

PLAT OF LOT SPLIT

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAGA AND STATE OF OHIO:

KNOWN AS BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT 35 IN TRACT 3 FURTHER KNOWN AS BEING A LOT SPLIT OF LAND CONVEYED TO VINTAGE DESIGN BUILD COMPANY LLC. BY DEED RECORDED IN VOLUME 1813, PAGE 36 OF GEAGA COUNTY RECORDS (PARCEL NUMBER 11-015400).

FEBRUARY, 2007
SCALE 1 INCH = 20 FEET

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
OFFICE OF THE
GEAGA COUNTY ENGINEER

- LEGEND-SURVEY
- IPS IRON PIN SET W/CAP
 - IPF IRON PIN FOUND
 - IPPS IRON PIPE SET
 - IPPF IRON PIPE FOUND
 - DHF DRILL HOLE FOUND
 - DHS DRILL HOLE SET
 - SMNS "SURVEY MARK" NAIL SET
 - SMNF "SURVEY MARK" NAIL FOUND
 - IPMF IRON PIN MONUMENT FOUND
 - RPS REFERENCE PIN SET
 - RPF REFERENCE PIN FOUND
 - RSSS RAILROAD SPIKE SET
 - RSSF RAILROAD SPIKE FOUND
 - MNS "MAG" NAIL SET
 - MNF "MAG" NAIL FOUND
 - PKS "PK" NAIL SET
 - PKF "PK" NAIL FOUND
 - MON MONUMENT FOUND
 - FND. FOUND
 - D. DEED
 - R/REC. RECORD
 - M/MSD. MEASURED
 - O/OBS. OBSERVED
 - C/CALC. CALCULATED
 - ACT. ACTUAL
 - U. USED
 - D.R. DEED RECORD
 - CL. C/L CENTERLINE
 - ENC. ENCROACHMENT
 - CLR. CLEAR
 - TRND. ANGLE TURNED

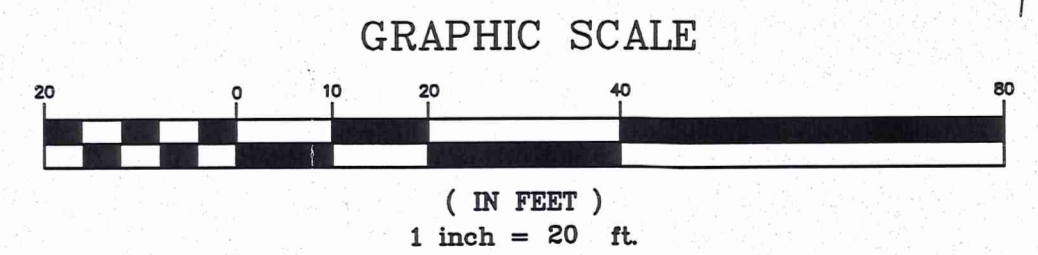
SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

Michael P. Spellacy 2-16-07
MICHAEL P. SPELLACY P.S. #8169 DATE



P.K. Nail Found/Used
506.33' Plat
506.40' Act.
N02°15'40"E (Plat)
N02°16'08"E (Act.)
177°39'30" (Plat)
177°39'03" (Act.)

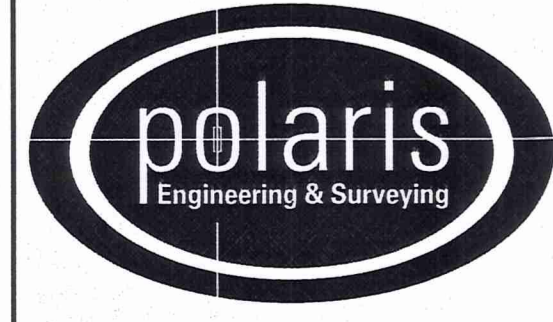


Basis Of Bearings:
Basis Of Bearings Refer To The Centerline Of Ward Drive, As Recorded In Vol. 4, Pg. 17-18, Of Geauga County Plat Records.

REV. No.	DATE	BY	CHK'D

DATE: 02/16/07
SCALE: HOR. 1"=20'
FOLDER: DWG\Plat
FILENAME: Lot_Split.dwg
TAB: Lot_Split
DRAWN: G.S.V.
CREW CHIEF: P.C.S.

Prcl. #11-015400 (12629 Ward Dr.)
Lands Shown Are Known As Being Part Of Original Geauga Township Lot No. 35 Of Tract No. 3, Situated Now In The Township Of Chester, County Of Geauga, State Of Ohio.



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

Plat of
Lot Split
Prepared For:
Paul D'Amico

CONTRACT No.	
06218	
SHEET	OF
1	1

CHE00156

CHE00150

Vintage Design (07-019)
picked up 02-22-07
obsolete



Polaris Engineering & Surveying
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**FEBRUARY 9, 2007
LEGAL DESCRIPTION
OF A
0.4984 ACRE PARCEL
(LOT SPLIT PARCEL A)**

Situated in the Township of Chester, County of Geauga, and State of Ohio, known as being part of Original Chester Township Lot 35 in Tract 3, further known as being 0.4984 acres split out of land conveyed to Vintage Design Build Company LLC by deed recorded in volume 1813, page 36 of Geauga County Deed Records (Parcel No. 11-015400):

Beginning at a P.K. Nail found at the intersection of the centerline of Mayfield Road (S.R. 322) with the centerline of Ward Drive (50 feet wide) as shown by plat recorded in volume 4, pages 17-18 of Geauga County Plat Records;

Thence North 02°16'08" East, along the centerline of said Ward Drive, 506.40 feet to an angle point therein;

Thence North 00°04'50" West, continuing along the centerline of said Ward Drive, 640.00 feet to a point therein and the Principal Place of Beginning;

- COURSE I Thence North 00°04'50" West, continuing along the centerline of said Ward Drive, 80.00 feet to a point therein;
- COURSE II Thence South 84°54'28" East, at 25.10 feet passing through a 5/8 inch iron pin (Id: Polaris) set in the Easterly sideline of said Ward Drive, 272.49 feet to a 5/8 inch iron pin (Id: Polaris) set in the Westerly line of land conveyed to West Geauga Plaza LLC by deed recorded in volume 1288, page 369 of Geauga County Records (parcel # 11-366800), the same being the Westerly line of Original Chester Township Lot 34 in Tract 3;
- COURSE III Thence South 00°04'50" East, along the Westerly lines of said Original Lot 34 and West Geauga Plaza LLC, 80.00 feet to a 5/8 inch iron pin (Id: Polaris) set therein;
- COURSE IV Thence North 84°54'28" West, at 247.39 feet, passing through a 5/8 inch iron pin (Id: Polaris) set in the Easterly sideline of said Ward Drive, 272.49 feet to the Principal Place of Beginning, and containing 0.4984 acres of land (21,710.58 square feet), (0.4524 acres 19,710.58 square feet excluding the right of way of Ward Drive), as surveyed and described in January, 2007 by Michael P. Spellacy P.S. #8169 of Polaris Engineering and Surveying, Inc. Bearings refer to the Dedication Plat for Ward Drive recorded in volume 4, pages 17-18 of Geauga County Plat Records, and all iron pins set are 5/8 inch by 30 inch long rebar with plastic identification caps.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 02/22/07
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

Michael P. Spellacy 2-09-07
Michael P. Spellacy P.S. #8169





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FEBRUARY 9, 2007
LEGAL DESCRIPTION
OF A
0.4984 ACRE PARCEL
(LOT SPLIT PARCEL B)

Situated in the Township of Chester, County of Geauga, and State of Ohio, known as being part of Original Chester Township Lot 35 in Tract 3, further known as being 0.4984 acres split out of land conveyed to Vintage Design Build Company LLC by deed recorded in volume 1813, page 36 of Geauga County Deed Records (Parcel No. 11-015400):

Beginning at a P.K. Nail found at the intersection of the centerline of Mayfield Road (S.R. 322) with the centerline of Ward Drive (50 feet wide) as shown by plat recorded in volume 4, pages 17-18 of Geauga County Plat Records;

Thence North 02°16'08" East, along the centerline of said Ward Drive, 506.40 feet to an angle point therein;

Thence North 00°04'50" West, continuing along the centerline of said Ward Drive, 560.00 feet to a point therein, said point also being the Northwesterly corner of land conveyed to Peter Z. and Brenda G. Szlamas by deed recorded in volume 1160, page 685 of Geauga County Records (parcel # 11-251800) and the Principal Place of Beginning;

COURSE I Thence North 00°04'50" West, continuing along the centerline of said Ward Drive, 80.00 feet to a point therein;

COURSE II Thence South 84°54'28" East, at 25.10 feet passing through a 5/8 inch iron pin (Id: Polaris) set in the Easterly sideline of said Ward Drive, 272.49 feet to a 5/8 inch iron pin (Id: Polaris) set in the Westerly line of land conveyed to West Geauga Plaza LLC by deed recorded in volume 1288, page 369 of Geauga County Records parcel # 11-366800), the same being the Westerly line of Original Chester Township Lot 34 in Tract 3;

COURSE III Thence South 00°04'50" East, along the Westerly lines of said Original Lot 34 and West Geauga Plaza LLC, 80.00 feet to a 5/8 inch iron pin (Id: Polaris) set at the Northeasterly corner of said Szlamas;

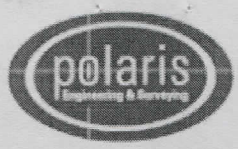
COURSE IV Thence North 84°54'28" West, along the Northerly line of said Szlamas, at 247.39 feet, passing through the Easterly sideline of said Ward Drive (witness: a 1 inch iron pipe found 0.11 feet north and 0.10 feet west), 272.49 feet to the Principal Place of Beginning, and containing 0.4984 acres of land (21,710.58 square feet), (0.4524 acres 19,710.58 square feet excluding the right of way of Ward Drive), as surveyed and described in January, 2007 by Michael P. Spellacy P.S. #8169 of Polaris Engineering and Surveying, Inc. Bearings refer to the Dedication Plat for Ward Drive recorded in volume 4, pages 17-18 of Geauga County Plat Records, and all iron pins set are 5/8 inch by 30 inch long rebar with plastic identification caps.

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

02/29/07
R.S.
OFFICE OF THE
REVISOR
GEAUGA COUNTY ENGINEER

Michael P. Spellacy P.S. #8169
2-9-07





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**FEBRUARY 9, 2007
LEGAL DESCRIPTION
OF A
0.4984 ACRE PARCEL
(REMAINDER PARCEL)**

Situated in the Township of Chester, County of Geauga, and State of Ohio, known as being part of Original Chester Township Lot 35 in Tract 3, further known as being 0.4984 acres remaining of land conveyed to Vintage Design Build Company LLC by deed recorded in volume 1813, page 36 of Geauga County Deed Records (Parcel No. 11-015400):

Beginning at a P.K. Nail found at the intersection of the centerline of Mayfield Road (S.R. 322) with the centerline of Ward Drive (50 feet wide) as shown by plat recorded in volume 4, pages 17-18 of Geauga County Plat Records;

Thence North 02°16'08" East, along the centerline of said Ward Drive, 506.40 feet to an angle point therein;

Thence North 00°04'50" West, continuing along the centerline of said Ward Drive, 720.00 feet to a point therein, and the Principal Place of Beginning;

COURSE I Thence North 00°04'50" West, continuing along the centerline of said Ward Drive, 80.00 feet to a point therein said point also being the Southwesterly corner of land conveyed to Lois Hummer by deed recorded in volume 1139, page 764 of Geauga County Records (parcel # 11-150300) ;

COURSE II Thence South 84°54'28" East, along the Southerly line of said Hummer, at 25.10 feet passing through the Easterly sideline of said Ward Drive (witness: a 1-1/2 inch iron pipe found at 24.30 feet), 272.49 feet to a 1 inch iron pipe found at the Southeasterly corner thereof, said point also being in the Westerly line of land conveyed to West Geauga Plaza LLC by deed recorded in volume 1288, page 369 of Geauga County Records parcel # 11-366800), the same being the Westerly line of Original Chester Township Lot 34 in Tract 3;

COURSE III Thence South 00°04'50" East, along the Westerly lines of said Original Lot 34 and West Geauga Plaza LLC, 80.00 feet to a 5/8 inch iron pin (Id: Polaris) set therein;

COURSE IV Thence North 84°54'28" West, at 247.39 feet, passing through a 5/8 inch iron pin (Id: Polaris) set in the Easterly sideline of said Ward Drive, 272.49 feet to the Principal Place of Beginning, and containing 0.4984 acres of land (21,710.58 square feet), (0.4524 acres 19,710.58 square feet excluding the right of way of Ward Drive), as surveyed and described in January, 2007 by Michael P. Spellacy P.S. #8169 of Polaris Engineering and Surveying, Inc. Bearings refer to the Dedication Plat for Ward Drive recorded in volume 4, pages 17-18 of Geauga County Plat Records, and all iron pins set are 5/8 inch by 30 inch long rebar with plastic identification caps.

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Michael P. Spellacy 2.09.07
Michael P. Spellacy P.S. #8169

