

LEGAL DESCRIPTION:

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being part of Original Lot No. 10, Tract No. 1, and is further bounded and described as follows:

Beginning in the centerline of Worrell Road, 60 feet wide, at a point located North 4 deg. 19' 00" East, 984.00 feet from the intersection of said centerline with the centerline of Rogers Road, 60 feet wide, said point being further located South 4 deg. 19' 00" West, 67.63 feet from the prolongation Easterly of the Southerly line of Sublot No. 17, in the Sherbrooke Valley Estates as recorded in Volume X, Page 21 of Lake County Plat Records.

COURSE I: Thence North 85 deg. 41' 00" West, 459.80 feet to a point.

COURSE II: Thence North 4 deg. 19' 00" East, 181.44 feet to the Southerly line of Sublot No. 19 in said subdivision.

COURSE III: Thence South 86 deg. 29' 00" East along said line of Sublot No. 19 and along the Southerly line of Sublot No. 18 in said subdivision, 459.84 feet to a point in the centerline of Worrell Road.

COURSE IV: Thence South 4 deg. 19' 00" West along said centerline of Worrell Road, a distance of about 187.87 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Together with a non-exclusive easement for ingress and egress and utilities over the following described land:

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being part of Sublot 30, Sherbrooke Valley Estates Subdivision No. 2 as recorded in Plat Volume Y, Page 32 of Lake County Records, beginning at the Northeasterly corner of said Sublot No. 30 at its intersection with Worrell Road.

Thence South 4 deg. 19' West along said road, 25 feet to a point.

Thence Northwesterly to a point in the Northerly line of said Sublot 30.

Thence South 85 deg. 41' 00" East, 40 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel Number: 31A-001-C-00-0140-0
Property Address: 2956 Worrell Road, Willoughby Hills, OH 44094