

PLAT OF LOT SPLIT

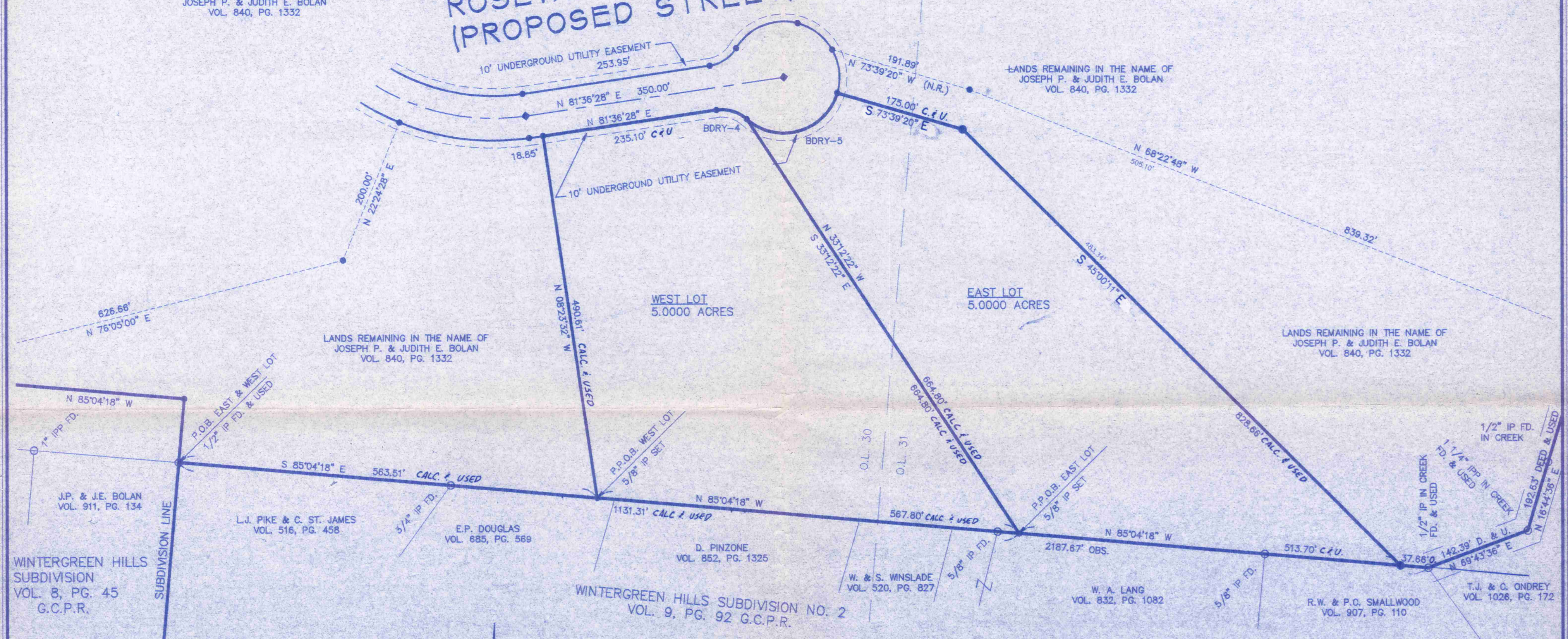
BROOKHAVEN SUBDIVISION (PROPOSED)

LANDS REMAINING IN THE NAME OF
JOSEPH P. & JUDITH E. BOLAN
VOL. 840, PG. 1332

ROSEWOOD DRIVE 60' (PROPOSED STREET)

PREPARED FOR:
JOSEPH P. AND JUDITH E. BOLAN

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga
AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL
LOTS 30 AND 31 IN TRACT TWO.



WINTERGREEN HILLS
SUBDIVISION
VOL. 8, PG. 45
G.C.P.R.

L.J. PIKE & C. ST. JAMES
VOL. 516, PG. 458

E.P. DOUGLAS
VOL. 685, PG. 569

D. PINZONE
VOL. 852, PG. 1325

WINTERGREEN HILLS SUBDIVISION NO. 2
VOL. 9, PG. 92 G.C.P.R.

W. & S. WINSLADE
VOL. 520, PG. 827

W. A. LANG
VOL. 832, PG. 1082

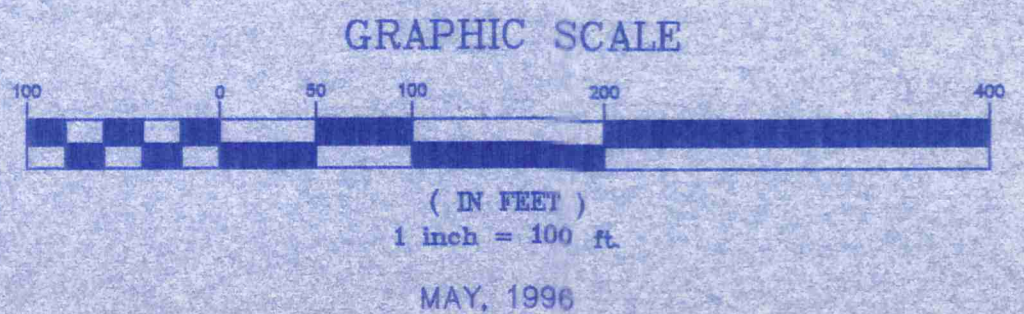
R.W. & P.C. SMALLWOOD
VOL. 907, PG. 110

T.J. & C. ONDREY
VOL. 1026, PG. 172



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BDRY-4	50.00'	43.81'	23.43'	42.43'	S 73°17'17" E	50°12'29"
BDRY-5	75.00'	151.15'	118.80'	126.84'	N 74°04'49" E	115°28'17"

- LEGEND**
- ◇ MONUMENT FOUND
 - IRON PIN/PIPE FOUND
 - 5/8" IRON PIN TO BE SET
 - 5/8" IRON PIN TO BE SET IN CONCRETE
 - ◆ 5/8" IRON PIN TO BE SET IN MONUMENT BOX



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.

Rudy E. Schwartz
Rudy E. Schwartz, P.S. No. 7193

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 5/30/1996
GEAUGA COUNTY ENGINEER



PREPARED BY:
LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE • MENTOR, OHIO 44060
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(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MAY 24, 1996

LEGAL DESCRIPTION OF
WEST LOT
A 5.0000 ACRE PARCEL FOR
JOSEPH P. AND JUDITH E. BOLAN

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

R.S. 5/30/1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 30 and 31 in Tract Two and further known as a part of a parcel of land conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Official Records and is further bounded and described as follows:

Beginning at a 1/2 inch iron pin found at a Northeasterly corner of Wintergreen Hills Subdivision as shown by plat recorded in Volume 8, Page 45 of Geauga County Plat Records said pin also being the Northeasterly corner of land conveyed to J. P. and J. E. Bolan by deed recorded in Volume 911, Page 134 of Geauga County Official Records said corner also being the Northwesterly corner of Wintergreen Hill Subdivision No. 2 as shown by plat recorded in Volume 9, Page 92 of Geauga County Plat Records also being the Northwesterly corner of land conveyed to L. J. Pike and C. St. James by deed recorded in Volume 516, Page 458 of Geauga County Deed Records;

Thence South 85°04'18" East, along the Northerly line of said Wintergreen Hills Subdivision No. 2 and the Northerly line of land so conveyed to L. J. Pike and C. St. James and the Northerly lines of land conveyed to E. P. Douglas by deed recorded in Volume 685, Page 569 of Geauga County Official Records, a distance of 563.51 feet to a 5/8 inch Iron pin set at a Southeasterly corner of Brookhaven Subdivision (a proposed subdivision) and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 8°23'32" West, along an Easterly line of said proposed subdivision, a distance of 490.61 feet to a 5/8 inch iron pin set in the Southerly line of Rosewood Drive, 60 feet wide, (a proposed street);

Course II and Course III are along the Southerly sideline of said Rosewood Drive;

Engineers and Surveyors

**MAY 24, 1996
 LEGAL DESCRIPTION OF
 WEST LOT
 A 5.0000 ACRE PARCEL FOR
 JOSEPH P. AND JUDITH E. BOLAN
 PAGE 2**

- COURSE II** Thence North 81°36'28" East a distance of 235.10 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE III** Thence Southeasterly along the arc of a curve deflecting to the right, a distance of 43.81 feet said curve having a radius of 50.00 feet and a chord which bears South 73°17'17" East, 42.43 feet to a 5/8 inch iron pin set;
- COURSE IV** Thence South 33°12'22" East a distance of 664.80 feet to a 5/8 inch iron pin set in said Northerly line of Wintergreen Hill Subdivision No. 2;
- COURSE V** Thence North 85°04'18" West, along said Northerly Subdivision line, a distance of 567.80 feet to the Principal Place of Beginning containing 5.0000 acres of land as surveyed, calculated and described in May, 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. Bearing used herein refer to an assumed meridian and are intended to indicate angles only.

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 Rosewood Drive, 60 feet wide (proposed), 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.



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MAY 24, 1996

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

LEGAL DESCRIPTION OF
EAST LOT
A 5.0000 ACRE PARCEL FOR
JOSEPH P. AND JUDITH E. BOLAN

R.S. 5, 30, 1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 30 and 31 in Tract Two and further known as a part of a parcel of land conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Official Records and is further bounded and described as follows:

Beginning at a ½ inch iron pin found at a Northeasterly corner of Wintergreen Hills Subdivision as shown by plat recorded in Volume 8, Page 45 of Geauga County Plat Records said pin also being the Northeasterly corner of land conveyed to J. P. and J. E. Bolan by deed recorded in Volume 911, Page 134 of Geauga County Plat Records also being the Northwesterly corner of land conveyed to L. J. Pike and C. St. James by deed recorded in Volume 516, Page 458 of Geauga County Deed Records, said corner also **

Thence South 85°04'18" East, along the Northerly line of said Wintergreen Hills Subdivision No. 2, a distance of 1131.31 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 33°12'22" West a distance of 664.80 feet to a 5/8 inch iron pin set in the curved Southerly sideline of a cul-de-sac of Rosewood Drive, 60 feet wide, a proposed street in the Brookhaven Subdivision (a proposed subdivision);

COURSE II Thence Easterly along the arc of a curve of said cul-de-sac, deflecting to the left, a distance of 151.15 feet said curve having a radius of 75.00 feet and a chord which bears North 74°04'49" East, 126.84 feet to a 5/8 inch iron pin set at an interior corner of said proposed subdivision;

Course III and IV are along Southeasterly lines of said Brookhaven Subdivision, (proposed);

**being the Northwesterly corner of Wintergreen Hills Subdivision No. 2 as shown by plat recorded in vol. 9, Page 92 of Geauga County Plat Records;

Engineers and Surveyors

MAY 24, 1996
LEGAL DESCRIPTION OF
EAST LOT
A 5.0000 ACRE PARCEL FOR
JOSEPH P. AND JUDITH E. BOLAN
PAGE 2

- COURSE III Thence South 73°39'20" East a distance of 175.00 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 45°00'11" East a distance of 828.66 feet to a 5/8 inch iron pin set in said Northerly line of Wintergreen Hill Subdivision No. 2;
- COURSE V Thence North 85°04'18" West, along said Northerly line, a distance of 513.70 feet to the Principal Place of Beginning and containing 5.0000 acres of land as surveyed, calculated and described in May, 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.

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 Rosewood Drive, 60 feet wide (proposed), 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.