

LEGAL DESCRIPTION:

Situated in the Township of Perry, County of Lake and State of Ohio And known as being part of Sublot 4 in the Perry Acres Colony Subdivision, Original Lot 43, Township 7, Range VII, of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at the intersection of the centerline of South Ridge Road (60' wide) with the intersection of the centerline of Baldwin Road (50' wide, and not dedicated), Course I Thence South 03 degrees 22' 56" West along the centerline of Baldwin Road (not dedicated) a distance of 517.09 feet, Course II: Thence North 86 degrees 37' 04" West by a new division line a distance of 203.16 feet to a 5/8 inch rebar set in the Easterly line of land now or formerly owned by Boyce and Cheryl Nichols by deed recorded in Volume 840, Page 160 of the Lake County Records of Deeds, passing through a 5/8 inch rebar set at a distance of 25.00 feet, Course III: Thence North 03 degrees 23' 26" East along the Easterly line of land of said Boyce and Cheryl Nichols a distance of 221.49 feet to a 5/8 inch rebar set, Course IV: Thence North 69 degrees 57' 19" East along a new division line a distance of 194.13 feet to a 5/8 inch rebar set; Course V Thence North 03 degrees 22' 56" East by a new division line parallel with the centerline of Baldwin Road (now dedicated) a distance of 207.50 feet to the centerline of South Ridge Road, passing through a 5/8" inch rebar set at a distance of 174.89 feet; Course VI Thence North 69 degrees 57' 19" East a distance of 27.25 feet to the place of beginning and containing 1.080 acres of land as surveyed and described by Foresight Engineering Group, Inc, under the supervision of Steven N. Roessner, P S #7070 All 5/8 inch rebar set are 30 inches long capped "Foresight Engineering Group Prior deed reference Document #990000370 of the Lake County Records of Deeds Bearings are based on the centerline of Baldwin Road as shown on a plat titled Perry Acres Subdivision recorded in Volume C, Page 16 of the Lake County Records of Plats, be the same more or less, but subject to all legal highways

Subject to and including a 25 foot Utility and Ingress and Egress Easement having a centerline described as follows. Beginning on the centerline of South Ridge Road at a point being located South 69 degrees 57' 19" West a distance of 13.62 feet from the intersection of the centerline of South Ridge Road (60' wide) with the intersection of the centerline of Baldwin Road (50' wide, and not dedicated), Thence South 3 degrees 22' 56" West by a line, that is parallel with and 12.50 feet distant from by normal, measurement the centerline of Baldwin Road (not dedicated), to the Northerly line of land now or formerly owned by Kenneth A Walker by deed recorded in Volume 857, Page 378 of the Lake County Records of Deeds and the terminus of the herein described centerline The width of the easement is 25 feet, The sidelines of the easement to extend or shorten so as to terminate at the property lines

Parcel No. 03A-070-A-02-022-0