

Legal Description
 Keyword Boulevard Dedication
 0.1288 Acres

Situated in the Village of LaGrange, County of Lorain, and State of Ohio, being part of Original LaGrange Township Lot No. 45, and being a parcel of land bounded and described as follows:

Commencing in the centerline of Center Street at a 1 inch diameter iron pin in monument box found marking the northeast corner of Original LaGrange Township Lot No. 45; Thence with said centerline of Center Street, South 00° 00' 00" West 294.00 feet to a set survey nail marking the intersection with the centerline of Keyword Boulevard; Thence with said centerline of Keyword Boulevard, South 89° 50' 00" West 330.00 feet to a set survey nail marking a point of Deflection; Thence continuing with said centerline, North 78° 25' 00" West 278.96 feet to a set survey nail marking a point of Curvature; Thence continuing with said centerline northerly 49.65 feet along the arc of a 416.70 foot radius curve to the left whose chord bears North 79° 49' 48" West 49.62 feet thru a chd angle of 06° 49' 37" to a set survey nail in the west line of Keyword Subdivision (Plat Volume 26, Page 74, Lorain County Records) and marking the Point of Beginning for this legal description;

Thence along the east line of land as conveyed to James L. Sturgill Sr. and Norma R. Sturgill (Official Record Volume 1297, Page 135, Lorain County Records) and the said west line of Keyword Subdivision, South 00° 00' 00" West 35.26 feet to a set iron pin marking the southeast corner of said Sturgill lands and also being the northeast corner of a parcel of land as conveyed to Patricia A. Fabrizi, Trustee (Instrument No. 20070227582, Lorain County Records);

Thence along the north line of said Fabrizi property and the south line of said Sturgill property, North 85° 10' 32" West 50.33 feet to a set iron pin;

Thence continuing along the north line of said Fabrizi property and the south line of said Sturgill property, South 89° 50' 00" West 29.85 feet to a set iron pin marking the southwest corner of said Sturgill property and the northwest corner of said Fabrizi property, also being on the east line of a parcel of land as conveyed to Patricia A. Fabrizi, Trustee (Instrument No. 20070227583, Lorain County Records);

Thence along the east line of said Fabrizi property and the west line of said Sturgill property, North 00° 00' 00" East 70.00 feet to a set iron pin;

Thence North 89° 50' 00" East 29.65 feet to a set iron pin;

Thence South 85° 45' 08" East 50.49 feet to a set iron pin in the east line of said Sturgill property also being the southwest corner of Lot 8 of said Keyword Subdivision;

Thence along the east line of said Sturgill property and the west line of Keyword Subdivision, South 00° 00' 00" West 35.23 feet to the Point of Beginning, enclosing an area of 0.1288 acres of land more or less, Subject to all legal highways, Easements and Restrictions Written or Recorded.

Grantor Claims Title by Official Record Volume 1297, Page 135, Lorain County Records.

Lorain County Tax Parcel ID 15-00-045-101-095

The Basis of Bearings for the legal description herein described was established from prior surveys of record and should only be used for the purposes of describing horizontal angular measurement. Iron pin set are 5/8 inch diameter steel rebars 30 inches in length with plastic caps bearing the company name.

DEDICATION PLAT FOR KEYWORD BOULEVARD

BEING 0.1284 ACRES OF LAND, CURRENTLY OWNED BY JAMES A. STURGILL SR. & NORMA R. STURGILL
 SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, AND STATE OF OHIO.
 BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT, 45, CONNECTICUT WESTERN RESERVE
 TOWNSHIP 4, RANGE 17

VILLAGE OF LAGRANGE MAYOR
 The within plat is hereby approved this 30TH Day of JUNE, 2008.

Mary E. Strauss
 Mayor
 Mary E. Strauss

VILLAGE OF LAGRANGE SOLICITOR
 The within plat is hereby approved this 30TH Day of JULY, 2008.

John D. Clark
 Village Solicitor
 John D. Clark

VILLAGE OF LAGRANGE PLANNING COMMISSION CHAIRMAN
 The within plat is hereby approved this 30TH Day of JULY, 2008.

John Taylor
 Planning Commission Chairman
 John Taylor

LORAIN COUNTY AUDITOR
 The within plat received for record this 30TH Day of JULY, 2008.
 I further certify that all taxes and assessments are paid in full to date.

Henry C. Kiser
 Lorain County Auditor

LORAIN COUNTY RECORDER
 The within plat received for record this 30TH Day of JULY, 2008.

at _____ recorded in Plat Book _____, Page _____ Lorain

 Lorain County Recorder Fee _____

OWNER'S CERTIFICATE
 The undersigned, James A. Sturgill Sr. and Norma R. Sturgill, hereby certifies this plat herein correctly represents Keyword Boulevard, does hereby acknowledge this plat of same and dedicates to public uses as such. The dimensions of the streets are shown on the plat in feet and decimal parts thereof. Easements are reserved within said dedicated Keyword Boulevard for public utility purposes above and beneath the ground.

In witness thereof the undersigned have hereunto set their hand this 30TH Day of JULY, 2008.

James A. Sturgill Sr.
 James A. Sturgill Sr., Owner
Norma R. Sturgill
 Norma R. Sturgill, Owner
John Taylor
 John Taylor, Witness

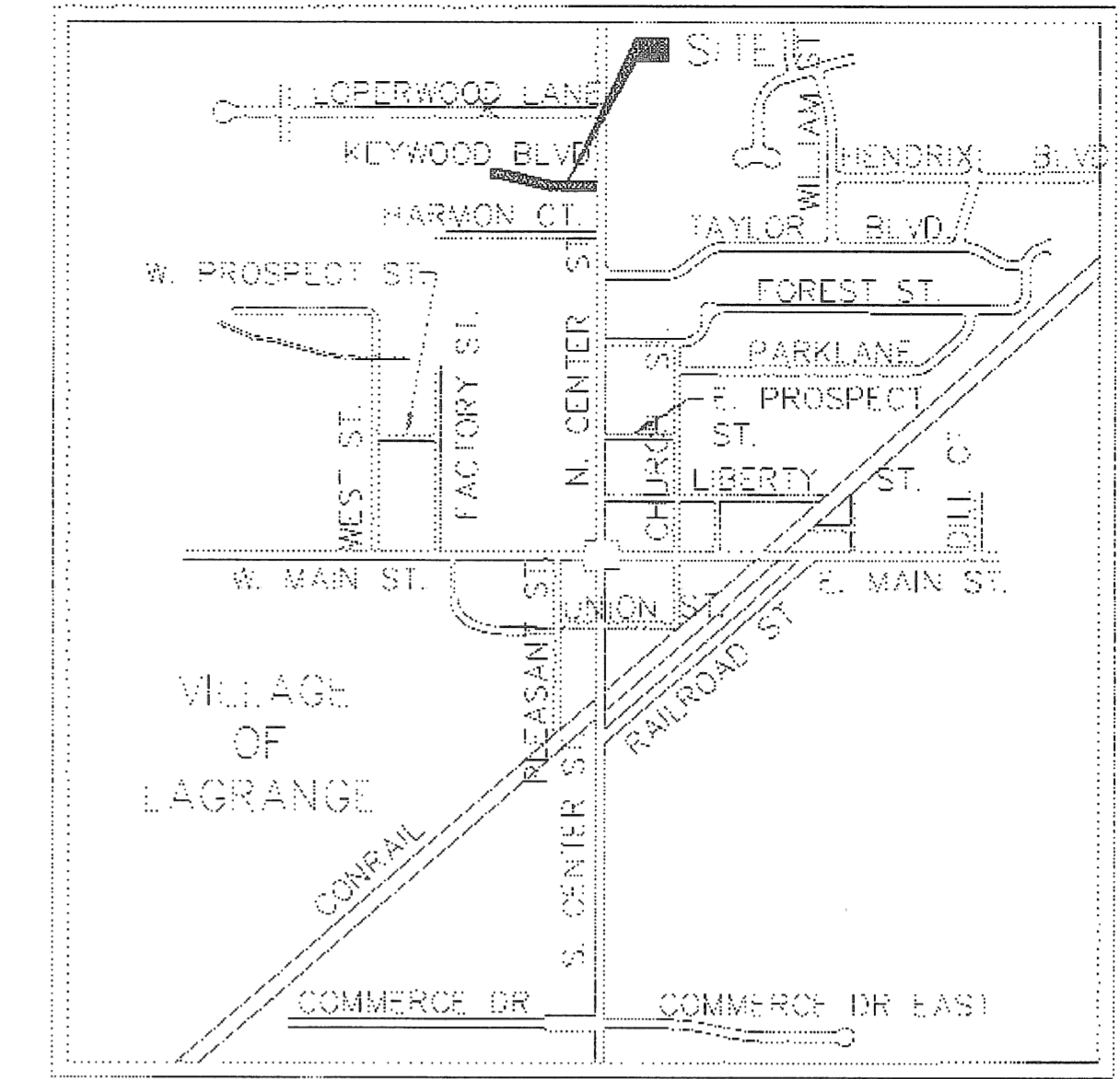
STATE OF OHIO, COUNTY OF LORAIN
 Before me, a Notary Public, in and for said County and State did personally appear the above signed owner who acknowledged the signing of this plat to be his voluntary act and deed for the purposes herein expressed.

In witness thereof, I have hereunto set my hand and official seal this 30TH Day of JULY, 2008.

Henry C. Kiser
 My commission expires _____ Date
 Notary Public

SURVEYOR'S NOTES:
 1) Any or all existing utilities, restrictions, easements, interests of record and/or property improvements are not necessarily indicated on this survey.
 2) The location and/or existence of utility service lines to the property surveyed are unknown and are not shown hereon.
 3) All buildings and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 4) Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this parcel of land.
 5) All record information refers to documents obtained at the Recorder's office, Auditor's office, and Engineer's office of Lorain County, Ohio.
 6) The Basis of Bearings are to an assumed meridian and should be used only for the purposes of describing horizontal angular measurement.

Perinent Prior Surveys of Record:
 - Boundary Survey by Rodger G. Simon (April, 2000)
 - Boundary Survey by Alex Kelsor (February, 2001)
 - Keyword Subdivision (Plat Volume 26, page 74)



LOCATION MAP

SURVEYOR'S DECLARATION
 I hereby certify the above legal description was prepared from a Boundary Survey performed by Poggemeyer Design Group, Inc. during November of 2007 under my direct supervision.

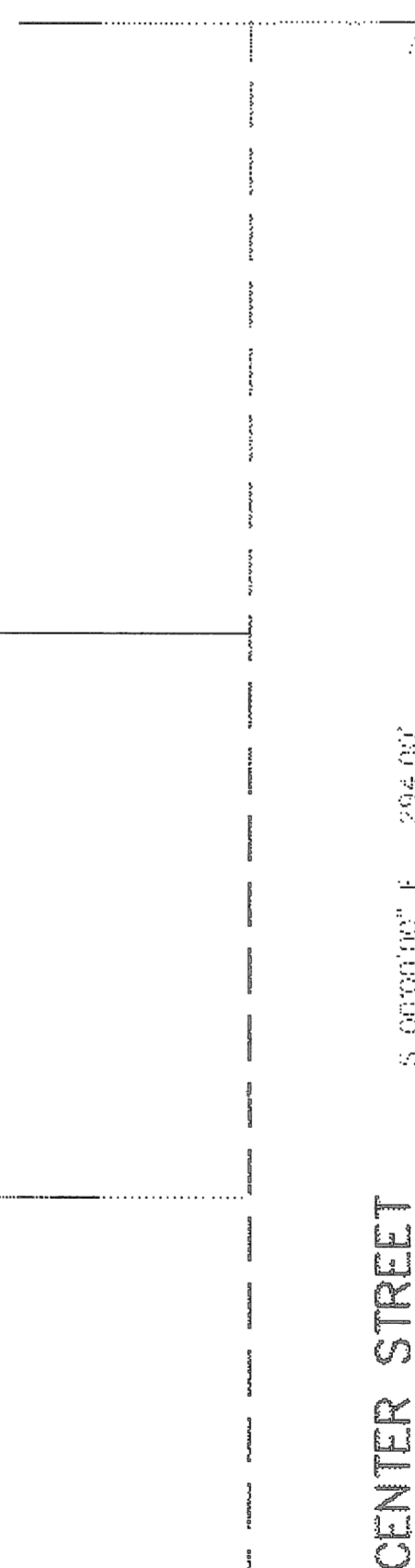
Dana Andrew Parsell
 Dana Andrew Parsell
 Ohio Professional Surveyor No. 7931
 Poggemeyer Design Group, Inc.
 1168 North Main Street
 Bowling Green, Ohio 43402
 Phone: (419) 352-7537
 Fax: (419) 353-0167



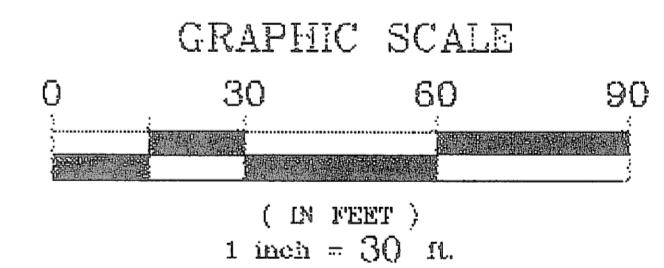
06-17-2008
 Date

POINT OF COMMENCEMENT

NE CORNER OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 45, 1" IRON PIN IN MONUMENT BOX FOUND



TRANSFERRED
 AUG 08 2008
 JAMES STEWART
 LORAIN COUNTY AUDITOR



SURVEY LEGEND

- FIND SURVEY NAIL
- SET SURVEY NAIL
- FIND IRON PIPE OR ROD
- SET 5/8" x 30" STEEL ROD W/CAP
- FIND MONUMENT
- SET MONUMENT
- FIND R.R. SPIKE
- SET R.R. SPIKE
- × FOUND DRILL HOLE OR CUT "X"
- × SET DRILL HOLE OR CUT "X"
- ⊕ BENCHMARK OR BORE
- (M) MEASURED QUANTITY
- ↗ LIMIT OF MEASUREMENT
- (D) DEED QUANTITY
- △ P.L.
- (P) PLAT QUANTITY

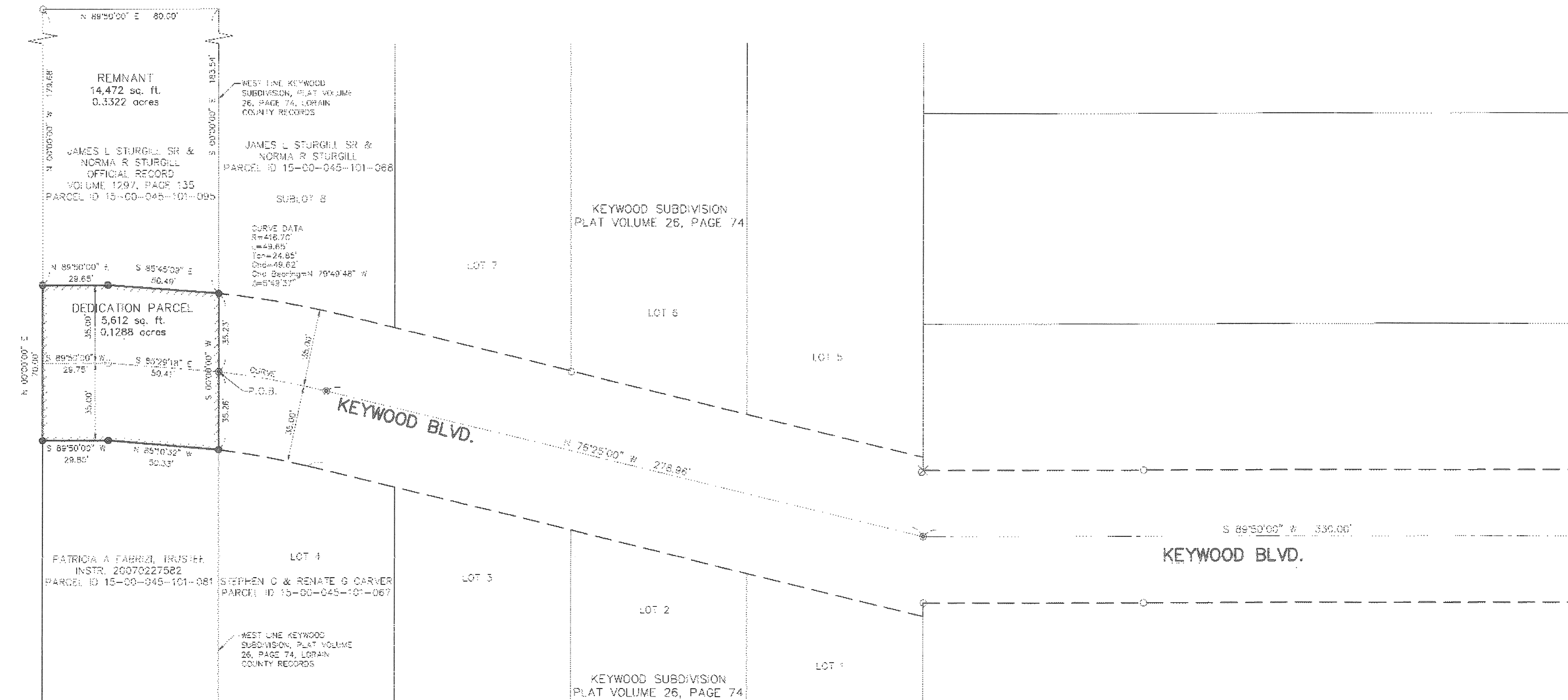
POGEMEYER DESIGN GROUP, INC.
 ARCHITECTS • ENGINEERS • PLANNERS
 1168 NORTH MAIN STREET • BOWLING GREEN, OHIO 43402
 (419) 352-7537

KEYWORD BOULEVARD DEDICATION
VILLAGE OF LAGRANGE
LORAIN COUNTY, OHIO

KEYWORD BOULEVARD EXTENSION

DRAWN BY: JCB
 CHECKED BY: DAP
 REVISION: 06.16.08 PER TAX MAP DEPT.

1 OF 1
 JOB NUMBER: 2290-137



07/17/2008 10:11 AM: THIS DOCUMENT IS BEING RECORDED FOR THE PURPOSE OF RECORDING THE DEDICATION OF KEYWORD BOULEVARD. THE DEDICATION OF KEYWORD BOULEVARD IS BEING RECORDED FOR THE PURPOSE OF RECORDING THE DEDICATION OF KEYWORD BOULEVARD. THE DEDICATION OF KEYWORD BOULEVARD IS BEING RECORDED FOR THE PURPOSE OF RECORDING THE DEDICATION OF KEYWORD BOULEVARD.