

LEGEND / ABBREVIATIONS

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- nrd no record distance
- (c) calculated distance
- (u) used distance
- (m) measured distance
- (r) record distance
- (r/w) right of way centerline
- c/l own through
- O.R. official record
- D.V. deed volume
- P.O.B. place of beginning
- All iron pipes found are measured (I.D.)
- GCE Geauga County Engineer

NOTES

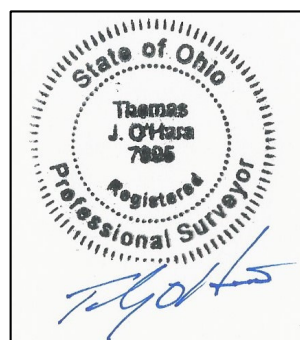
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation ODOT VRS Network, NAD83(2011) Geoid12B. Distances are shown as U.S. Foot and decimal parts thereof.

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 in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

Septic field and system location provided to O'Hara Land Surveying, LLC (OLS) by Client, OLS assumes no liability for the installation and design of said system. Proposed Buildings and drive location provided to OLS by Client. OLS assumes no liability for the construction layout and design of said improvements. This plat is for Planning Commission Requirements only, not for any design or construction.

ZONING

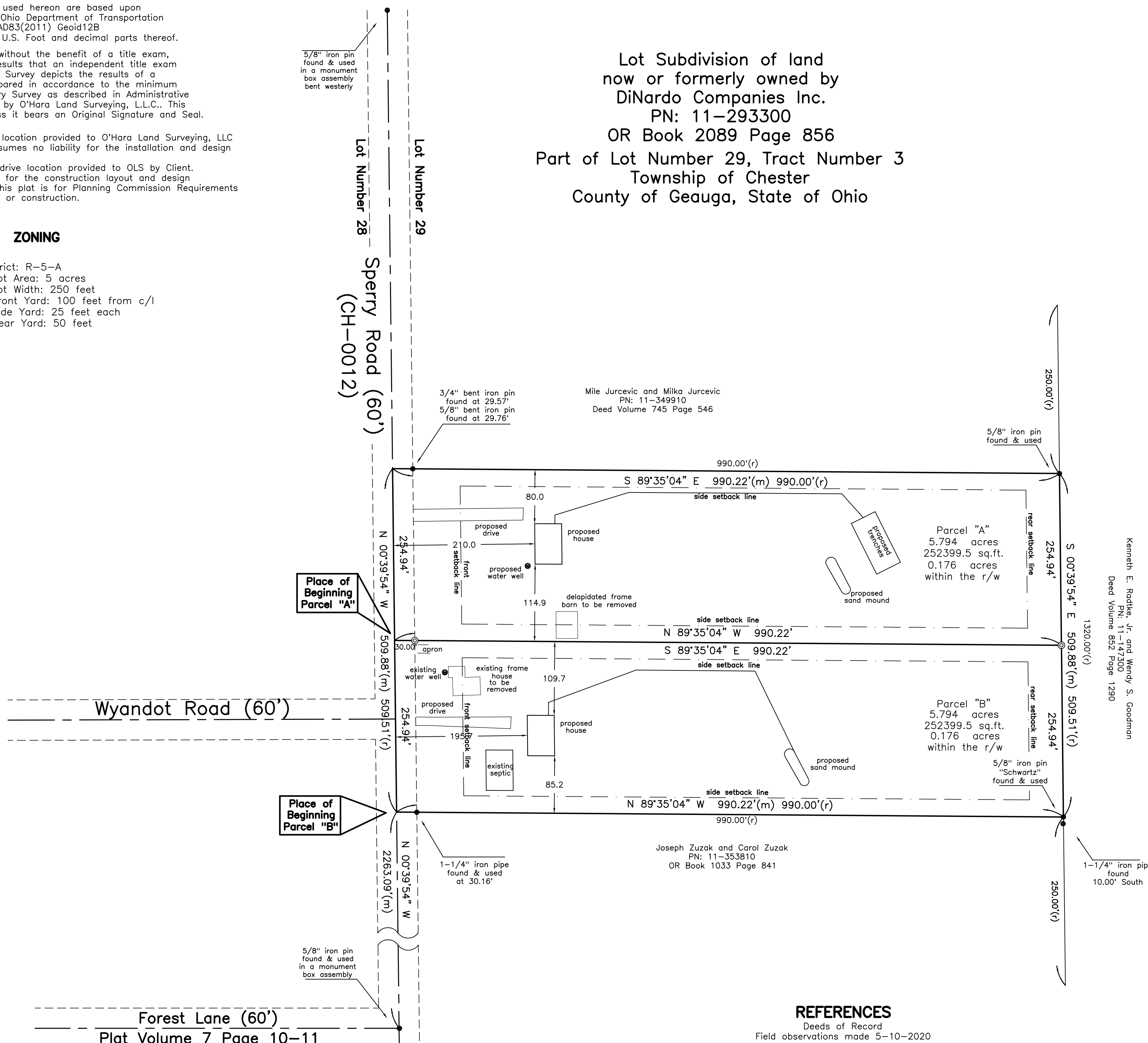
Zoning District: R-5-A
 Minimum Lot Area: 5 acres
 Minimum Lot Width: 250 feet
 Minimum Front Yard: 100 feet from c/l
 Minimum Side Yard: 25 feet each
 Minimum Rear Yard: 50 feet



Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 05-27-2020

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
James Rosen 5/29/20
 GEauga COUNTY ENGINEER
 TAX MAP DEPT.

Lot Subdivision of land
 now or formerly owned by
 DiNardo Companies Inc.
 PN: 11-293300
 OR Book 2089 Page 856
 Part of Lot Number 29, Tract Number 3
 Township of Chester
 County of Geauga, State of Ohio



Kenneth E. Radtke, Jr. and Wendy S. Goodman
 PN: 11-147300
 Deed Volume 852 Page 1290

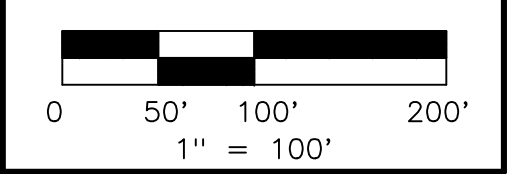
Joseph Zuzak and Carol Zuzak
 PN: 11-353810
 OR Book 1033 Page 841

Mile Jurcevic and Milka Jurcevic
 PN: 11-349910
 Deed Volume 745 Page 546

REFERENCES

- Deeds of Record
- Field observations made 5-10-2020
- O'Hara Land Surveying prior survey #2085, dated 06/24/2018
- Plat Volume 7 Page 10-11, Ireless Park Estates
- Plat Volume 7 Page 43, Wyandot Allotment
- CH.12-D-F-Sperry Road, 1944 Plans
- Rudy E. Schwartz, Survey of Eleanor Russell, dated 11-06-2002

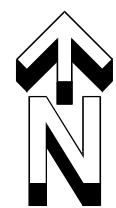
Forest Lane (60')
 Plat Volume 7 Page 10-11



Date of Survey
 05/05/2020
 Project No: 2507

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

This Subdivision of land complies with the applicable Chester Township Zoning Resolution. This ___ day of _____ 2020.
 By _____ Chester Township Zoning Inspector.



**Land Subdivision "Parcel "A"
DiNardo Companies Inc.
Part of PN: 11-293300, OR Book 2089 Page 856**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 29, Tract 3 within said Township: Beginning at the point of intersection of the centerline of Forest Lane (60') with the centerline of Sperry Road (CH-0012)(60'), said point being witnessed by a 5/8" iron pin found in a monument box assembly. Thence along the centerline of Sperry Road, and along the East line of Lot Number 28, North 00°39'54" West a distance of 2518.03 feet to a point, said point on the East line of Lot Number 28, said point being a new property corner created. Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 00°39'54" West** continuing along the centerline of Sperry Road, and along the East line of Lot Number 28, a distance of **254.94 feet** to a point, said point being the southwest corner of land now or formerly owned by Mile Jurcevic and Milka Jurcevic, PN: 11-349910, as recorded in Deed Volume 745 Page 546, in Geauga County Record of Deeds (GCRD).

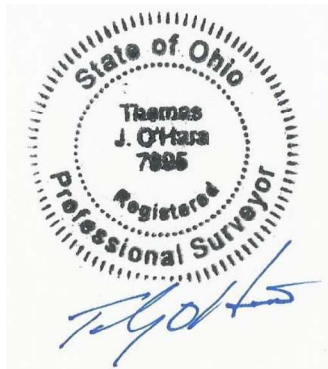
Thence **South 89°35'04" East** along the South line of PN: 11-349910, aforementioned, passing through a 3/4" bent iron pin found at 29.57 feet and a 5/8" bent iron pin found at 29.76 feet, not at right of way, a total distance of **990.22 feet** to a point, said point being on the West line of land now or formerly owned by Kenneth E. Radtke, Jr. and Wendy S. Goodman, PN: 11-147300, as recorded in Deed Volume 852 Page 1290 in GCRD, said point being the southeast corner of PN: 11-349910, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 00°39'54" East** along the West line of PN: 11-147300, aforementioned, a distance of **254.94 feet** to a point, a new property corner created, said point witnessed by an iron pin set.

Thence **North 89°35'04" West** along a new property line established, a distance of **990.22 feet** to a point in the centerline of Sperry Road, passing through an iron pin set at 30.00 feet therefrom at right of way, said point being the Place of Beginning, and containing **5.794 total acres** of land, 0.176 acres within the right of way of Sperry Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (2507) dated May 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe a portion (5.794 acres) of land now owned by DiNardo Companies Inc., PN: 11-293300, OR Book 2089 Page 856, as recorded 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".



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Sam Roemer 5/29/20
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Dated: 05-27-2020

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

**Land Subdivision "Parcel "B"
DiNardo Companies Inc.
Part of PN: 11-293300, OR Book 2089 Page 856**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 29, Tract 3 within said Township: Beginning at the point of intersection of the centerline of Forest Lane (60') with the centerline of Sperry Road (CH-0012)(60'), said point being witnessed by a 5/8" iron pin found in a monument box assembly. Thence along the centerline of Sperry Road, and along the East line of Lot Number 28, North 00°39'54" West a distance of 2263.09 feet to a point, said point on the East line of Lot Number 28, said point being the northwest corner of land now or formerly owned by Joseph Zuzak and Carol Zuzak, PN: 11-353810, as recorded in OR Book 1033 Page 841, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 00°39'54" West** continuing along the centerline of Sperry Road, and along the East line of Lot Number 28, a distance of **254.94 feet** to a point, said point being a new property corner created.

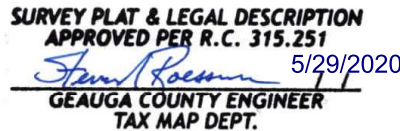
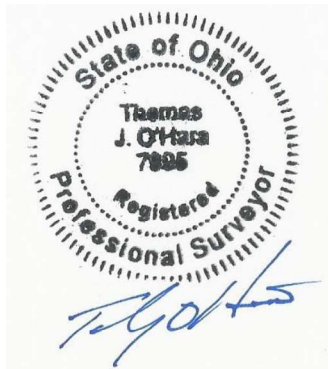
Thence **South 89°35'04" East** along a new property line established, passing through an iron pin set at 30.00 feet at right of way, a total distance of **990.22 feet** to a point, said point being on the West line of land now or formerly owned by Kenneth E. Radtke, Jr. and Wendy S. Goodman, PN: 11-147300, as recorded in Deed Volume 852 Page 1290 in GCRD, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°39'54" East** along the West line of PN: 11-147300, aforementioned, a distance of **254.94 feet** to a point, said point being the northeast corner of PN:11-353810, aforementioned, said point witnessed by a 5/8" iron pin "Schwartz" found.

Thence **North 89°35'04" West** along the North line of PN: 11-353810, a distance of **990.22 feet** to a point in the centerline of Sperry Road, passing through a 1-1/4" iron pipe found 30.16 feet therefrom at right of way, said point being the Place of Beginning, and containing **5.794 total acres** of land, 0.176 acres within the right of way of Sperry Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (2507) dated May 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

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Dated: 05-27-2020

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