

LEGAL DESCRIPTION:

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS:

SITUATED IN THE COUNTY OF LAKE, IN THE STATE OF OHIO AND IN THE TOWNSHIP OF CONCORD, AND BOUNDED AND DESCRIBED AS FOLLOWS: AND KNOWN AS PART OF SUBLOTS 13 AND 14 IN CREEKVIEW PARK SUBDIVISION OF A PART OF LOTS NOS. 20, 26 AND 27, TRACT 4 IN SAID TOWNSHIP AND RECORDED IN VOLUME P, PAGE 90, LAKE COUNTY RECORDS OF PLATS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWEST CORNER OF SUBLOT NO. 12 ON THE EAST SIDE OF DAWN PLACE IN SAID SUBDIVISION;

1. THENCE NORTH 47 DEG. 25' 45" EAST ALONG A NORTHWESTERLY LINE OF SUBLOT NO. 12, A DISTANCE OF 61.80 FEET TO A POINT;

2. THENCE NORTH 26 DEG. 25' 10" EAST, A DISTANCE OF 156.39 FEET TO A POINT;

3. THENCE NORTH 12 DEG. 10' 42" WEST, A DISTANCE OF 104.70 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SUBLOT NO. 1;

4. THENCE SOUTH 4 DEG. 25' 27" WEST, A DISTANCE OF 124.12 FEET TO A POINT;

5. THENCE SOUTH 2 DEG. 18' 32" EAST A DISTANCE OF 62.80 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DAWN PLACE;

6. THENCE SOUTHEASTERLY ALONG THE ARE OF A CURVE DEFLECTION TO THE RIGHT, WHOSE RADIUS IS 50 FEET AND WHOSE CHORD BEARS SOUTH 71 DEG. 5' 50" EAST FOR A DISTANCE OF 48.08 FEET, AN ARC DISTANCE OF 50.11 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 0.671 ACRES OF LAND, CALCULATED AND DESCRIBED BY WM. R. GRAY AND ASSOCIATES, INC., REGISTERED ENGINEERS AND SURVEYORS, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PRIOR INSTRUMENT REFERENCE: INSTRUMENT # 2004R036842

PARCEL NO. 10A028E000130

PROPERTY COMMONLY KNOWN AS: 7315 DAWN PLACE, MENTOR, OHIO 44060