LEGAL DESCRIPTION:

Situated in the Village of Madison, County of Lake, and State of Ohio and known as being part of Lot 15, Paine Tract in Range 6, Township 11 of the Connecticut Western Reserve and bounded and described as follows;

Beginning at a point in the centerline of Bates Road (60' R/W) at the northeast corner of Lot 20, Paine Tract , said point being the northeast corner of land conveyed to Vicki Ford by deed recorded in Volume 1000, Page 1126 of the Lake County Deed Records (2A-4-3) and being also the **principle place of beginning;**

Thence N.89°-54'-00"W., along the north line of said Ford land (2A-4-3) and along the north line of land conveyed to said Vicki Ford (2A-4-2), and along the north line of land conveyed to R. W. Sidley by deed recorded in Volume 447, Page 591 of the Lake County Deed Records (2A-4-1), being also the north line of Lot 20, Paine Tract, passing over a 2" iron pipe found at 36.57 feet, a total distance of 558.15 feet, to a 1-3/4" iron pipe found at an angle point in said Sidley land;

Thence N.00°-12'-30"E., along the east line of said Sidley land (2A-4-12), a distance of 317.83 feet, to a point at the southwest corner of land conveyed to James & Debra Molner by document #97000035 of the Lake County Deed Records (2A-4-19), a 2" iron pipe was found N.89°-04'-50"E., a distance of 0.29 feet from said point;

Thence N.89°-04'-50""E., along the south line of said Molner land, passing over said iron pipe found at 0.29 feet, a distance of 147.07 feet, to an iron pin set;

Thence S.00°-00'-00"E., a distance of 200.02 feet, to an iron pin set;

Thence N.89°-04'-50"E., passing over an iron pin set at 380.00 feet, a total distance of 410.00 feet, to a point in the centerline of Bates Road;

Thence S.00°-00'-00"E., along the centerline of Bates Road, a distance of 127.72 feet, to the **principle place of beginning,** and containing 2.249 Acres of land to the centerline (2.161 Acres to the right of way), more or less, but subject to all legal highways.

The above described property was surveyed by James A. Ziemba, Professional Surveyor #7094 on August 13, 2007. Bearings shown hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe part of the land conveyed to Nicholas Stincic by deed recorded in document #2005R040185 of the Lake County Deed Records (2A-4-4).

Parcel No. 02A0040000040

Property Address: 300 Bates Road, Madison, OH 44057