## DESCRIPTION OF PARCEL "I"

Situated in the City of Avon Lake, the County of Lorain, the State of Ohio, and being known as part of Original Lot No. 30 of original Avon Township, more definitely described as follows:

Beginning at a monument at the Southwest corner of Original Lot No. 30 with said monument also being at the intersection of the centerline of Walker Road with the centerline of Lear Nagle Road;

Thence N0°01'30"E along the westerly line of Original Lot No. 30 with said line also being the centerline of Lear Nagle Road, a distance of 305.00 feet to a point;

Thence N89°57'E, a distance of 240.00 feet to a point;

Thence S0°01'30"W, a distance of 305.00 feet to a point on the Southerly line of Original Lot No. 30 with said line also being the centerline of Walker Road;

Thence S89°57'W along said centerline a distance of 240.00 feet to the Place of Beginning, enclosing a parcel containing 1.46 acres, more or less, but being subject to all legal highways.

All courses are referred to an assumed meridian for the purpose of describing angles only.

The above described parcel is composed of two parts as follows:

Usable land = 1.25 acres

Land used for highway purposes = 0.21 acres

## DESCRIPTION OF PARCEL "II"

Situated in the City of Avon Lake, the County of Lorain, the State of Ohio, and being known as part of Original Lot No. 30 of original Avon Township, more definitely described as follows:

Beginning at a monument at the Southwest corner of Original Lot No. 30 with said monument also being at the intersection of the centerline of Walker Road with the centerline of Lear Nagle Road;

Thence N0°01'30"E along the Westerly line of Original Lot No. 30, with said line also being the centerline of Lear Nagle Road, a distance of 345.00 feet to a point with said point also being the Principal Place of Beginning;

Thence continuing N0°01'30"E along the Westerly line of Original Lot No. 30, a distance of 160.00 feet to a point;

Thence N89°57'E, a distance of 240.00 feet to a point;

Thence S0°01'30"W, a distance of 160.00 feet to a point;

Thence S89°57'W, a distance of 240.00 feet to the Principal Place of Beginning, enclosing a parcel containing 0.88 acres, more or less, but being subject to all legal highways.

All courses are referred to an assumed meridian for the purpose of describing angles only.

The above described parcel is composed of two parts as follows:

Usable land = 0.77 acres

Land used for highway purposes = 0.11 acres

## DESCRIPTION OF PARCEL "III"
(Common Access)

Situated in the City of Avon Lake, the County of Lorain, the State of Ohio, and being known as part of Original Lot No. 30 of original Avon Township, more definitely described as follows:

Beginning at a monument at the Southwest corner of Original Lot No. 30 with said monument also being at the intersection of the centerline of Walker Road with the centerline of Lear Nagle Road;

Thence N0°01'30"E along the Westerly line of Original Lot No. 30, with said line also being the centerline of Lear Nagle Road, a distance of 305.00 feet to a point with said point also being the Principal Place of Beginning;

Thence N89°57'E, a distance of 240.00 feet to a point;

Thence S0°01'30"W, a distance of 305.00 feet to a point on the Southerly line of Original Lot No. 30, with said line also being the centerline of Walker Road;

Thence N89°57'E along said Southerly line of Original Lot No. 30, a distance of 30.00 feet to a point;

Thence N0°01'30"E, a distance of 343.00 feet to a point;

Thence S89°57'W, a distance of 270.00 feet to a point on the Westerly line of Original Lot No. 30;

Thence S0°01'30"W along said Westerly line of Original Lot No. 30, a distance of 40.00 feet to the Principal Place of Beginning, enclosing a parcel containing 0.46 acres, more or less, but being subject to all legal highways.

All courses are referred to an assumed meridian for the purpose of describing angles only.

The above described parcel is intended for and shall be used for access purposes only.

The above described parcel is composed of two parts as follows:

Usable land = 0.40 acres

Land used for highway purposes = 0.06 acres

## DESCRIPTION OF PARCEL "IV"

Situated in the City of Avon Lake, the County of Lorain, the State of Ohio, and being known as part of Original Lot No. 30 of original Avon Township, more definitely described as follows:

Beginning at a monument at the Southwest corner of Original Lot No. 30 with said monument also being at the intersection of the centerline of Walker Road with the centerline of Lear Nagle Road;

Thence N89°57'E along the Southerly line of Original Lot No. 30 with said line also being the centerline of Walker Road, a distance of 370.00 feet to a point with said point also being the Principal Place of Beginning;

Thence N0°01'30"E, a distance of 481.50 feet to a point;

Thence N89°57'E, a distance of 637.31 feet to a point with said point being on the Westerly Property Line of land now or formerly owned by American Legion Inc., Avon Lake Post No. 211;

Thence S0°02'E along said property line, a distance of 481.50 feet to a point with said point being on the Southerly Line of Original Lot No. 30;

Thence S89°57'W along said Southerly line of Original Lot No. 30, a distance of 637.80 feet to the Principal Place of Beginning, enclosing a parcel containing 7.05 acres, more or less, but being subject to all legal highways.

All courses are referred to an assumed meridian for the purpose of describing angles only.

The above described parcel is composed of two parts as follows:

Usable land = 6.42 acres

Land used for highway purposes = 0.63 acres

## Description of Easement for Parcel "IV"

Situated in the City of Avon Lake, the County of Lorain, the State of Ohio, and being known as part of Original Lot No. 30 of original Avon Township, more definitely described as follows:

Beginning at a monument at the southwest corner of Original Lot No. 30 with said monument also being at the intersection of the centerline of Walker Road with the centerline of Lear Nagle Road;

Thence N89°57'E along the Southerly line of Original Lot No. 30 with said line also being the centerline of Walker Road, a distance of 982.80 feet to a point with said point also being the Principal Place of Beginning;

Thence N0°02'W, a distance of 481.50 feet to a point;

Thence N89°57'E, a distance of 25.00 feet to a point with said point being on the Westerly Property Line of land now or formerly owned by American Legion Inc., Avon Lake Post No. 211;

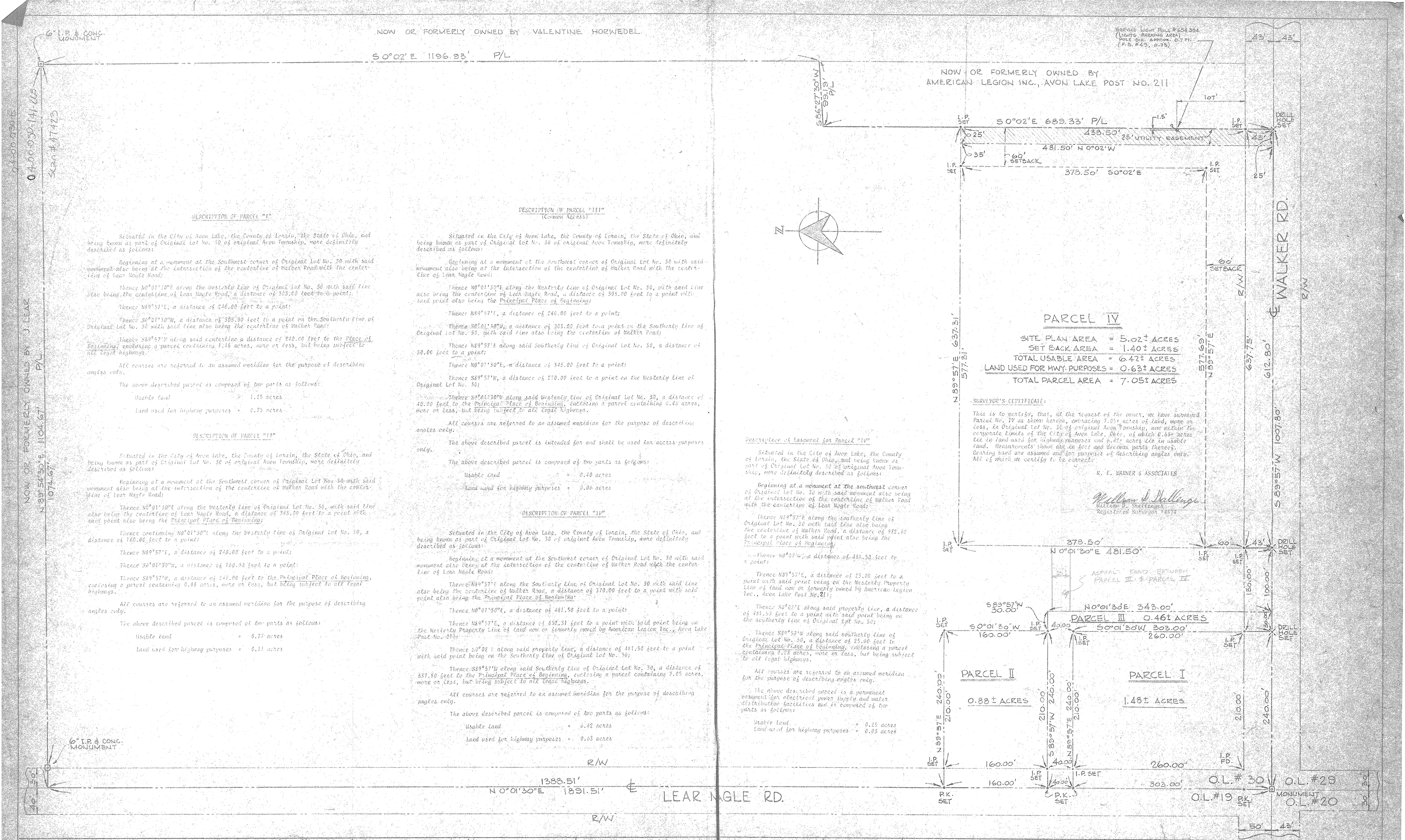
Thence S0°02'E along said property line, a distance of 481.50 feet to a point with said point being on the Southerly line of Original Lot No. 30;

Thence S89°57'W along said Southerly line of Original Lot No. 30, a distance of 25.00 feet to the Principal Place of Beginning, enclosing a parcel containing 0.28 acres, more or less, but being subject to all legal highways.

All courses are referred to an assumed meridian for the purpose of describing angles only.

The above described parcel is a permanent easement for electrical power supply and water distribution facilities and is composed of two parts as follows:

Usable land = 0.25 acres
Land used for highway purposes = 0.03 acres




| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 6 | 7-13-73 | SERVICE POLE ENCROACMENT ESTABLISHED | G.T. |
| 5 | 6-1-73 | UTILITY EASEMENT & DESCRIPTION ADDED | G.T. |
| 4 | 4-30-73 | PARCEL DESCRIPTIONS RE-WRITTEN - DIMENSIONS ADJUSTED | G.T. |
| 3 | 4-9-73 | RE-DRAWN & PARCEL IV ADDED | G.T. |
| 2 | 2-22-73 | PARCEL III ADDED | G.T. |
| 1 | 2-1-73 | SURVEY DATA ADDED | G.T. |

REVISIONS

| | | |
|---|---|---|
| p.p. 33 & 65 | ENGINEERS FIELD BOOK #48 |
| AL-106-B | PROPERTY SURVEY & TOPOGRAPHY - FEB. 1970 |
| AL-106-A | PROPOSED PROPERTY DIVISION - NOV. 1969 |
| 4-00-030-E | LORAIN COUNTY TAX MAP (11/12/69) |
| 4-00-019-L | LORAIN COUNTY TAX MAP (11/17/69) |
| p.p. 43-61 | ENGINEERS FIELD BOOK #5 |
| AL-106 | PROPERTY SURVEY - DEC. 1959 |

REFERENCE DRAWINGS

R. E. WARNER & ASSOCIATES
Engineers
2130 WEST PARK DR. LORAIN, OHIO

STATE OF OHIO W. D. SHELLENBERGER 4574 REGISTERED SURVEYOR

DR. BY G.T.
CHK. BY R.F.O.
APR. BY
DATE 1-26-73
SCALE 1" = 60'

# PROPOSED PROPERTY DIVISION

PART OF O.L. #30 IN ORIGINAL AVON TOWNSHIP
CITY OF AVON LAKE, LORAIN COUNTY OHIO

PREPARED FOR
MIDWESTERN LAND DEVELOPMENT CORPORATION

DRAWING NUMBER
AL-106-C