



DESCRIPTION OF CONDO PARCEL  
FOR  
WOODLANDS ESTATES  
January 6, 1995

Situated in the City of Vermilion, Township of Brownhelm, County of Lorain, State of Ohio and being known as a part of original Brownhelm Township Lot No. 2, Township 6 North, Range 19 West and more fully described as follows;

Commencing at the Northwest corner of a parcel of land now or formerly owned by D. A. Koppenhafer and R. V. Folea as recorded in Volume 947 Page 240 of the Lorain County Deed Records;

thence South 83°53'45" East, along the North line of said Koppenhafer & Folea parcel, a distance of 558.46 feet to an iron pin found;

thence North 00°54'39" East, along the West line of said Koppenhafer & Folea parcel, a distance of 401.78 feet to a point, said point being the true place of beginning for the following described parcel;

thence South 89°58'29" West, a distance of 117.47 feet to a point;

thence North 16°54'14" East, a distance of 91.35 feet to a point on the Southerly right-of-way line of Woodlands Drive (50' R/W);

thence North 59°50'45" East, along said right-of-way line, a distance of 42.20 feet to a point;

thence South 87°58'00" East, along said right-of-way line, a distance of 56.15 feet to a point on the West line of said Koppenhafer & Folea parcel;

thence South 00°54'39" West, along the West line of said Koppenhafer & Folea parcel, a distance of 106.57 feet to the true place of beginning containing 0.2452 Acres but subject to all legal highways and easements of record.

SURVEYOR'S CERTIFICATION:

I hereby certify that this description was prepared from the notes of a survey made by the office of Grindle, Bender, & Assoc., Inc. Architecture - Engineering - Surveying, Ashland, Ohio and Lowell E. Bender, Registered Surveyor No. 4978. All bearings are assumed and are for the determination of angles only. All distances are in feet and decimals thereof.

*Lowell E. Bender*  
Lowell E. Bender  
Registered Surveyor No. 4978

PREPARED BY: <b>Matrix Engineering, Inc.</b>	<b>RECEIVED</b> <b>SUBMERGED LANDS LEASE</b> <b>SITE PLAN</b> <b>NOV 11 1999</b>	APPLICANT: CHARLES L. HOFFMAN 280 WEST CHESTNUT STREET LISBON, OH 44432
ADJACENT PROPERTY OWNERS: Brian M. Bacon 3968 Edgewater Drive, Vermillion, OH 44089 John E. Cann 3960 Edgewater Drive, Vermillion, OH 44089		ARMOR STONE REVETMENT VERMILION, OHIO
SHEET 1 OF 1		10/11/99