

LEGAL DESCRIPTION:

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being a part of Original Painesville Township Lot No. 20, Tract No. 4 and is further bounded and described as follows:
Beginning at a point in the Southeasterly sideline of Granger Avenue, 60 feet wide, where it is intersected by the Southwesterly sideline of Strother Avenue, 80 feet wide, as shown by the G.E. Melgs' Resurvey as recorded in Volume 4, Page 37, portfolio, of the Lake County Plat Records;
Thence North 46 deg. 45' 55" East, along said Southeasterly sideline of Granger Avenue, 3.08 feet to a point in the Northerly line of land conveyed to Cleveland Electric Illuminating Company by instruments recorded in Volume 720, Page 529 of the Lake County Deed Records and the principal place of beginning;

Course I Thence North 46 deg. 45' 55" East, along said Southeasterly sideline of Granger Avenue, 397.19 feet to the Southwesterly corner of land conveyed to John and Joan Racz by instrument recorded in Volume 202, Page 74 of Lake County Deed Records;

Course II Thence South 71 deg. 02' 12" East, along the Southerly line of land of said Racz, 827.49 feet to a point in the East line of said original Painesville Township Lot No. 20, at the Southeasterly line of land of said Racz;

Course III Thence South 0 deg. 01' 30" West, along said lot line 93.36 feet to a point at the Northeasterly corner of said land conveyed to the Cleveland Electric Illuminating Company;

Course IV Thence North 85 deg. 11' 26" West, along the Northerly line of said land conveyed to the Cleveland Electric Illuminating Company, 1075.70 feet to the principal place of beginning and containing 4.488 acres of land as surveyed and described in April 1987 by Richard J. Bliski, Ohio Registered Surveyor No. 5244 of Colpetzer-Thomas Inc. Registered Engineers and surveyors, be the same more or less, but subject to all legal highways.

EXCEPTING AND RESERVING THE FOLLOWING PREMISES:

Situated in Painesville Township, Lake County and the State of Ohio and being a part of Original Painesville Township Lot No. 20, Tract No. 4 and further bounded and described as follows:
Beginning at a 1" diameter iron pipe found at the Southwesterly corner of lands conveyed to Dusan Vladimira (P.P.N. 11B-68L-008) as recorded in Doc. No. 199957912 of the Lake County Deed Records, said point also being located on the Southeasterly right of way line of Granger Road (60' wide);
Thence South 71 deg. 02' 12" East along the Southerly line of lands conveyed to said Dusan Vladimira a distance of 686.21 feet to a 5/8" diameter capped iron pin set, said point being the Principal Place of Beginning of the premises herein described;

Course I Thence continuing South 71 deg. 02' 12" East along the Southerly line of lands conveyed to Joseph S. & Sheila F. Kovach (P.P.N. 11B-68L-014) as recorded in Doc. No. 980035370 of the Lake County Deed Records a distance of 141.28 feet to a 5/8" diameter capped iron pin found at the Northwesterly corner of lands conveyed to Carl Jonke (P.P.N. 11B-85-44) as recorded in Doc. #200109352 of the Lake County Deed Records;

Course II Thence South 00 deg. 01' 30" West along the Easterly line of lands conveyed to said Carl Jonke a distance of 93.36 feet to a 5/8" diameter capped iron pin found on the Northerly line of lands conveyed to the C.E.I. Company (P.P.N. 11B-68-21,22,24-27) as recorded on Vol. 715-Pg. 5, Vol. 718- Pg. 443 & Vol. 720-Pgs. 528 thru 537 of the Lake County Deed Records;

Course III Thence North 85 deg. 11' 26" West along the Northerly line of lands conveyed to said C.E.I. Company

a distance of 184.09 feet to a 5/8" diameter capped iron pin set;

Course IV Thence North 21 deg. 56' 00" East a distance of 133.50 feet to the Principal Place of Beginning and containing 0.413 acres (17,881 s.f.) of land as calculated and described by John R. Alban, Registered Surveyor No. 7651, in August 2003 and subject to all legal highways. Bearings used herein to an assumed meridian and are intended to indicate angles only. The bases of bearings is the Southerly right of way line of Granger Road as described in Doc. #200112445 for P.P.N. 11B-66-56 of the Lake County Official Records,

EXCEPTING AND RESERVING THE FOLLOWING DESCRIBED PREMISES:

Situated in Painesville Township, Lake County and the State of Ohio and being a part of Original Painesville Township Lot No. 20, Tract No. 4 and further bounded and described as follows:

Beginning at a 1" diameter iron pipe found at the Southwesterly corner of lands conveyed to Dusan Vladimira (P.P.N. 11B-66L-008) as recorded in Doc. No. 199857912 of the Lake County Deed Records, said point also being located on the Southeasterly right of way of Granger Road (60' wide);

Thence South 71 deg. 02' 12" East along the Southerly line of lands conveyed to said Dusan Vladimira a distance of 583.11 feet to a 5/8" diameter capped iron pin set, said point being the Principal Place of Beginning of the premises herein described;

Course I Thence continuing South 71 deg. 02' 12" East along the Southerly line of lands conveyed to Karlene R. Bonnay (P.P.N. 11B-66L-013) as recorded in Doc. No. 20021577 a distance of 103.10 feet to a 5/8" diameter capped iron pin set;

Course II Thence South 21 deg. 56' 00" West a distance of 133.50 feet to a 5/8" diameter capped iron pin set on the Northerly line of lands conveyed to the C.E.I. Company (P.P.N. 11B-66-21,22,24-27) as recorded on Vol. 715-Pg. 5, Vol. 716-Pg. 443 & Vol. 720-Pgs. 529 thru 537 of the Lake County Deed Records;

Course III Thence North 85 deg. 11' 28" West along the Northerly line of lands conveyed to said C.E.I. Company a distance of 107.74 feet to a 5/8" diameter capped iron pin set;

Course IV Thence North 21 deg. 56' 00" East a distance of 159.88 feet to the Principal Place of Beginning and containing 0.347 acres (15,104 s.f.) of land as calculated and described by John R. Alban, Registered Surveyor No. 7651, in August 2003 and subject to all legal highways. Bearings used herein to an assumed meridian and are intended to indicate angles only. The bases of bearings is the Southerly right of way line of Granger Road as described in Doc. #200112445 for P.P.N. 11B-66-56 of the Lake County Official Records.

EXCEPTING AND RESERVING THE FOLLOWING DESCRIBED PREMISES:

Situated in the Painesville Township, Lake County and the State of Ohio and being a part of Original Painesville Township Lot No. 20, Tract No. 4 and further bounded and described as follows:

Beginning at a 1" diameter iron pipe found at the Southwesterly corner of lands conveyed to Dusan Vladimira (P.P.N. 11B-66L-008) as recorded in Doc. No. 199857912 of the Lake County Deed Records, said point also being located on the Southeasterly right of way of Granger Road (60' wide);

Thence South 71 deg. 02' 12" East along the Southerly line of lands conveyed to said Dusan Vladimira a distance of 484.19 feet to a 5/8" diameter capped iron pin set, said point being the Principal Place of Beginning of the premises herein described;

Course I Thence continuing South 71 deg. 02' 12" East along the Southerly line of lands conveyed to Terry I. Luda (P.P.N. 11B-66L-012) as recorded in Doc. No. 200114587 of the Lake County Deed Records a distance of

98.92 feet to a 5/8" diameter capped iron pin set;

Course II Thence South 21 deg. 56' 00" West a distance of 159.88 feet to a 5/8" diameter capped iron pin set on the Northerly line of lands conveyed to the C.E.I. Company (P.P.N. 11B-68-21, 24-27) as recorded on Vol. 715~Pg. 5, Vol. 718~Pg. 443 & Vol. 720~Pgs. 529 thru 537 of the Lake County Deed Records;

Course III Thence North 85 deg. 11' 28" West along the Northerly line of lands conveyed to said C.E.I. Company a distance of 103.37 feet to a 5/8" diameter capped iron pin set;

Course IV Thence North 21 deg. 56' 00" East a distance of 185.19 feet to the Principal Place of Beginning and containing 0.391 acres (17,044 s.f.) of land as calculated and described by John R. Alban, Registered Surveyor No. 7651, in August 2003 and subject to all legal highways. Bearings used herein to an assumed meridian and are intended to indicate angles only. The bases of bearings is the Southerly right of way line of Granger Road as described in Doc. #200112445 for P.P.N. 11B-68-58 of the Lake County Official Records.

Parcel No. 11-B-058-0-00-056-0