

LEGAL DESCRIPTION:

Situated in the City of Mentor, County of Lake and State of Ohio and known as being a part of Lot No. 6, Tract No. 10 in said City and being further bounded and described as follows;

Beginning at a 5/8" iron pin found the intersection of the centerlines of Blackbrook Road (60 feet wide) and West Heisley Road (60 feet wide);

Thence South 23°29'01" West along the centerline of West Heisley Road a distance of 1,546.44 feet to a point;

Thence South 66°50'00" East a distance of 30.00 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the easterly right-of-way line of West Heisley Road and the southwesterly corner of land conveyed to John and Wilma DeBenedicts by deed recorded in Volume 128, Page 1205 of Lake County Deed Records, Permanent Parcel No. 16D-115E-8, said point being the principal place of beginning;

COURSE I: Thence South 66°50'00" East along the southerly line and to the southeasterly corner of John & Wilma DeBenedicts a distance of 170.00 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the westerly right-of-way line of State Route 44,

COURSE II: Thence South 23°29'01" West along the westerly line of State Route 44 a distance of 100.00 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. at the northeasterly corner of land conveyed to Valerie Watt and Mary Harter by deed recorded in Volume 556, Page 608 of Lake County Deed Records, Permanent Parcel No. 16D-115E-10;

COURSE III: Thence North 66°50'02" West along the northerly line and to the northwesterly corner of Valerie Watt and Mary Harter a distance of 159.29 feet to a 1" iron pipe found on the easterly line of land conveyed to Valerie Watt and Mary Harter by deed recorded in Volume 792, Page 1037 of Lake County Deed Records, Permanent Parcel No. 16D-115E-12,

COURSE IV: Thence North 1°42'23" East along the easterly line and to the northeasterly corner of Valerie Watt and Mary Harter a distance of 28.88 feet to a 5/8" iron pin set and capped Babcock, Jones & Associates, Inc. on the easterly right-of-way line of West Heisley Road;

COURSE V: Thence North 23°29'01" East along the easterly right-of-way line of West Heisley Road a distance of 73.12 feet to the principal place of beginning and containing 0.3869 of an acre land, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in September, 2006.

Bearings are based upon the centerline of West Heisley Road being North 23°29'01" East and are used to describe angles only.

Parcel No. 16-D-115-E-00-009-0

Property Address: 5531 West Heisley Road, Mentor, OH 44060