

LEGAL DESCRIPTION:

Situated in the City of Painesville, County of Lake, and State of Ohio: And known as being a part of Tract 3 in said City, being more particularly described as follows: Beginning at a point in the east line of Elm Street, 303.5 links (200.3 feet) north from the centerline of Oak Street; thence north 74-3/4 degrees east, 276 links (182 feet) to the division line between Patterson and Darrow Heirs; thence along said division line south 15-1/4 degrees east, 257 links (170 feet) to the north line of Oak Street; thence south 74-3/4 degrees west, 299 links (195) feet along the N. line of Oak Street to Elm Street; thence N. 11 degrees W. 258 links (170-1/2 feet) to the beginning, and containing about 75/100 of an acre of land, be the same more or less, but subject to all legal highways. EXCEPTING twenty (20) feet of the eastern (back) and of the above-described land, deeded to Edwin A. Steinback and Nelma E. Steinback by Charles Luth, unmarried, in Volume 360, Page 355 of Lake County Records of Deeds and dated May 25, 1954. EXCEPTING the following premises: Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of tract 3 in said City, being more particularly described as follows: Beginning at a point in the centerline intersection of Elm St. (60) and Oak St. (60), thence N 11 degrees 00' 00" W along the centerline of Elm St. (60) a distance of 200.44 feet to a point; Thence N 75 degrees 12' 00" E a distance of 30.07 feet to a point on the easterly right of way of Elm St (60) at the southwest corner of a parcel of land conveyed to Catherine M. Messina as recorded in Document No. 2005R025335 of Lake County Official Records (P.P. #15A-8C-16) and referenced by a 1/2 inch iron pipe found in concrete (0.05 feet north, 0.10 feet west), said point being the principal place of beginning of the parcel of land herein intended to be described; Thence N 75 degrees 12' 00" E along the southerly line of said Messina property a distance of 162.87 feet to a 1-inch iron pipe found (0.29 feet north, 0.06 feet west) at the northwest corner of a parcel of land conveyed to Nelma E. Steinback as recorded in Volume 163, Page 659 of Lake County Official Records (P.P. #15A-8C-13); Thence S 14 degrees 53' 30" E along the westerly line of said Steinback property a distance of 74.84 feet to a 5/8 inch iron pin set at the northeast corner of a parcel of land conveyed to Julie D. Wager as recorded in Document No. 2004R043191 of Lake County Official Records (P.P. #15A-8C-14); Thence S 75 degrees 12' 30" W along the northerly line of said Wager property a distance of 167.96 feet to a 5/8" iron pipe found (0.12 feet north, 0.03 feet west) at the northwest corner of said Wager property; Thence N 11 degrees 00' 00" W along the right of way of Elm St. a distance of 75.00 feet to the principal place of beginning, and containing 0.284 acres of land as surveyed and described by Daniel J. Gerson, P.S. #8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same more or less, but subject to all legal highways and easements. Surveyed in August 2005.

Parcel No. 15-A-008-C-00-014-0

Property Address: 586 Elm Street, Painesville, OH 44077

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. #8137.

Basis of bearing is Elm St. (60 feet) N 11 degrees 00' 00" W.