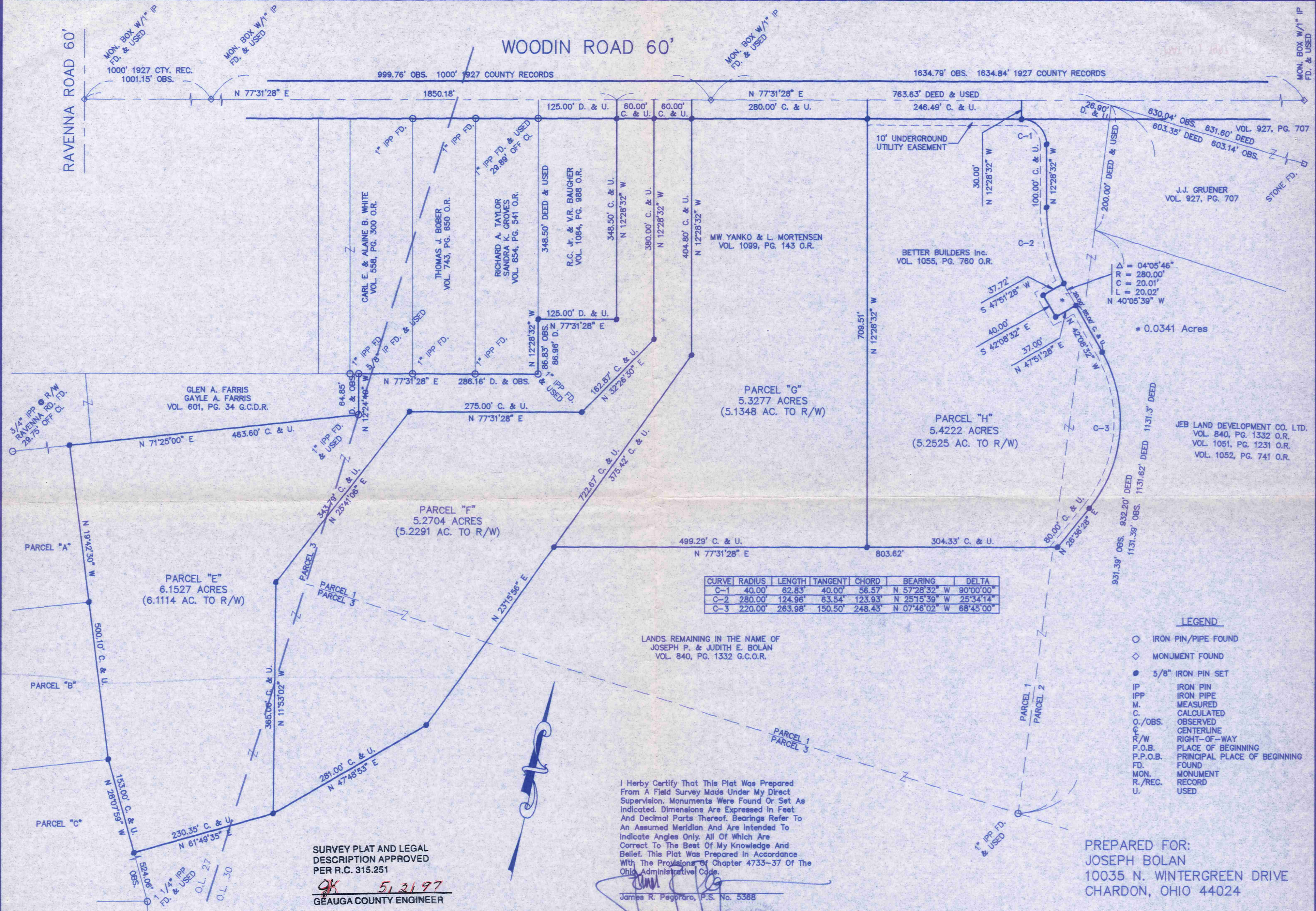


WOODIN ROAD 60'



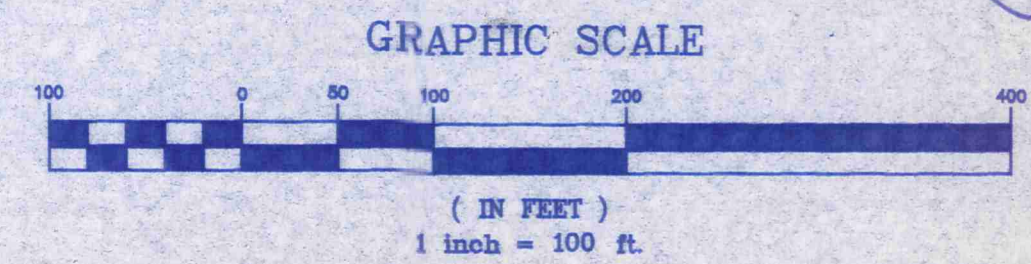
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	40.00'	62.83'	40.00'	56.57'	N 57°28'32" W	90°00'00"
C-2	280.00'	124.96'	63.54'	123.93'	N 25°15'39" W	25°34'14"
C-3	220.00'	263.98'	150.50'	248.43'	N 07°46'02" W	68°45'00"

- LEGEND**
- IRON PIN/PIPE FOUND
  - ◇ MONUMENT FOUND
  - 5/8" IRON PIN SET
  - IP IRON PIN
  - IPP IRON PIPE
  - M. MEASURED
  - C. CALCULATED
  - O./OBS. OBSERVED
  - CL CENTERLINE
  - R/W RIGHT-OF-WAY
  - P.O.B. PLACE OF BEGINNING
  - P.P.O.B. PRINCIPAL PLACE OF BEGINNING
  - FD. FOUND
  - MON. MONUMENT
  - R./REC. RECORD
  - U. USED

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
 GK 5.31.97  
 GEAUGA COUNTY ENGINEER

I Herby 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. This Plat Was Prepared In Accordance With The Provisions Of Chapter 4733-37 Of The Ohio Administrative Code.  
 James R. Pegoraro, P.S. No. 5368

PREPARED FOR:  
 JOSEPH BOLAN  
 10035 N. WINTERGREEN DRIVE  
 CHARDON, OHIO 44024



PLAT OF SURVEY AND LOT SPLIT

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA, STATE OF OHIO, AND BEING KNOWN AS PART OF ORIGINAL LOTS NO. 27 & 30, TRACT 2

L.D.C. Inc. db.a. **LAND DESIGN consultants**  
 Civil Engineers and Surveyors  
 8585 EAST AVENUE • MENTOR, OHIO 44060  
 TELEPHONE 255-8463 354-6938 951-LAND  
 REV. 4-23-97 WLM


**LDC inc.**

8585 EAST AVENUE • MENTOR, OHIO 44060

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

APRIL 30, 1997

REVISED  
LEGAL DESCRIPTION OF  
PARCEL 'H'  
(5.4222 ACRES)

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 30, Tract No. 2 and further being known as part of Parcel No. 1 and Parcel No. 2 of lands conveyed to Better Builders, Inc. by deed recorded in Volume 1055, Page 760 of Geauga County Official Records, further bounded and described as follows:

Beginning at a point in the centerline of Woodin Road, 60 feet wide, at the Northeasterly corner of land conveyed to R.C., Jr. and V.R. Baugher by deed recorded in Volume 1084, Page 988 of Geauga County Official Records, said point lying North  $77^{\circ}31'28''$  East, along said centerline, a distance of 1,850.18 feet from a 1 inch iron pin found in a monument box at the centerline intersection of said Woodin Road and Ravenna Road, 60 feet wide;

Thence North  $77^{\circ}31'28''$  East, along said centerline of Woodin Road, a distance of 400.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North  $77^{\circ}31'28''$  East, continuing along said centerline of Woodin Road, a distance of 246.49 feet to a point;

COURSE II Thence South  $12^{\circ}28'32''$  East, a distance of 30.00 feet to a 5/8 inch iron pin set at a point of curvature in the Southerly sideline of said Woodin Road;

Course III through Course XI are along the Westerly sideline of a proposed road;

COURSE III Thence Southeasterly along the arc of a curve deflecting to the right a distance of 62.83 feet said curve having a radius of 40.00 feet and a chord which bears South  $57^{\circ}28'32''$  East, 56.57 feet to a 5/8 inch iron pin set at the point of tangency.

**Engineers and Surveyors**

CHA00007

APRIL 30, 1997  
REVISED LEGAL DESCRIPTION OF  
PARCEL 'H'  
(5.4222 ACRES)  
PAGE 2

- COURSE IV Thence South 12°28'32" East a distance of 100.00 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE V Thence Southerly along the arc of a curve deflecting to the left a distance of 124.96 feet said curve having a radius of 280.00 feet and a chord which bears South 25°15'39" East, 123.93 feet to a 5/8 inch iron pin set at a point;
- COURSE VI Thence South 47°51'28" West a distance of 37.72 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 42°08'32" East a distance of 40.00 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 47°51'28" East a distance of 37.00 feet to a 5/8 inch iron pin set at said proposed Westerly sideline;
- COURSE IX Thence South 42°08'32" East a distance of 85.00 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE X Thence Southerly along the arc of a curve deflecting to the right a distance of 263.98 feet said curve having a radius of 220.00 feet and a chord which bears South 07°46'02" East, 248.43 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE XI Thence South 26°36'28" West a distance of 80.00 feet to a 5/8 inch iron pin set;
- COURSE XII Thence South 77°31'28" West a distance of 304.33 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence North 12°28'32" West, passing through a 5/8 inch iron pin set at 679.51 feet, a total distance of 709.51 feet to the Principal Place of Beginning and containing 5.4222 acres of land (5.2525 acres excluding the area within the right-of-way of Woodin Road) as surveyed, calculated and described in April, 1997 by Richard A. Thompson, Jr., P.S. No. 7388 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.

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

JK 5/21/97  
GEAUGA COUNTY ENGINEER

APR 30 1997  
RECEIVED  
SURVEYING DEPARTMENT  
GEAUGA COUNTY ENGINEER


**LDC inc.**

PICKED up 5/2/97

#06-120422

8585 EAST AVENUE • MENTOR, OHIO 44060

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

APRIL 30, 1997

LEGAL DESCRIPTION OF  
A 0.0341 ACRE PARCEL OF LAND  
TO JEB LAND DEVELOPMENT COMPANY, LTD.

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 30, Tract No. 2 and further being known as part of Parcel "H" of lands conveyed to Better Builders, Inc. by deed recorded in Volume 1055, Page 760 of Geauga County Official Records, further bounded and described as follows:

Beginning at a point in the centerline of Woodin Road, 60 feet wide, at the Northeasterly corner of land conveyed to R.C., Jr. and V.R. Baugher by deed recorded in Volume 1084, Page 988 of Geauga County Official Records, said point lying North 77°31'28" East, along said centerline, a distance of 1,850.18 feet from a 1 inch iron pin found in a monument box at the centerline intersection of said Woodin Road and Ravenna Road, 60 feet wide;

Thence North 77°31'28" East, along said centerline of Woodin Road, a distance of 646.49 feet to a point;

Thence South 12°28'32" East, a distance of 30.00 feet to a 5/8 inch iron pin set at a point of curvature in the Southerly sideline of said Woodin Road;

The following six (6) courses are along the Westerly sideline of a proposed road;

Thence Southeasterly along the arc of a curve deflecting to the right a distance of 62.83 feet said curve having a radius of 40.00 feet and a chord which bears South 57°28'32" East, 56.57 feet to a 5/8 inch iron pin set at the point of tangency.

Thence South 12°28'32" East a distance of 100.00 feet to a 5/8 inch iron pin set at a point of curvature;

Thence Southerly along the arc of a curve deflecting to the left a distance of 124.96 feet said curve having a radius of 280.00 feet and a chord which bears South 25°15'39" East, 123.93 feet to a 5/8 inch iron pin set at a point of tangency and the Principal Place of Beginning;

COURSE I            Thence South 47°51'28" West a distance of 37.72 feet to a 5/8 inch iron pin set;

**Engineers and Surveyors**

FEB 1 1997

APRIL 30, 1997  
LEGAL DESCRIPTION OF  
A 0.0341 ACRE PARCEL OF LAND  
TO JEB LAND DEVELOPMENT COMPANY, LTD.  
PAGE 2

- COURSE II            Thence South 42°08'32" East a distance of 40.00 feet to a 5/8 inch iron pin set;
- COURSE III           Thence North 47°51'28" East a distance of 37.00 feet to a 5/8 inch iron pin set at said proposed Westerly sideline;
- COURSE IV           Thence North 42°08'32" West, along said proposed sideline, a distance of 20.00 feet to a point of curvature;
- COURSE V            Thence along the arc of a curve deflecting to the right, a distance of 20.02 feet said curve having a radius of 280.00 feet and a chord which bears North 40°05'39" West a distance of 20.01 feet to the Principal Place of Beginning and containing 0.0341 acres of land as surveyed, calculated and described in April, 1997 by Richard A. Thompson, Jr., P.S. No. 7388 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.

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

JK 5/2, 97  
GEAUGA COUNTY ENGINEER

RECEIVED  
MAY 6 1997  
COUNTY ENGINEER

CHA 00007

APRIL 30, 1997  
REVISED LEGAL DESCRIPTION OF  
PARCEL 'H'  
(5.4222 ACRES)  
PAGE 3

NO REVIEW ON  
EASEMENT

EXCEPTING AND RESERVING therefrom to Joseph Bolan, their successors, assigns and grantees, a permanent easement and right of way under, over, and through a ten foot (10') wide strip of land southerly of and adjoining the southerly sideline of Woodin Road, 60 feet wide, and a ten foot (10') strip of land westerly of and adjoining the westerly sideline of a proposed road, 60 feet wide, the land described above for the purposes of a permanent right of way easement under, over and through said ten foot (10') wide strip, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors, assigns and Grantees, for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way and easement.

RECEIVED  
MAY 10 1997  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES