

LEGAL DESCRIPTION

PPN: 441-24-004

Situated in the City of Parma, County of Cuyahoga and State of Ohio and known as being part of Original Parma Township Lot No. 24, Tuckerman Tract.

Starting at the intersection of the centerlines of Chevrolet Boulevard, 80.00 feet wide, and Snow Road, 80.00 feet wide as show by the "Lot Consolidation for the Geis Family Ltd.", recorded in volume 300, Pages 87-88 of Cuyahoga County Map Records; thence North 0° 48' 31" East along the said centerline of Chevrolet Boulevard, 1,504.50 feet to the southeast corner of said Original Lot No. 24, said point also being the southeast corner of Parcel IV of land conveyed to the City of Parma, Ohio in deed date October 17, 1979 and recorded in Volume 15091, Page 219 of Cuyahoga County Deed Records; thence 89° 10; 40" West along the southerly line of said Original Lot No. 24 and the southerly line of said land so conveyed, 40.00 feet to a point in the westerly line of Chevrolet Boulevard, at the Principal Place of Beginning (a drill hole I stone monument was found 0.14 feet north and 0.26 feet west of this point);

thence continuing North 89° 10' 40" West along the southerly line of said Original Lot No. 24 and the southerly line of said land so conveyed, 864.97 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-6258);

thence North 0° 48' 31" East along the westerly line of said land so conveyed and parallel with the said centerline of Chevrolet Boulevard, 40.00 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-6258);

thence North 89° 10' 40" West, 864.97 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-6258) in the said westerly line of said land conveyed;

thence South 0° 48' 31" West along the said westerly line of Chevrolet Boulevard, 40.00 feet to the Principal Place of Beginning and containing 34,598.80 square feet (0.7943 acres) of land as described and further known as being all of PPN: 441-24-004 as shown in the Cuyahoga County Recorder's records.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The record bearing for the centerline of Chevrolet Boulevard (North 0° 48' 31" West), as shown by the "Lot Consolidation for the Geis Family Ltd.", recorded in Volume 300, Pages 87-88 of Cuyahoga County Map Records, is the reference meridian for this survey.

