



LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

APRIL 16, 1996

LEGAL DESCRIPTION OF
PARCEL 'E'
(6.1527 ACRES)

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 27 and 30, Tract No. 2 and further being known as part of Parcel No. 1 and Parcel No. 3 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Official Records, further bounded and described as follows:

Beginning at a point in the centerline of Woodin Road, 60 feet wide, at the Northeasterly corner of land conveyed to Larry W. and Dana Ann Klingemier by deed recorded in Volume 935, Page 1055 of Geauga County Official Records, said point lying North 77°31'28" East, along said centerline, a distance of 1,850.18 feet from a 1 inch iron pin found in a monument box at the centerline intersection of said Woodin Road and Ravenna Road, 60 feet wide;

- COURSE I Thence North 77°31'28" East, along said centerline of Woodin Road, a distance of 60.00 feet to a point;
- COURSE II Thence South 12°28'32" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 380.00 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 32°26'30" West a distance of 162.87 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 77°31'28" West a distance of 275.00 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 25°41'06" West a distance of 343.79 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South 11°53'02" East a distance of 365.00 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 61°49'35" West a distance of 230.35 feet to a 5/8 inch iron pin set;

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- COURSE VIII Thence North 28°07'59" West a distance of 153.00 feet to a 5/8 inch iron pin set;

- COURSE IX Thence North 19°42'30" West a distance of 500.10 feet to a 5/8 inch iron pin set in the Southerly line of land conveyed to Glen A. Farris and Gayle A. Farris by deed recorded in Volume 601, Page 32 of Geauga County Deed Records;

- COURSE X Thence North 71°25'00" East, along said Southerly line, a distance of 463.60 feet to a 1 inch iron pipe found at the Southeasterly corner thereof;

- COURSE XI Thence North 12°24'40" West, along the Easterly line of land so conveyed to Farris, a distance of 64.85 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, also lying in the Southerly line of land conveyed to Carl E. and Alaine B. White by deed recorded in Volume 558, Page 300 of Geauga County Deed Records;

- COURSE XII Thence North 77°31'28" East, along the Southerly line of land so conveyed to White, the Southerly line of land conveyed to Thomas J. Bober by deed recorded in Volume 743, Page 650 of Geauga County Official Records and the Southerly line of land conveyed to Richard A. Taylor and Sandra K. Groves by deed recorded in Volume 854, Page 541 of Geauga County Official Records, a distance of 286.16 feet to a 1 inch iron pipe found at the Southeasterly corner of land so conveyed to Taylor and Groves;

- COURSE XIII Thence North 12°28'32" West, along the Easterly line of land so conveyed to Taylor and Groves, a distance of 86.83 feet to a 5/8 inch iron pin set at the Southwesterly corner of land so conveyed to Klingemier;

- COURSE XIV Thence North 77°31'28" East, along the Southerly line of land so conveyed to Klingemier, a distance of 125.00 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

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COURSE XV Thence North 12°28'32" West, along the Easterly line of land so conveyed to Klingemier, passing through a 5/8 inch iron pin set at 318.50 feet, a total distance of 348.50 feet to the Place of Beginning and containing 6.1527 acres of land (6.1114 acres excluding the area within the right-of-way of Woodin Road) as surveyed, calculated and described in April, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

NEW METES AND BOUNDS
DESCRIPTION APPROVED 3 SURVEY PLAT APPROVED PER R.C. 315.251
GEAUGA COUNTY ENGINEER
DATE: 5-14-1996 BY: R.S.



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(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

APRIL 16, 1996

LEGAL DESCRIPTION OF
PARCEL 'F'
(5.2704 ACRES)

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 27 and 30, Tract No. 2 and further being known as part of Parcel No. 1 and Parcel No. 3 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Official Records, further bounded and described as follows:

Beginning at a point in the centerline of Woodin Road, 60 feet wide, at the Northeasterly corner of land conveyed to Larry W. and Dana Ann Klingemier by deed recorded in Volume 935, Page 1055 of Geauga County Official Records, said point lying North 77°31'28" East, along said centerline, a distance of 1,850.18 feet from a 1 inch iron pin found in a monument box at the centerline intersection of said Woodin Road and Ravenna Road, 60 feet wide;

Thence North 77°31'28" East, along said centerline of Woodin Road, a distance of 60.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 77°31'28" East, continuing along said centerline of Woodin Road, a distance of 60.00 feet to a point;
- COURSE II Thence South 12°28'32" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 404.80 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 23°15'56" West a distance of 722.67 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 47°48'53" West a distance of 281.00 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 11°53'02" West a distance of 365.00 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 25°41'06" East a distance of 343.79 feet to a 5/8 inch iron pin set;

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COURSE VII Thence North 77°31'28" East a distance of 275.00 feet to a 5/8 inch iron pin set;

COURSE VIII Thence North 32°26'30" East a distance of 162.87 feet to a 5/8 inch iron pin set;

COURSE IX Thence North 12°28'32" West, passing through a 5/8 inch iron pin set at 350.00 feet, a total distance of 380.00 feet to the Principal Place of Beginning and containing 5.2704 acres of land (5.2291 acres excluding the area within the right-of-way of Woodin Road) as surveyed, calculated and described in April, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

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(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

APRIL 16, 1996

LEGAL DESCRIPTION OF
PARCEL 'G'
(5.3277 ACRES)

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 30, Tract No. 2 and further being known as part of Parcel No. 1 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Official Records, further bounded and described as follows:

Beginning at a point in the centerline of Woodin Road, 60 feet wide, at the Northeasterly corner of land conveyed to Larry W. and Dana Ann Klingemier by deed recorded in Volume 935, Page 1055 of Geauga County Official Records, said point lying North 77°31'28" East, along said centerline, a distance of 1,850.18 feet from a 1 inch iron pin found in a monument box at the centerline intersection of said Woodin Road and Ravenna Road, 60 feet wide;

Thence North 77°31'28" East, along said centerline of Woodin Road, a distance of 120.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 77°31'28" East, continuing along said centerline of Woodin Road, a distance of 280.00 feet to a point;

COURSE II Thence South 12°28'32" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 709.51 feet to a 5/8 inch iron pin set;

COURSE III Thence South 77°31'28" West a distance of 499.29 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 23°15'56" East a distance of 375.42 feet to a 5/8 inch iron pin set;

COURSE V Thence North 12°28'32" West, passing through a 5/8 inch iron pin set at 374.80 feet, a total distance of 404.80 feet to the Principal Place of Beginning and containing 5.3277 acres of land (5.1348 acres excluding the area within the right-of-way of Woodin Road) as surveyed, calculated and described in April, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

File No. BOLAJ1 9601
(F:\BOLAJ1\9601\WORD\LEGALS\041696C)

NEW METES AND BOUNDS
DESCRIPTION APPROVED BY SURVEY PLAT APPROVED PER R.C. 315.251
GEAUGA COUNTY ENGINEER
DATE 5-14-1996 BY R.S.


LDC inc.

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(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MAY 10, 1996

REVISED
LEGAL DESCRIPTION OF
PARCEL 'H'
(5.4563 ACRES)

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 30, Tract No. 2 and further being known as part of Parcel No. 1 and Parcel No. 2 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840, Page 1332 of Geauga County Official Records, further bounded and described as follows:

Beginning at a point in the centerline of Woodin Road, 60 feet wide, at the Northeasterly corner of land conveyed to Larry W. and Dana Ann Klingemier by deed recorded in Volume 935, Page 1055 of Geauga County Official Records, said point lying North $77^{\circ}31'28''$ East, along said centerline, a distance of 1,850.18 feet from a 1 inch iron pin found in a monument box at the centerline intersection of said Woodin Road and Ravenna Road, 60 feet wide;

Thence North $77^{\circ}31'28''$ East, along said centerline of Woodin Road, a distance of 400.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North $77^{\circ}31'28''$ East, continuing along said centerline of Woodin Road, a distance of 246.49 feet to a point;

COURSE II Thence South $12^{\circ}28'32''$ East, a distance of 30.00 feet to a 5/8 inch iron pin set at a point of curvature in the Southerly sideline of said Woodin Road;

COURSE III THROUGH COURSE VIII ARE ALONG THE WESTERLY SIDELINE OF A PROPOSED ROAD;

COURSE III Thence Southeasterly along the arc of a curve deflecting to the right a distance of 62.83 feet said curve having a radius of 40.00 feet and a chord which bears South $57^{\circ}28'32''$ East, 56.57 feet to a 5/8 inch iron pin set at the point of tangency.

COURSE IV Thence South $12^{\circ}28'32''$ East a distance of 100.00 feet to a 5/8 inch iron pin set at a point of curvature;

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COURSE V Thence Southerly along the arc of a curve deflecting to the left a distance of 144.99 feet said curve having a radius of 280.00 feet and a chord which bears South 27°18'32" East, 143.36 feet to a 5/8 inch iron pin set at a point of tangency;

COURSE VI Thence South 42°08'32" East a distance of 105.00 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE VII Thence Southerly along the arc of a curve deflecting to the right a distance of 263.98 feet said curve having a radius of 220.00 feet and a chord which bears South 07°46'02" East, 248.43 feet to a 5/8 inch iron pin set at a point of tangency;

COURSE VIII Thence South 26°36'28" West a distance of 80.00 feet to a 5/8 inch iron pin set;

COURSE IX Thence South 77°31'28" West a distance of 304.33 feet to a 5/8 inch iron pin set;

COURSE X Thence North 12°28'32" West, passing through a 5/8 inch iron pin set at 679.51 feet, a total distance of 709.51 feet to the Principal Place of Beginning and containing 5.4563 acres of land (5.2866 acres excluding the area within the right-of-way of Woodin Road) as surveyed, calculated and described in April, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

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EXCEPTING AND RESERVING therefrom to Joseph Bolan, their successors, assigns and grantees, a permanent easement and right of way under, over, and through a ten foot (10') wide strip of land southerly of and adjoining the southerly sideline of Woodin Road, 60 feet wide, and a ten foot (10') strip of land westerly of and adjoining the westerly sideline of a proposed road, 60 feet wide, the land described above for the purposes of a permanent right of way easement under, over and through said ten foot (10') wide strip, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors, assigns and Grantees, for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way and easement.