

# STEWART TITLE GUARANTY COMPANY

Order No.: 01353-6173

## PRELIMINARY JUDICIAL REPORT SCHEDULE A

### DESCRIPTION OF LAND

Situated in the Township of Concord, County of Lake and State of Ohio and known as being a part of Great Lot No. 32; Tract No. 4 in said Township,  
Being more particularly described as follows:

Beginning at the intersection of the centerline of Johnnycake Ridge Road with the dividing line between land owned by Doris D. Johnson and land owned by Wayne W. Horton;

Thence along said dividing line, North  $21^{\circ} 50' 21''$  West 220.00 feet;

Thence South  $67^{\circ} 57' 23''$  West, 300.78 feet;

Thence South  $76^{\circ} 29' 23''$  West, 202.24 feet;

Thence South  $67^{\circ} 57' 23''$  West, 600.00 feet to the principal place of beginning;

Thence South  $67^{\circ} 57' 23''$  West, 100.00 feet;

Thence North  $22^{\circ} 02' 37''$  West 359.78 feet to the center of Robinwood Ridge Road;

Thence along the center of Robinwood Ridge Road, Easterly by a curve to the right, said curve having a radius of 190.06 feet and the chord of said curve having a bearing of North  $72^{\circ} 19'$  East and a length of 100.16 feet;

Thence South  $22^{\circ} 02' 37''$  East 352.10 feet to the principal place of beginning; description and survey by Clyde C. Hayden, registered surveyor, be the same more or less, but subject to all legal highways.

**The above parcel was the legal description for Permanent Parcel No. 10-A-028-A-00-027-0 at the time of filing of the mortgage filed April 28, 2003 and recorded as File No. 2003R024453 of Lake County Records. Since which time a deed was filed on June 15, 2005 to Daniel E. Manning recorded as File No. 2005R024653 of Lake County Records and describes Permanent Parcel No. 10-A-028-A-00-027-0 as follows:**

Situated in the Township of Concord, County of Lake and State of Ohio and known as being a part of Lot No. 32, Tract No. 4 in said Township and being further bounded and described as follows:

Beginning at the intersection of the centerline of Knollwood Drive (60 feet wide) and the northeasterly corner of land conveyed to Dean and Carrie Martucci by Document No. 200006728 of Lake County Official Records, Permanent Parcel No. 10A-28A-28;

#### COURSE I:

Thence along the arc of the centerline of Knollwood Drive deflecting to the right a distance of 100.30 feet, with a radius of 1,910.08 feet and a chord of 100.29 feet which bears North  $72^{\circ} 19' 59''$  East to the northwesterly corner of land conveyed to Daniel Manning by deed recorded in Volume 549, Page 1082 of Lake County Deed Records, Permanent Parcel No. 10A-28A-26;

#### COURSE II:

Thence South 22°02'37" East along the westerly line of Daniel Manning, passing thru a 5/8" iron pin found at 30.00 feet, a distance of 242.12 feet to a 5/8" x 30" iron pin set and capped. Babcock, Jones & Associates, Inc.;

**COURSE III:**

Thence North 83° 48' 09" East a distance of 103.95 feet to a 5/8" to 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the westerly line of Jean Esterhay by Document No. 2002R046818 of Lake County Official Records, Permanent Parcel No. 10A-28A-25;

**COURSE IV:**

Thence South 22°02'37" East along the westerly line and to the southwesterly corner of Jean Esterhay a distance of 81.62 feet to a 1" iron pipe found at the northeasterly corner of land conveyed to James Williams and Christie Tomoletz by Document No. 2004R046514 of Lake County Official Records, Permanent Parcel No. 10A-28A-40;

**COURSE V:**

Thence South 67°57'23" West along the Northerly line of James Williams and Christie Tomoletz and the northerly line and to the northwesterly corner of Randy Hvizda by deed recorded in Volume 572, Page 730 of Lake County Deed Records, Permanent Parcel No. 10A-28A-39, a distance of 200.00 feet to a 1" iron pipe found at the southeasterly corner of Dean and Carrie Martucci;

**COURSE VI:**

Thence North 22°02'37" West along the easterly line of Dean and Carrie Martucci, passing thru a 5/8" iron pin found at 329.78 feet, a distance of 359.78 feet to the place of beginning and containing 1.0380 acres of land, subject to all legal highways, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in June, 2005.

Bearings are based upon the centerline of Knollwood Drive being North 69°18'58" East and are used to describe angles only.