

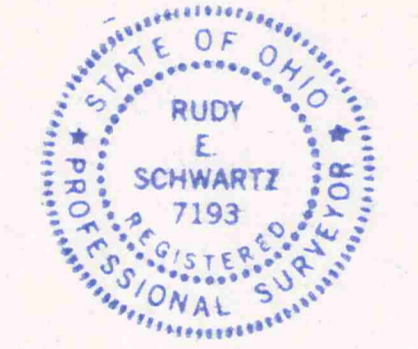
# PLAT OF SURVEY AND LOT SPLIT

LANDS SHOWN ARE KNOWN AS BEING PART OF ORIGINAL CHARDON TOWNSHIP LOT No.s 27 & 30, IN TRACT 2, SITUATED NOW IN THE TOWNSHIP OF CHARDON, COUNTY OF GAUGA, STATE OF OHIO.

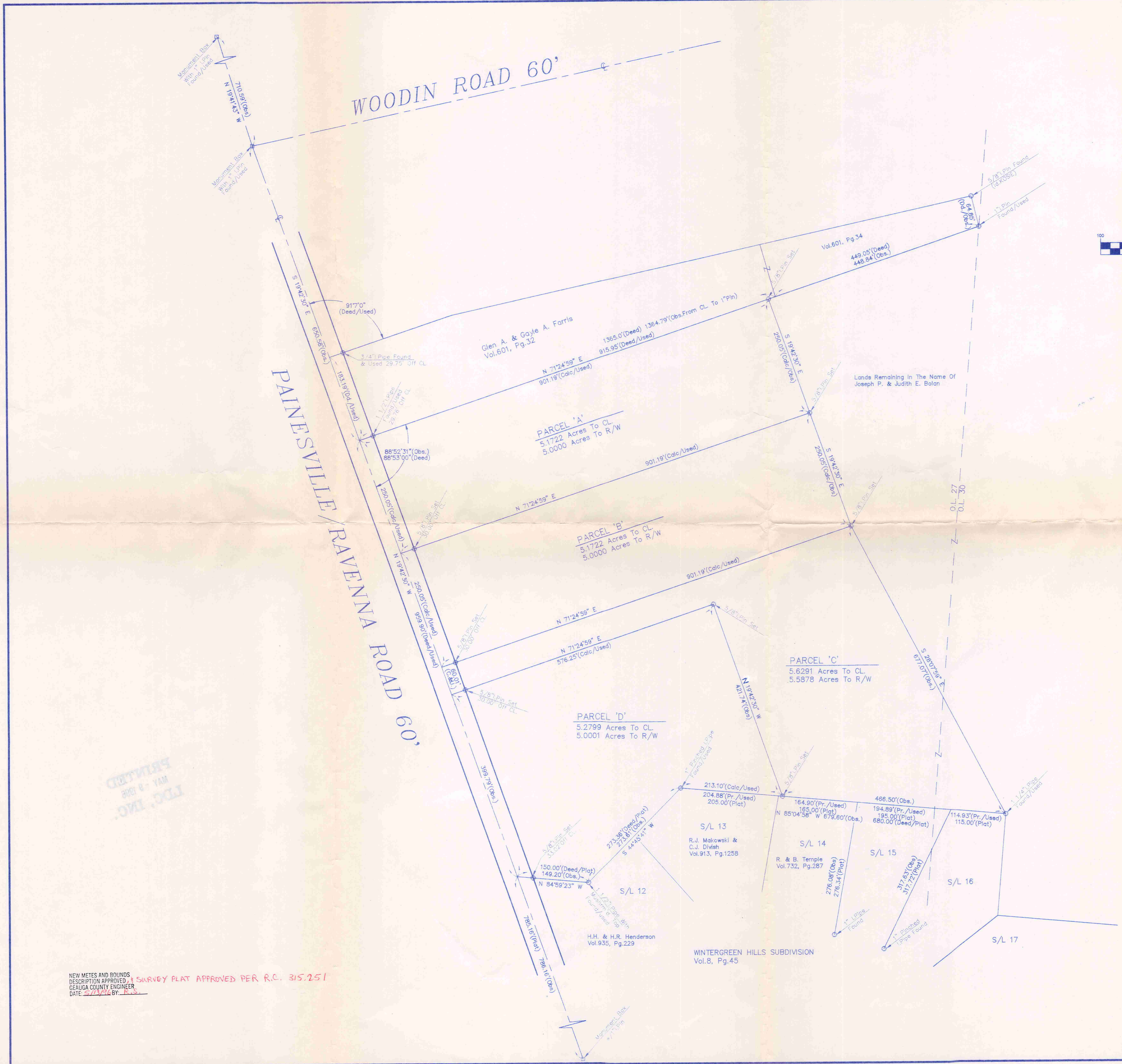
PREPARED FOR:  
**JOSEPH P. BOLAN**

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Rudy E. Schwartz*  
(NAME)



PREPARED BY:  
**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8585 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 235-8463 354-6938 951-LAND



NEW METES AND BOUNDS DESCRIPTION APPROVED SURVEY PLAT APPROVED PER R.C. 315.251  
DATE 2/22/96 BY R.S.

CHA

00006

CHA00006



**LDC inc.**

8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 1, 1996

LEGAL DESCRIPTION OF  
A 5.1722 ACRE PARCEL  
FOR  
JOSEPH P. AND JUDITH E. BOLAN  
PARCEL A

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 27, in Tract No. 2 and further being known as part of Parcel No. 3 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Painesville-Ravenna Road, 60 feet wide at the Southwesterly corner of land conveyed to Glen A. and Gayle A. Farris by deed recorded in Volume 601, Page 32 of Geauga County Deed Records, also being the Northwesterly corner of said Parcel No. 3, and said point lying South 19°42'30" East, along said centerline, a distance of 650.53 feet from a monument box with one inch iron pin found at its intersection with the centerline of Woodin Road;

**COURSE I** Thence North 71°24'59" East, along the Southerly line of land so conveyed to Glen A. and Gayle A. Farris, passing through a 1½ inch iron pipe found at 29.76 feet, a total distance of 901.19 feet to a 5/8 inch iron pin set;

**COURSE II** Thence South 19°42'30" East a distance of 250.05 feet to a 5/8 inch Iron pin set;

**COURSE III** Thence South 71°24'59" West passing through a 5/8 inch iron pin set at 871.19 feet, a total distance of 901.19 feet to said centerline of Painesville-Ravenna Road;

**COURSE IV** Thence North 19°42'30" West, along said centerline of Painesville-Ravenna Road, a distance of 250.05 feet to the Place of Beginning and containing 5.1722 acres of land (5.0000 acres excluding the area within the right-of-way of Painesville-Ravenna Road) as surveyed, calculated and described in February, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

NEW METES AND BOUNDS  
DESCRIPTION APPROVED, & SURVEY PLAT APPROVED PER R.C. 315.251  
GEAUGA COUNTY ENGINEER  
DATE: 5/13/96 BY: R.S.  
Page "L"

File No. BOLAJ1 9601  
(f:bolaj1/9601/word/legals/030196a)

Engineers and Surveyors



DATA  
00000



8585 EAST AVENUE • MENTOR, OHIO 44080

(216) 255-8483, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 1, 1996

LEGAL DESCRIPTION OF  
A 5.1722 ACRE PARCEL  
FOR  
JOSEPH P. AND JUDITH E. BOLAN  
PARCEL B

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 27, in Tract No. 2 and further being known as part of Parcel No. 3 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Painesville-Ravenna Road, 60 feet wide at the Southwesterly corner of land conveyed to Glen A. and Gayle A. Farris by deed recorded in Volume 601, Page 32 of Geauga County Deed Records, also being the Northwesterly corner of said Parcel No. 3, and said point lying South 19°42'30" East, along said centerline, a distance of 650.58 feet from a monument box with one inch iron pin found at its intersection with the centerline of Woodin Road;

Thence South 19°42'30" East, along said centerline of Painesville-Ravenna Road, a distance of 250.05 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 71°24'59" East passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 901.19 feet to a 5/8 inch iron pin set;

COURSE II Thence South 19°42'30" East a distance of 250.05 feet to a 5/8 inch iron pin set;

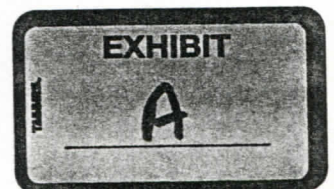
COURSE III Thence South 71°24'59" West passing through a 5/8 inch iron pin set at 871.19 feet, a total distance of 901.19 feet to said centerline of Painesville-Ravenna Road;

COURSE IV Thence North 19°42'30" West, along said centerline of Painesville-Ravenna Road, a distance of 250.05 feet to the Principal Place of Beginning and containing 5.1722 acres of land (5.0000 acres excluding the area within the right-of-way of Painesville-Ravenna Road) as surveyed, calculated and described in February, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

NEW METES AND BOUNDS  
DESCRIPTION APPROVED, & SURVEY PLAT APPROVED PER R.C. 315.251  
GEAUGA COUNTY ENGINEER  
DATE: 5/13/96 BY: R.S.  
Page 2

File No. BOLAJ1 9601  
(f:bola1/9601/word/legal/030186b)

Engineers and Surveyors



06-120403



8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 1, 1996

LEGAL DESCRIPTION OF  
A 5.6291 ACRE PARCEL  
FOR  
JOSEPH P. AND JUDITH E. BOLAN  
PARCEL C

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 27 and 30, in Tract No. 2 and further being known as part of Parcel No. 3 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Painesville-Ravenna Road, 60 feet wide at the Southwesterly corner of land conveyed to Glen A. and Gayle A. Farris by deed recorded in Volume 601, Page 32 of Geauga County Deed Records, also being the Northwesterly corner of said Parcel No. 3, and said point lying South 19°42'30" East, along said centerline, a distance of 650.58 feet from a monument box with one inch iron pin found at its intersection with the centerline of WoodIn Road;

Thence South 19°42'30" East, along said centerline of Painesville-Ravenna Road, a distance of 500.10 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 71°24'59" East passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 901.19 feet to a 5/8 inch iron pin set;

COURSE II Thence South 28°07'59" East a distance of 677.07 feet to a 1¼ inch iron pipe found at the Northeasterly corner of Sublot No. 16 in the Wintergreen Hills Subdivision No. 1 as shown by plat recorded in Volume 8, Page 45 of Geauga County Plat Records;

COURSE III Thence North 85°04'58" West along the Northerly line of said Wintergreen Hills Subdivision No. 1, a distance of 486.50 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 19°42'30" West, a distance of 421.74 feet to a 5/8 inch iron pin set;

COURSE V Thence South 71°24'59" West, passing through a 5/8 inch iron pin set at 546.25 feet, a total distance of 576.25 feet to said centerline of Painesville-Ravenna Road;

NEW METES AND BOUNDS  
DESCRIPTION APPROVED, SURVEY PLAT APPROVED PER 315.251  
GEAUGA COUNTY ENGINEER  
DATE: 5/13/96 BY: [Signature]

Engineers and Surveyors



CHA00606

**MARCH 1, 1996  
LEGAL DESCRIPTION OF  
A 5.6291 ACRE PARCEL FOR  
JOSEPH P. AND JUDITH E. BOLAN  
PARCEL C  
PAGE 2**

**COURSE VI**

Thence North 19°42'30" West, along said centerline of Painesville-Ravenna Road, a distance of 60.01 feet to the Principal Place of Beginning and containing 5.6291 acres of land (5.5878 acres excluding the area within the right-of-way of Painesville-Ravenna Road) as surveyed, calculated and described in February, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

CHA  
00006



8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 1, 1996

LEGAL DESCRIPTION OF  
A 5.2799 ACRE PARCEL  
FOR  
JOSEPH P. AND JUDITH E. BOLAN  
PARCEL D

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 27, in Tract No. 2 and further being known as part of Parcel No. 3 of lands conveyed to Joseph P. and Judith E. Bola by deed recorded in Volume 840, Page 1332 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Painesville-Ravenna Road, 60 feet wide at the Southwesterly corner of land conveyed to Glen A. and Gayle A. Farris by deed recorded in Volume 601, Page 32 of Geauga County Deed Records, also being the Northwesterly corner of said Parcel No. 3, and said point lying South 19°42'30" East, along said centerline, a distance of 650.58 feet from a monument box with one inch iron pin found at its intersection with the centerline of Woodin Road;

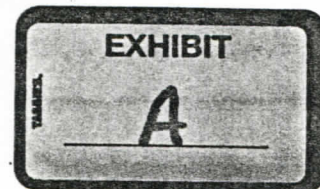
Thence South 19°42'30" East, along said centerline of Painesville-Ravenna Road, a distance of 560.11 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 71°24'59" East passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 576.25 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 19°42'30" East a distance of 421.74 feet to a 5/8 inch iron pin set in the Northerly line of the Wintergreen Hills Subdivision No. 1 as shown by plat recorded in Volume 8, Page 45 of Geauga County Plat Records;
- COURSE III Thence North 85°04'58" West along said Northerly line of the Wintergreen Hills Subdivision No. 1, a distance of 213.10 feet to a one inch pinch pipe found at an angle point therein;
- COURSE IV Thence South 44°45'41" West, continuing along said Northerly line, a distance of 273.61 feet to a 1½ inch mushroom top iron pipe found;
- COURSE V Thence North 84°59'23" West, continuing along said Northerly line, passing through a 5/8 inch iron pin set at 116.18 feet, a total distance of 149.20 feet to said centerline of Painesville-Ravenna Road;

NEW METES AND BOUNDS  
DESCRIPTION APPROVED, & SURVEY PLAT APPROVED PER R.C. 315.251  
GEAUGA COUNTY ENGINEER  
DATE: 5/13/96 BY: [Signature]

Page 2

Engineers and Surveyors



MARCH 1, 1996  
LEGAL DESCRIPTION OF  
A 5.2799 ACRE PARCEL FOR  
JOSEPH P. AND JUDITH E. BOLA  
PARCEL D  
PAGE 2

COURSE VI

Thence North  $19^{\circ}42'30''$  West, along said centerline of Painesville-Ravenna Road, a distance of 399.79 feet to the Principal Place of Beginning and containing 5.2799 acres of land (5.0001 acres excluding the area within the right-of-way of Painesville-Ravenna Road) as surveyed, calculated and described in February, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

CHA00006

Bolan

picked up 9-25-98

QUITCLAIM DEED

Know all Men by these Presents

That JOSEPH P. BOLAN and JUDITH E. BOLAN, Husband and Wife, the Grantors who claim title by or through instrument , recorded in Volume 840, Page 1332, of the Geauga County Recorder's Office, for the consideration of TEN DOLLARS (\$10.00) received to there full satisfaction of:

J.E.B. LAND DEVELOPMENT COMPANY, LTD., Grantee

whose TAX MAILING ADDRESS will be

12011 Wintergreen  
Chardon, Ohio 44024

have given, granted, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto said Grantee its successors, heirs and assigns forever, all such right and title as They have or ought to have in and to the following described pieces(s) or parcel(s) of land, situated in the Township of Chardon, County of Geauga, State of Ohio.

SEE ATTACHED LEGAL DESCRIPTION FOR PARCEL A - EXHIBIT "A"

Permanent Parcel No:

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to said Grantee, its successors in trust, heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under the, all or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall be these presents be excluded and forever barred.



QUITCLAIM DEED

Know all Men by these Presents

That JOSEPH P. BOLAN and JUDITH E. BOLAN, Husband and Wife, the Grantors who claim title by or through instrument , recorded in Volume 840, Page 1332, of the Geauga County Recorder's Office, for the consideration of TEN DOLLARS (\$10.00) received to there full satisfaction of:

J.E.B. LAND DEVELOPMENT COMPANY, LTD., Grantee

whose TAX MAILING ADDRESS will be

12011 Wintergreen  
Chardon, Ohio 44024

have given, granted, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto said Grantee its successors, heirs and assigns forever, all such right and title as They have or ought to have in and to the following described pieces(s) or parcel(s) of land, situated in the Township of Chardon, County of Geauga, State of Ohio.

SEE ATTACHED LEGAL DESCRIPTION FOR PARCEL B - EXHIBIT "A"

Permanent Parcel No:

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to said Grantee, its successors in trust, heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under the, all or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall be these presents be excluded and forever barred.



## QUITCLAIM DEED

Know all Men by these Presents

That **JOSEPH P. BOLAN and JUDITH E. BOLAN, Husband and Wife**, the Grantors who claim title by or through instrument , recorded in Volume 840, Page 1332, of the Geauga County Recorder's Office, for the consideration of TEN DOLLARS (\$10.00) received to there full satisfaction of:

**J.E.B. LAND DEVELOPMENT COMPANY, LTD.**, Grantee

whose TAX MAILING ADDRESS will be

12011 Wintergreen  
Chardon, Ohio 44024

have given, granted, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto said Grantee its successors, heirs and assigns forever, all such right and title as They have or ought to have in and to the following described pieces(s) or parcel(s) of land, situated in the Township of Chardon, County of Geauga, State of Ohio.

SEE ATTACHED LEGAL DESCRIPTION FOR PARCEL C - EXHIBIT "A"

Permanent Parcel No:

**To have and to hold** the premises aforesaid, with the appurtenances thereunto belonging to said Grantee, its successors in trust, heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under the, all or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall be these presents be excluded and forever barred.



QUITCLAIM DEED

Know all Men by these Presents

That JOSEPH P. BOLAN and JUDITH E. BOLAN, Husband and Wife, the Grantors who claim title by or through instrument , recorded in Volume 840, Page 1332, of the Geauga County Recorder's Office, for the consideration of TEN DOLLARS (\$10.00) received to there full satisfaction of:

J.E.B. LAND DEVELOPMENT COMPANY, LTD., Grantee

whose TAX MAILING ADDRESS will be

12011 Wintergreen  
Chardon, Ohio 44024

have given, granted, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto said Grantee its successors, heirs and assigns forever, all such right and title as They have or ought to have in and to the following described pieces(s) or parcel(s) of land, situated in the Township of Chardon, County of Geauga, State of Ohio.

SEE ATTACHED LEGAL DESCRIPTION FOR PARCEL D - EXHIBIT "A"

Permanent Parcel No:

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to said Grantee, its successors in trust, heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under the, all or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall be these presents be excluded and forever barred.

And for Valuable Consideration, **Joseph P. Bolan and Judith E. Bolan, Husband and Wife**, do hereby remise, release and forever quit-claim unto the said Grantee, its heirs and assigns, all their right and expectancy of Dower in the above described premises.

In Witness Whereof, we have hereunto set our hands, on the 9TH day of May, in the year of our Lord one thousand nine hundred and ninety-six.

SIGNED AND ACKNOWLEDGED in the presence of:

[Signature]

[Signature]  
JOSEPH P. BOLAN

[Signature]

[Signature]  
JUDITH E. BOLAN

State of Ohio     )  
                          ss.  
Cuyahoga County )

Before me, a Notary Public, in and for said County and State, personally appeared the above named JOSEPH P. BOLAN and JUDITH E. BOLAN who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

It Testimony Whereof, I have hereunto set my hand and official seal, at Cleveland, Ohio, this 9 day of May A.D. 1996.

[Signature]  
**SHARON L. DEWEY**  
NOTARY PUBLIC-STATE OF OHIO  
MY COMMISSION EXPIRES JULY 18, 1997