

Chillicothe Road
(State Route 306)

CHE00204 CHE00204 (13-061)

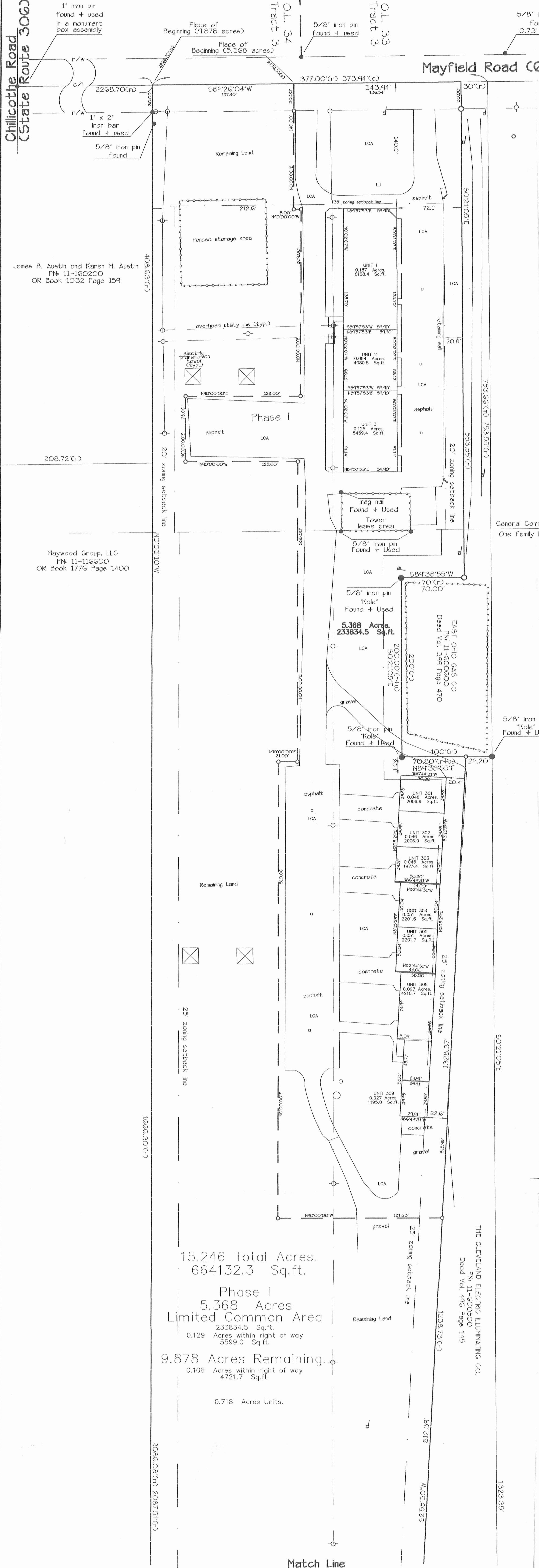


Exhibit "A"

Declaration of Condominium Ownership for WINDRIDGE COMMONS

Situated in the Township of Chester, County of Geauga, State of Ohio and being part of Original Lot Number 27, Tract 3 OR Book 1602 Page 312, Parcel Number 11-256900

We, the undersigned, Owners of the Land shown hereon, do hereby dedicate the following parcels shown hereon to the WINDRIDGE COMMONS

Armand R. DiNardo and Maria J. DiNardo, Trustees of the DiNardo Family Revocable Living Trust, UAD 3-18, 2003.

Grantor _____ Witness _____
Grantor _____ Witness _____

State of Ohio
County of Geauga

Before me, a Notary Public and for said County and State
Personally appeared _____
Trustee of the DiNardo Family Revocable Living Trust, UAD 3-18, 2003.

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed and as such Trustees, that free act and deed same

In witness whereof I have hereunto set my hand and official seal at _____ this _____ day of _____, 2013.

Notary Public _____ My commission expires _____

Approved by the Chester Township Zoning Inspector for record purposes only and approval of the Final plat does not constitute acceptance by the Public Improvements.

Township Zoning Inspector _____
Received for Transfer this _____ day of _____, 2013.
Gauga County Auditor _____

Received for Record this _____ day of _____, 2013, and Recorded in Volume _____ Page _____ of Geauga County.

Gauga County Recorder _____



15.246 Total Acres.
664132.3 Sq.ft.

Phase I
5.368 Acres
Limited Common Area
233834.5 Sq.ft.
0.129 Acres within right of way
5599.0 Sq.ft.

9.878 Acres Remaining
0.108 Acres within right of way
4721.7 Sq.ft.

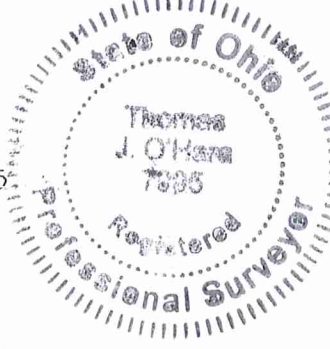
0.718 Acres Units.

THE CLEVELAND ELECTRIC ILLUMINATING CO.
PN: 11-601300
Deed Vol. 478 Page 813

THE CLEVELAND ELECTRIC ILLUMINATING CO.
PN: 11-601400
Deed Vol. 469 Page 29

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Thomas J. O'Hara
7/13/13
OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR
GEGAUA COUNTY ENGINEER

Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 7/13/13



References:
Deeds of Record
Field observations made May 15, 2013
Survey by The C.W. Courtney Company
Fairfield + Ogden Plat

- LEGEND**
- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
 - survey monument found
 - tree line
 - X- fence line
 - r/w street right of way
 - c/l street centerline
 - own through own through
 - or official record
 - dv dead volume
 - p.o.b. place of beginning

L.C.A. = limited common area This Plat was prepared without the benefit of a Title Exam. and is subject to the results that an independent Title Exam may reveal.

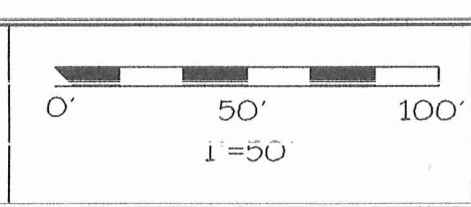


This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

The drawing accurately reflects the location of improvements and recorded easements.

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon, Ohio 44024
oharasurveying@yahoo.com
V: 440-286-8417

Date of Survey
05/28/2013
Project No.: 1257



Sheet
1
of
1

CHE00204
CHE00204

Windridge Commons-DiNardo (13-061)
Picked up Date
7/23/13
11-389295/890304
1965/1029

WINDRIDGE COMMONS
5.368 Acres

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 27, tract 3, in said Township. Beginning at the centerline intersection of Chillicothe Road (U.S. Route 306)(60') and Mayfield Road (U.S. Route 322)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence North 89°26'04" East along the centerline of Mayfield Road, a distance of 2426.10 feet to a point, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°26'04" East** continuing along the centerline of Mayfield Road a distance of **186.54** feet to a point, said point being the northwest corner of land now or formerly owned by EAST OHIO GAS CO, PN: 11-600600, as recorded in Deed Vol. 399 Page 470 in Geauga County Record of Deeds (GCRD).

Thence **South 00°21'05" East** along the westerly line of East Ohio Gas, aforementioned, passing through an iron pin set at 30.00 feet a total distance of **553.55** feet to a point, said point being an interior corner of land now or formerly owned by East Ohio Gas, aforementioned, said point witnessed by an iron pin set.

Thence **South 89°38'55" West** along a northerly line of land now or formerly owned by East Ohio Gas, aforementioned, a distance of **70.00** feet to a point, said point being an interior corner of land now or formerly owned by East Ohio Gas, aforementioned, said point witnessed by a 5/8" iron pin "Kole" found.

Thence **South 00°21'05" East** along a westerly line of land now or formerly owned by East Ohio Gas, aforementioned, a distance of **200.00** feet to a point, said point being an interior corner of land now or formerly owned by East Ohio Gas, aforementioned, said point witnessed by a 5/8" iron pin "Kole" found.

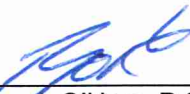
Thence **North 89°38'55" East** along a southerly line of land now or formerly owned by East Ohio Gas, aforementioned, a distance of **70.80** feet to a point, said point being a northwest corner of land now or formerly owned by THE CLEVELAND ELECTRIC ILLUMINATING CO., PN: 11-600500, as recorded in Deed Vol. 496 Page 145 in (GCRD), said point witnessed by an iron pin set.

Thence **South 02°55'30" West** along a westerly line of land now or formerly owned by THE CLEVELAND ELECTRIC ILLUMINATING CO., aforementioned, a distance of **515.98** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence along new property lines created the following courses:
North 90°00'00" West a distance of 181.63 feet to a point, said point witnessed by an iron pin set.
North 00°00'00" East a distance of 510.00 feet to a point, said point witnessed by an iron pin set.
North 90°00'00" East a distance of 21.00 feet to a point, said point witnessed by an iron pin set.
North 00°00'00" East a distance of 335.00 feet to a point, said point witnessed by an iron pin set.
North 90°00'00" West a distance of 125.00 feet to a point, said point witnessed by an iron pin set.
North 00°00'00" East a distance of 73.00 feet to a point, said point witnessed by an iron pin set.
North 90°00'00" East a distance of 128.00 feet to a point, said point witnessed by an iron pin set.
North 00°00'00" East a distance of 209.00 feet to a point, said point witnessed by an iron pin set.
North 90°00'00" West a distance of 8.00 feet to a point, said point witnessed by an iron pin set.
North 00°00'00" East a distance of 140.00 feet to a point in the centerline of Mayfield Road, passing through an iron pin set at 30.00 feet therefrom. Said point being the Place of Beginning, and containing **5.368 total acres** of land, 0.129 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1257) dated June 2013, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe a portion of land now or formerly owned by Armand R. DiNardo and Maria J. DiNardo, Trustees of the DiNardo Family Revocable Living Trust UAD 3-18-2003, OR Book 1602 Page 312, Parcel Number 11-256900, in Geauga County Record of Deed.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995
Dated: 7/23/13



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

PAK 7/23/13
OFFICE OF THE Rev
GEAUGA COUNTY ENGINEER

Armand R. DiNardo and Maria J. DiNardo, Trustees
of the DiNardo Family Revocable Living Trust UAD 3-18-2003,
9.878 Acres

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 27, tract 3, in said Township. Beginning at the centerline intersection of Chillicothe Road (U.S. Route 306)(60') and Mayfield Road (U.S. Route 322)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence North 89°26'04" East along the centerline of Mayfield Road, a distance of 2268.70 feet to a point, said point being the northeast corner of land now or formerly owned by James B. Austin and Karen M. Austin, PN: 11-160200, as recorded in OR Book 1032 Page 159 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence North 89°26'04" East continuing along the centerline of Mayfield Road a distance of 157.40 feet to a point, said point being a new property corner established.

Thence along new property lines created the following courses:

South 00°00'00" West, passing through an iron pin set at 30.00 feet, a total distance of 140.00 feet to a point, said point witnessed by an iron pin set.

South 90°00'00" East a distance of 8.00 feet to a point, said point witnessed by an iron pin set.

South 00°00'00" West a distance of 209.00 feet to a point, said point witnessed by an iron pin set.

South 90°00'00" West a distance of 128.00 feet to a point, said point witnessed by an iron pin set.

South 00°00'00" West a distance of 73.00 feet to a point, said point witnessed by an iron pin set.

South 90°00'00" East a distance of 125.00 feet to a point, said point witnessed by an iron pin set.

South 00°00'00" West a distance of 335.00 feet to a point, said point witnessed by an iron pin set.

South 90°00'00" West a distance of 21.00 feet to a point, said point witnessed by an iron pin set.

South 00°00'00" West a distance of 510.00 feet to a point, said point witnessed by an iron pin set.

North 90°00'00" East a distance of 181.63 feet to a point, said point being on the westerly line of land now or formerly owned by THE CLEVELAND ELECTRIC ILLUMINATING CO., PN: 11-600500, as recorded in Deed Vol. 496 Page 145 in (GCRD), said point witnessed by an iron pin set.


Thence **South 02°55'30" West** along a westerly line of land now or formerly owned by THE CLEVELAND ELECTRIC ILLUMINATING CO., aforementioned, a distance of 812.39 feet to a point, said point being on the northerly line of land now or formerly owned by THE CLEVELAND ELECTRIC ILLUMINATING CO., PN: 11-601400, as recorded in Deed Vol. 469 Page 29 in (GCRD), said point witnessed by an iron pin set.

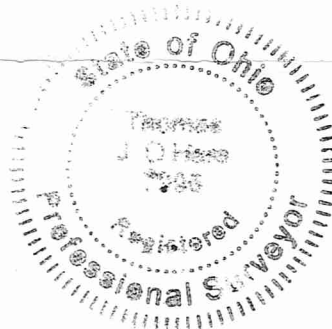
Thence **South 88°05'40" West** along a northerly line of land now or formerly owned by THE CLEVELAND ELECTRIC ILLUMINATING CO., aforementioned, and the northerly line of land now or formerly owned by THE CLEVELAND ELECTRIC ILLUMINATING CO., PN: 11-6601300, as recorded in Deed Vol. 478 Page 813 in (GCRD), a distance of 279.80 feet to a point, said point being the southeast corner of land now or formerly owned by Maywood Group, LLC, PN: 11-116600, as recorded in OR Book 1776 Page 1400 in (GCRD), said point witnessed by a 1"x2" iron bar found.

Thence **North 00°03'10" West** along the easterly line of land now or formerly owned by Maywood Group, aforementioned, and the easterly line of land now or formerly owned by Austin, aforementioned a distance of 2086.08 feet to a point in the centerline of Mayfield Road, passing through a 1"x2" iron bar found at 30.00 feet therefrom. Said point being the Place of Beginning, and containing **9.878 total acres** of land, 0.108 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1257) dated June 2013, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

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Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995
Dated: 7/23/13



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