



**DiNardo Companies, Inc.**  
**PN: 11-055630, OR Book 2089 Page 490**  
**9.321 acres**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 2, Tract Number 2, within said Township: Beginning at the point of intersection of the centerline of County Line Road (TR-93)(60') with the centerline of Wilson Mills Road (CH-08)(60'), said point witnessed by a 1" iron pipe found. Thence North 87°17'30" East along the centerline of Wilson Mills Road, a distance of 894.84 feet to a point, said point being the southeast corner of land now or formerly owned by P C Rads Oasis LLC, PN: 11-055620, as recorded in OR Book 1808 Page 100 in Geauga County Record of Deeds (GCRD). Thence North 00°49'02" East along the East line of PN: 11-055620, aforementioned, a distance of 256.66 feet to a point, said point witnessed by a 1/2" iron pin found. Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 00°49'02" West** along the East line of PN:11-055620, aforementioned, a distance of **442.82 feet** to a point, said point being the northeast corner of PN: 11-055620, aforementioned, said point being the southeast corner of land now or formerly owned by 7100 Wilson Mills Holdings, LLC, PN: 11-055640, as recorded in OR Book 2089 Page 485 in (GCRD), said point witnessed by a 1/2" iron pin found.

Thence **North 00°48'09" West** along the East line of PN: 11-055640, aforementioned, a distance of **1121.45 feet** to a point, said point being on the South line of Lot Number 21, Tract Number 1, the South line of land now or formerly owned by John Makuch, PN: 11-136200, as recorded in OR Book 2031 Page 3220 in GCRD, said point witnessed by a 1-1/4" iron pipe found.

Thence **North 88°27'14" East** along the South line Lot Number 21, Tract Number 1, the South line of PN: 11-136200, aforementioned, a distance of **299.88 feet** to a point, said point being the northwest corner of land now or formerly owned by Geraldine C. Adams, PN: 11-000900, as recorded in OR Book 1368 Page 172 in GCRD, said point witnessed by a 1/2" iron pin found.

Thence **South 00°48'09" East** along the West line of PN: 11-000900, aforementioned, a distance of **1309.73 feet** to a point, said point being the northeast corner of land now or formerly owned by Keith M. Gibbs, PN: 11-007400, as recorded in OR Book 2061 Page 1432 in GCRD, said point witnessed by a 1/2" iron pin found.

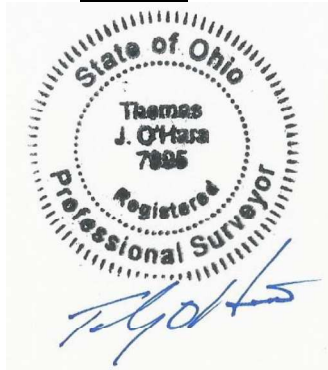
Thence **South 87°22'34" West** along the North line of PN: 11-007400, aforementioned, a distance of **250.00 feet** to a point, said point being the northwest corner of 11-007400, aforementioned, said point witnessed by a 1/2" iron pin found.

Thence **South 00°49'42" East** along the West line of PN: 11-007400, aforementioned, a distance of **249.00 feet** to a point, said point being on the North line of land now or formerly owned by David J. Eichenmiller and Allison W. Gee, PN: 11-310600 as recorded in OR Book 817 Page 822 in GCRD, said point witnessed by an iron pin set.

Thence **South 87°29'50" West** along the North line of PN: 11-310600, aforementioned, a distance of **50.00 feet** to a point, said point being the Place of Beginning, and containing **9.321 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2508) dated May 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995. Including a 50 foot easement as recorded in Deed Volume 246 Page 69, per current recorded information in Deed of Record OR Book 2089 Page 485, as depicted on aforementioned Survey (2508).

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network, Ohio North NAD83, Geoid Model: OHGeoid 12B GRS80. Distances are shown as U.S. Foot and decimal parts thereof. The intent of this description is to describe all of the land now or formerly owned by DiNardo Companies, Inc., PN: 11-055630, as recorded in OR Book 2089 Page 490 in Geauga County Record of Deeds. 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: 05-21-2020



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Sam Roessner* 5/27/2020  
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**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

**7100 Wilson Mills Holdings, LLC.**  
**PN: 11-055640, OR Book 2089 Page 485**  
**Parcel one and two**  
**5.362 acres**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 2, Tract Number 2, within said Township: Beginning at the point of intersection of the centerline of County Line Road (TR-93)(60') with the centerline of Wilson Mills Road (CH-08)(60'), said point witnessed by a 1" iron pipe found. Thence North 87°17'30" East along the centerline of Wilson Mills Road, a distance of 867.84 feet to a point, said point being the southeast corner of land now or formerly owned by P C Rads Oasis, PN: 11-055620, as recorded in OR Book 1808 Page 100. Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 00°49'02" West**, passing through an iron pin set at 30.00 feet, a total distance of **699.53 feet** to a point, said point being on the South line of land now or formerly owned by 7100 Wilson Mills Holdings, LLC., PN: 11-055640, as recorded in OR Book 2089 Page 485, Parcel Number One, in (GCRD), said point witnessed by an iron pin set.

Thence **South 87°23'21" West** along the North line of PN: 11-055620, aforementioned, a distance of **164.15 feet** to a point, said point being on the East line of land now or formerly owned by Sam & Ali, LLC, PN: 11-389200, as recorded in OR Book 1865 Page 2975 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 00°48'42" West** along the East line of PN: 11-389200, aforementioned, the East line of land now or formerly owned by Mark Ange and Patricia A. Shima, PN: 11-256300, as recorded in OR Book 1518 Page 1000 in GCRD, the East line of land now or formerly owned by Joe E. Bright and Dolores Mae Bright, PN: 11-038100, as recorded in OR Book 1609 Page 767 in GCRD, the East line of land now or formerly owned by Michael H. Albino, Trustee, PN: 11-071500, as recorded in OR Book 2044 Page 3232 in GCRD, the East line of land now or formerly owned by Thomas E. Stokes aka Thomas Edward Stokes and Mary A. Stokes, PN: 11-361011, as recorded in Deed Volume 710 Page 245 in GCRD, a distance of **1125.00 feet** to a point, said point being on the South line of Lot Number 21, Tract Number 1, the South line of land now or formerly owned by John Makuch, PN: 11-136200, as recorded in OR Book 2031 Page 3220 in GCRD, said point witnessed by a 1-1/4" iron pipe found.

Thence **North 88°27'14" East** along the South line Lot Number 21, Tract Number 1, the South line of PN: 11-136200, aforementioned, a distance of **191.25 feet** to a point, said point being the northwest corner of land now or formerly owned by DiNardo Companies, PN: 11-055630, as recorded in OR Book 2089 Page 490 in GCRD, said point witnessed by a 1-1/4" iron pipe found.

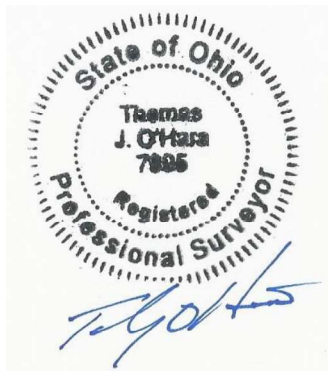
Thence **South 00°48'09" East** along the West line of PN: 11-055630, aforementioned, a distance of **1121.45 feet** to an angle point, said point witnessed by a 1/2" iron pipe found.

Thence **South 00°49'02" East** along the West line of PN: 11-055630, aforementioned, the West line of land now or formerly owned by David J. Eichenmiller and Allison W. Gee, PN: 11-310600, as recorded in OR Book 817 Page 822 in GCRD, a distance of **699.49 feet** to a point in the centerline of Wilson Mills Road, said point being the southwest corner of, PN: 11-310600, aforementioned, said point witnessed by an iron pin set 30.00" feet therefrom.

Thence **South 87°17'30" West** along the centerline of Wilson Mills Road, a distance of **27.00 feet** to a point, said point being the Place of Beginning, and containing **5.362 total acres** of land, 0.019 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2508) dated May 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995. Including a 30 foot easement as recorded in Deed Volume 307 Page 433, per current recorded information in Deed of Record OR Book 2089 Page 490, as depicted on aforementioned Survey (2508).

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network, Ohio North NAD83, Geoid Model: OHGeoid 12B GRS80. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of the land now or formerly owned by 7100 Wilson Mills Holdings, LLC, PN: 11-055640, as recorded in OR Book 2089 Page 485, parcels one and two, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "O'Hara 7995".



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Sam Roemm* 5/27/2020  
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**GAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995

Dated: 5-26-2020