

PLAT OF LOT SPLIT

PREPARED FOR:

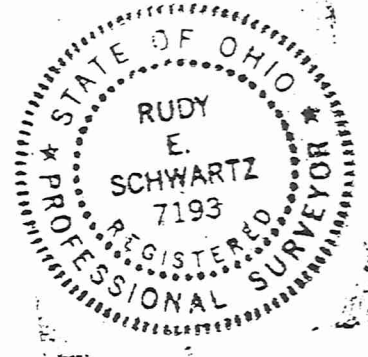
JOSEPH P. & JUDITH E. BOLAN

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

S/L No. 4 (PROPOSED)
223,198 sq.ft.
5.1239 Acres

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. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

S/L No. 5 (PROPOSED)
217,800 sq.ft.
5.0000 Acres



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

R.S. 5/28/1996
GEAUGA COUNTY ENGINEER

(PROPOSED) BROOKHAVEN SUBDIVISION

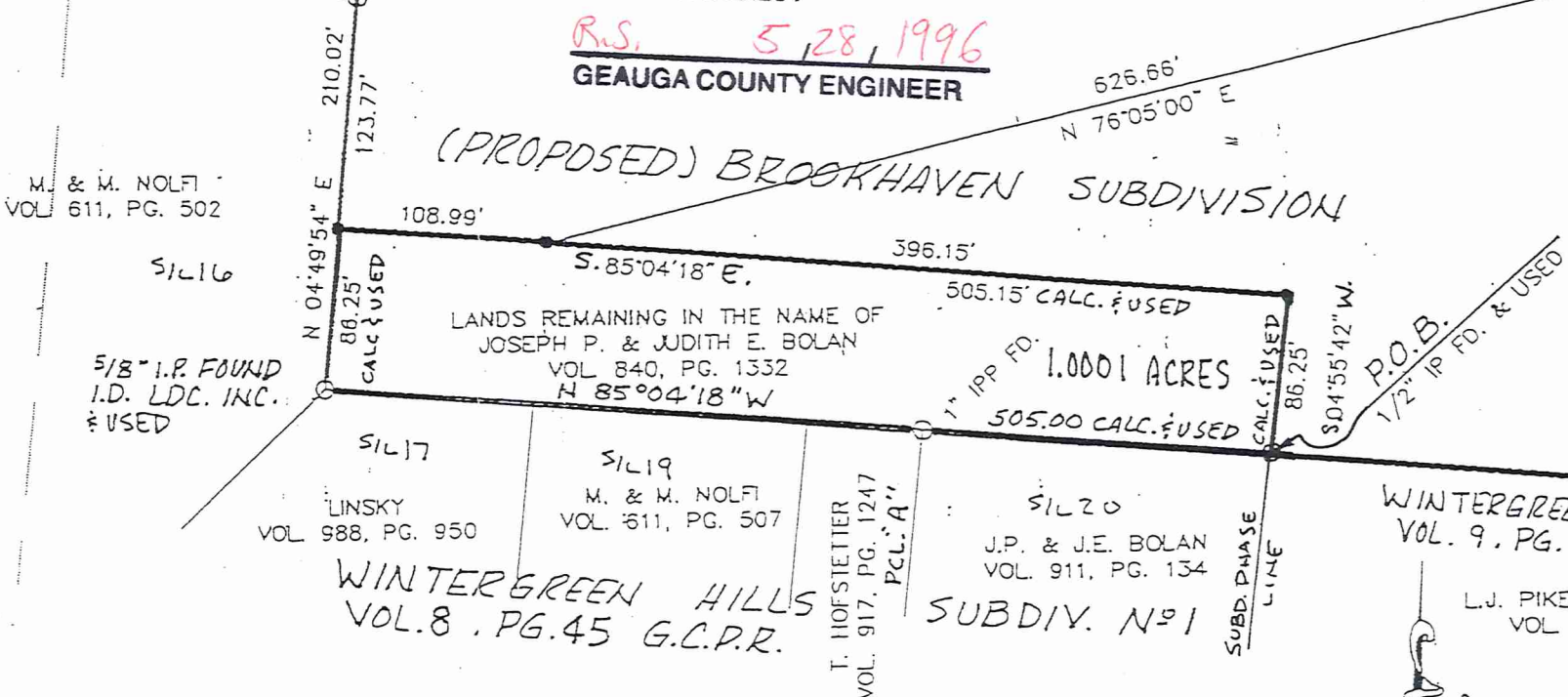
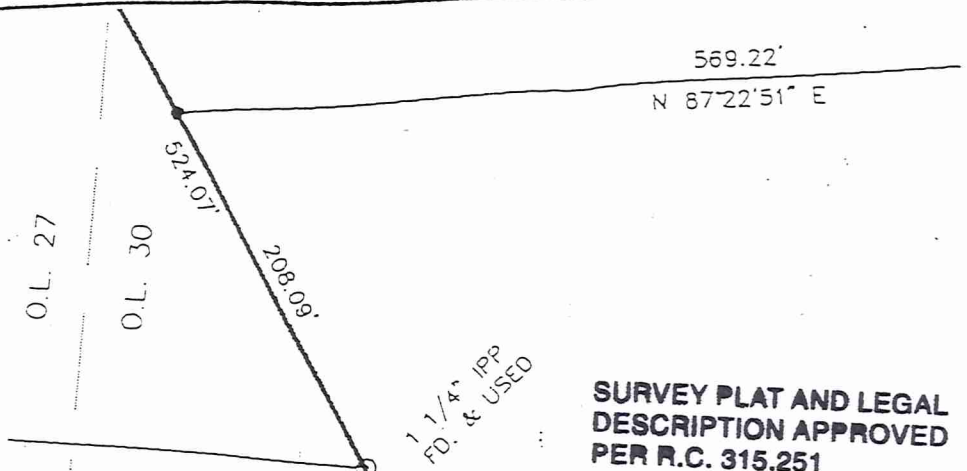
LANDS REMAINING IN THE NAME OF JOSEPH P. & JUDITH E. BOLAN
VOL 840, PG. 1332
N 85°04'18" W

1.0001 ACRES

SUBDIV. NO 1

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

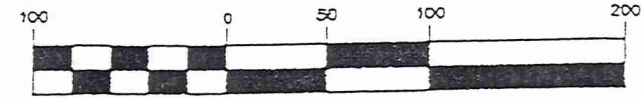
L.J. PIKE & C. ST. JAMES
VOL 516, PG. 458



LEGEND

- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- 5/8" IRON PIN TO BE SET
- 5/8" IRON PIN TO BE SET IN CONCRETE

GRAPHIC SCALE



(IN. FEET)
1 inch = 100 ft

5-24-96
REV. SCALE OF NORTH R
CORRECT BEARING ETC

BOLAJI-9601

PREPARED BY:

LAND DESIGN consultants
Civil Engineers and Surveyors
2525 EAST AVENUE • MENTOR, OHIO 44060
TELEPHONE 255-8463 354-8938 951-LAND

MAY, 1996



8585 EAST AVENUE • MENTOR, OHIO 44060

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

MAY 17, 1996

LEGAL DESCRIPTION OF
A 1.0001 ACRE PARCEL FOR
JOSEPH P. AND JUDITH E. BOLAN

TRACT 2

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 30 in ~~Section 13~~ 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;

COURSE I Thence North 85°04'18" West, along the Northerly line of said Wintergreen Hills Subdivision and the Northerly line of land so conveyed to J. P. and J. E. Bolan and the Northerly lines of land conveyed to: T. Hofstetter by deed recorded in Volume 917, Page 1247 of Geauga County Official Records; M. and M. Nolfi by deed recorded in Volume 611, Page 502 of Geauga County Deed Records; and Linsky by deed recorded in Volume 988, Page 950 of Geauga County Official Records, a distance of 505.00 feet to a 5/8 inch iron pin found (I.D. LDC, Inc.) at the Northwesterly corner of land so conveyed to Linsky said corner also being an interior corner of said Wintergreen Hills Subdivision at an anglepoint in the Easterly line of land conveyed to M. and M. Nolfi by deed recorded in Volume 611, Page 502 of Geauga County Deed Records;

COURSE II Thence North 04°49'54" East, along an Easterly line of said Wintergreen Hills Subdivision also being said Easterly line of land so conveyed to Nolfi, a distance of 86.25 feet to a 5/8 inch iron pin set;

MAY 17, 1996
LEGAL DESCRIPTION OF
A 1.0001 ACRE PARCEL FOR
JOSEPH P. AND JUDITH E. BOLAN
PAGE 2

COURSE III Thence South 85°04'18" East, along a line parallel to and 86.25 feet
Northerly by perpendicular measurement from Course I herein, a
distance of 505.15 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 04°55'42" West, along a line perpendicular to Course
I and III herein, a distance of 86.25 feet to the Place of Beginning
containing 1.0001 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.

**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251**
R.S. 5/28/1996
GEAUGA COUNTY ENGINEER