



REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE - MENTOR, OHIO 44060
TELEPHONE 255-8483 354-6938 951-LAND

KVENNABREKKA FARMS LTD
9121 BRAKEMAN ROAD
Hambden Township - Geauga County - Ohio

DATE March 15th, 2000
SCALE: HOR. 1"=60'
VERT.
FILENAME Jrv/PlatSplit
CHK'D BY Plat
F.B. No. SAS

LOT SPLIT

SHEET 1 OF 1
CONTRACT No. Kvenf1-9901

HAM00110

(HAM
00110)

Kralovic
picked up 3-17-2000
15-102261



LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

(440) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 7, 2000

LEGAL DESCRIPTION
OF A 9.2524 ACRE
LOT SPLIT

Situated in the Township of Hambden, County of Geauga and State of Ohio, being known as part of Original Lot No. 15, Bond Tract, known as being part of land conveyed to J.D. Kralovic Trust by deed recorded in Volume 1149, Page 434 of Geauga County Official Records:

Beginning at a point in the centerline of Brakeman Road (60.00 feet wide) at the southwesterly corner of land conveyed to E.M. Calabrese and R.L. Drury by deed recorded in Volume 996, Page 396 of Geauga County Official records, said point further being North 03°43'30" East, 668.11 feet from a monument box with 1 inch iron pin found;

Thence South 87°01'16" East, along Calabrese and Drury's southerly line, passing through an iron spike found at 29.46 feet, a total distance of 742.41 feet to a 5/8 inch iron pin found (I.D. Temple) at the southeasterly corner thereof;

Thence North 03°44'55" East, along said Calabrese and Drury's easterly line and the easterly line of land conveyed to M.E. and L.P. Nichols by deed recorded in Volume 1024, Page 842 of Geauga County Official Records, 469.77 feet to a 2 inch iron pipe found in the southerly line of land conveyed to S.C. and D.M. Sobie by deed recorded in Volume 994, Page 738 of Geauga County Official Records;

Thence South 86°39'40" East, along said Sobie's southerly line, 309.28 feet to a 5/8 inch iron pin set and the Principal Place of Beginning;

COURSE I Thence South 86°39'40" East, continuing along Sobie's southerly line, passing through a 1 inch iron pipe at 10.05 feet, a total distance of 701.58 feet to a 3/4 inch iron pin found at the northwesterly corner of land conveyed to J. and K. Washington by deed recorded in Volume 702, Page 134 of Geauga County Official Records;

MARCH 7, 2000
LEGAL DESCRIPTION
OF A 9.2524 ACRE LOT SPLIT
PAGE 2

- COURSE II Thence South $03^{\circ}43'32''$ West, along said Washington's westerly line and the westerly lines of land conveyed to H. & K. Dobies by deed recorded in Volume 470, Page 466 and M. & M. Poshedly by deed recorded in Volume 479, Page 664 both of Geauga County Official Records, a distance of 782.68 feet to a 3/4 inch iron pin found at the northeasterly corner of land conveyed to Michael and Nadine Pope by deed recorded in Volume 718, Pages 901-905 (Parcel No. 1);
- COURSE III Thence South $87^{\circ}49'38''$ West, along said Pope's northerly line, 423.80 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North $02^{\circ}10'22''$ West, 381.40 feet to a 5/8 inch iron pin set;
- COURSE V Thence North $29^{\circ}14'23''$ East, 83.39 feet to a 5/8 inch iron pin set;
- COURSE VI Thence along the arc of a non-tangent curve deflecting to the left, 152.79 feet, said curve having a radius of 146.00 feet and a chord which bears North $42^{\circ}11'08''$ West, 145.91 feet to a 5/8 inch iron pin set;
- COURSE VII Thence North $29^{\circ}12'58''$ West, 316.165 feet to the Principal Place of Beginning and containing 9.2524 acres of land as calculated and described according to a survey done by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc. in September, 1999 be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to said deed of J.D. Kralovic Trust.

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

R.S.

3/17/2000

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



8585 EAST AVENUE • MENTOR, OHIO 44060

(440) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 7, 2000

LEGAL DESCRIPTION
OF REMAINING LANDS
IN THE NAME OF
KRALOVIC TRUST

Situated in the Township of Hambden, County of Geauga and State of Ohio, being known as part of Original Lot No. 15, Bond Tract:

Beginning at a point in the centerline of Brakeman Road (60.00 feet wide) at the southwesterly corner of land conveyed to E.M. Calabrese and R.L. Drury by deed recorded in Volume 996, Page 396 of Geauga County Official records, said point further being North 03°43'30" East, 668.11 feet from a monument box with 1 inch iron pin found;

- COURSE I Thence South 87°01'16" East, along Calabrese and Drury's southerly line, passing through an iron spike found at 29.46 feet, a total distance of 742.41 feet to a 5/8 inch iron pin found (I.D. Temple) at the southeasterly corner thereof;
- COURSE II Thence North 03°44'55" East, along said Calabrese and Drury's easterly line and the easterly line of land conveyed to M.E. and L.P. Nichols by deed recorded in Volume 1024, Page 842 of Geauga County Official Records, 469.77 feet to a 2 inch iron pipe found in the southerly line of land conveyed to S.C. and D.M. Sobie by deed recorded in Volume 994, Page 738 of Geauga County Official Records;
- COURSE III Thence South 86°39'40" East, along said Sobie's southerly line, 309.28 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 29°12'58" East, 316.165 feet to a 5/8 inch iron pin set;
- COURSE V Thence along the arc of a non-tangent curve deflecting to the right, 152.79 feet, said curve having a radius of 146.00 feet and a chord which bears South 42°11'08" East, 145.91 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South 29°14'23" West, 83.39 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 02°10'22" East, 381.40 feet to a 5/8 inch iron pin set on the northerly line of land conveyed to Michael and Nadine Pope by deed recorded in Volume 718, Page 901-905 (Parcel No. 1);
- COURSE VIII Thence South 87°49'38" West, along said Pope's northerly line, 562.275 feet to a 1 inch iron pipe found at an angle point therein;

MARCH 7, 2000
 LEGAL DESCRIPTION
 OF REMAINING LANDS
 IN THE NAME OF
 KRALOVIC TRUST
 PAGE 2

COURSE IX Thence North 86°36'06" West, continuing along Pope's northerly line, 347.48 feet to the southeasterly corner of land conveyed to R.C. and J.D. Kralovic by deed recorded in Volume 1098, Page 873 of Geauga County Official Records;

The following 6 courses are along said Kralovic's land;

COURSE X Thence North 21°32'34" East, 266.53 feet to a point;

COURSE XI Thence North 86°43'27" West, 30.00 feet to an iron spike found;

COURSE XII Thence North 25°28'28" West, 102.03 feet to a 1 inch iron pipe found;

COURSE XIII Thence North 86°36'46" West, 382.19 feet to an iron spike found;

COURSE XIV Thence South 03°43'38" West, 89.99 feet to an iron spike found;

COURSE XV Thence North 86°45'43" West, 14.64 feet to a point on the easterly sideline of said Brakeman Road (witness an iron spike found 0.37 feet west);

COURSE XVI Thence South 03°43'30" West, along said sideline, 177.87 feet to an iron spike found;

COURSE XVII Thence North 86°41'52" West, 30.00 feet to said centerline of Brakeman Road;

COURSE XVIII Thence North 03°43'30" East, along said centerline, 327.61 feet to the Place of Beginning and containing 13.5251 acres of land as calculated and described according to a survey done by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc. in September, 1999 be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to the deed of J.D. Kralovic Trust recorded in Volume 1149, Page 434 of Geauga County Official Records.

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

R.S. 3/17/2000
 OFFICE OF THE Revised
 GEauga COUNTY ENGINEER