE EASTERLY LINE OF THE SAID CIPRIANI INVESTMENTS COMPANY II, LTD. PARCEL A DISTANCE OF 245.45 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON THE NORTHERLY MARGIN (RIGHT-OF-WAY) OF THE AFORESAID MAYFIELD ROAD. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN.

THENCE S84°31'40"E ALONG THE NORTHERLY MARGIN (RIGHT-OF-WAY) OF MAYFIELD ROAD **A FRONTAGE DISTANCE OF 69.56 FEET** TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET.

THENCE S05°05'19"W ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID MAYFIELD ROAD. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S84°31'40"E ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 67.62 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.8312 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: April 6, 2011. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*R.S.*

*04/07/11*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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