



DONALD G. BOHNING & ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130
FAX • (216) 642-1132

Parcel 2-B
12.3741 Acres
DGB 3584-60D

December, 2007

LEGAL DESCRIPTION

Situated in the City of Mentor, County of Lake, and State of Ohio, and known as being part of Parcel No. 2 in the Norton Parkway Subdivision as recorded in Volume 53, Page 25 of Lake County Plat Records, and being part of Original Mentor Township Lot 9, Tract 2 and bounded and described as follows:

Beginning at a point of curvature in the centerline of Norton Parkway, variable width, distant South 89 degrees 06 minutes 15 seconds West measured along said centerline, 216.52 feet from its intersection with the centerline of Center Street (S.R. 615), 90 feet wide and variable, and from which point a capped 5/8" diameter iron pin found (LDC Inc.) bears South 89 degrees 05 minutes 51 seconds West, 0.12 feet;

Thence southwesterly along the curved centerline of Norton Parkway, being the arc of a curve deflecting to the left, 217.96 feet to a point of tangency, said arc having a radius of 500.00 feet, a central angle of 24 degrees 58 minutes 33 seconds, and a chord which bears South 76 degrees 36 minutes 58 seconds West, 216.23 feet, and from which point a capped 5/8" diameter iron pin found (LDC Inc.) bears South 64 degrees 07 minutes 42 seconds West, 0.16 feet;

Thence South 64 degrees 07 minutes 42 seconds West along the centerline of Norton Parkway, 610.83 feet to a point of curvature, therein, and from which point a capped 5/8" diameter iron pin found (LDC Inc.) bears South 64 degrees 07 minutes 42 seconds West, 0.16 feet;

Thence southwesterly along the curved centerline of Norton Parkway, being the arc of a curve deflecting to the left, 263.22 feet to a point of tangency, said arc having a radius of 1500.00 feet, a central angle of 10 degrees 03 minutes 15 seconds, and a chord which bears South 59 degrees 06 minutes 05 seconds West, 262.88 feet, and from which point a capped 5/8" diameter iron pin found (LDC



VOL 219 PAGE 0815

Robert S. Rosplank
Asst. PROS. Atty
105 main St
Palmsville, OH



DONALD G. BOHNING & ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130
FAX • (216) 642-1132

Parcel 2-B
12.3741 Acres
DGB 3584-60D

Inc.) bears South 54 degrees 04 minutes 27 seconds West,
0.17 feet;

Thence South 54 degrees 04 minutes 27 seconds West along
the centerline of Norton Parkway, 106.89 feet to a point;

Thence South 35 degrees 55 minutes 33 seconds East, 40.00
feet to an iron pin set in the southeasterly line of Norton
Parkway, and the principal place of beginning of the parcel
herein described;

Thence South 15 degrees 35 minutes 20 seconds East, 59.22
feet to an iron pin set;

Thence South 45 degrees 35 minutes 20 seconds East, 545.00
feet to an iron pin set;

Thence South 00 degrees 35 minutes 20 seconds East, 340.00
feet to an iron pin set;

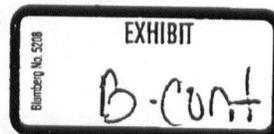
Thence South 45 degrees 12 minutes 26 seconds West, 180.00
feet to an iron pin set;

Thence South 00 degrees 12 minutes 26 seconds West, 72.78
feet to an iron pin set at the northeast corner of a parcel
of land conveyed to NCP Westerly, LLC, Parcel 16A-9-9, by
deed recorded in Document 2004R046043 of Lake County
Records;

Thence South 89 degrees 24 minutes 25 seconds West along
the northerly line of said land conveyed to NCP Westerly,
LLC, 573.20 feet to a 1/2" diameter iron pipe found at an
angle point, therein;

Thence North 00 degrees 46 minutes 22 seconds East along an
easterly line of said land conveyed to NCP Westerly, LLC,
439.28 feet to a 1" diameter iron pipe found at an angle
point, therein;

Thence North 01 degree 08 minutes 06 seconds East along an
easterly line of said land conveyed to NCP Westerly, LLC,





DONALD G. BOHNING & ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130
FAX • (216) 642-1132

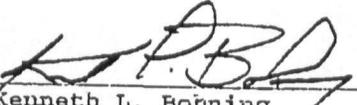
Parcel 2-B
12.3741 Acres
DGB 3584-60D

248.52 feet to a 1" diameter iron pipe found at an angle point, therein;

Thence North 00 degrees 46 minutes 46 seconds West along an easterly line of said land conveyed to NCP Westerly, LLC, 102.77 feet to an iron pin set at its intersection with the southeasterly line of Norton Parkway;

Thence North 54 degrees 04 minutes 27 seconds East along the southeasterly line of Norton Parkway, 346.16 feet to the principal place of beginning, and containing 12.3741 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated December, 2007, of which 12.2427 acres lie within Parcel No. 16A-009-0-00-004-0, and 0.1314 acres lie within Parcel No. 16A-009-0-00-003-0.

The courses used in this description are referenced to an assumed meridian, and are used to indicate angles only. All iron pins set are 5/8" diameter X 30" rebar with identification "D.G. Bohning Assoc."


Kenneth L. Bohning
Registered Surveyor No. 6720



M:\adcadd\p\3584-60D\Documents\Legal Descriptions\Parcel 2-B 12-18-07.dwg

