

Parcel Number: 04-044-10-005-00
Prior Deed Reference: OR Volume 667, Page 1440
Deed Reference: OR Volume 667, Page 1443
Case Number: 2022 CV 00695
Our File Number: 22-1917

EXHIBIT A LEGAL DESCRIPTION

Tract No. One:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio: And known as being Lot Number One Hundred Two (102) in Holden's Fifth Addition to the Knollwood Plat. Said plat is dated November 4, 1955 and recorded in the Ashtabula County Records of Plats, Volume 10, Page 21 B.

Tract No. Two:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio:

Being an undivided 1/25th interest in the following described premises situated in Part of Lot Number Fifteen (15), Township of Ashtabula, County of Ashtabula, and State of Ohio and being more fully described as follows, to wit:

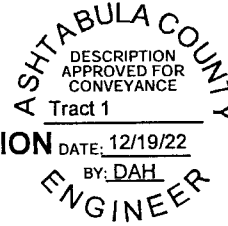
Beginning at an iron pipe in the easterly line of Phillips Drive (a private drive), said pipe also being the northwest corner of land now or formerly owned by B.G. and M.L. Cheney and the southeast corner of land now or formerly owned by G.R. and L.J. Bell; thence running North 0° 02' East along said easterly line of Phillips Drive and along said Bell's easterly line 47.00 feet to an iron pipe; thence running North 69° 02' East, a distance of 199.20 feet to an iron pipe; thence running North 0° 02' East, a distance of 34.21 feet to an iron pipe; thence running North 36° 45' East a distance of 118.49 feet to an iron pipe; thence running North 88° 15' 30" East a distance of 79.65 feet to an iron pipe in the westerly line of lands now or formerly owned by one Bugansky; thence running South 0° 00' 30" West along said Bugansky's westerly 10 feet to an iron pipe in the Northwest corner of lands now or formerly owned by J.P. and A. N. Clements, Jr.; thence running South 5° 42' 10" East along said Clements' westerly line 100.5 feet to an iron pipe in the southwesterly corner of said Clements; thence running South 84° 47' 50" East along Clements' southerly line 110.45 feet to an iron pipe in a westerly line of Oldwood Lane, 38.20 feet to an iron pipe; thence running South 89° 59' 30" East along a southerly line of Oldwood lane, 75.00 feet to an iron pipe in the point of curve; thence continuing along the said southerly and westerly line of said Oldwood Lane, and along said curve having an arc distance of 196.35 feet, a chord bearing of South 44° 59' 30" East and a chord distance of 176.78 feet to an iron pin in the

point of tangent; thence running South 0° 00' 30" West along the said westerly line of Oldwood Lane, 50 feet to an iron pipe; thence running North 89° 59' 30" West along the said Northerly line of Oldwood Lane 296.15 feet to an iron pipe in a point of curve, said iron pipe also being the northeasterly corner of Lot #111, Holden's Fifth Addition to the Knollwood Plat, now or formerly owned by said B.G. and M.L. Cheney; thence continuing in the same course along the said Northerly line of Cheney and Lot #111, 72.95 feet to an iron pipe; thence running North 68° 21' 30" West along said Cheney's northerly line, 34.85 feet to an iron pipe; thence running North 19° 02' 30" West along said Cheney's northerly line 116.31 feet to an iron pipe; thence running north 64° 41' West along said Cheney's northerly line, 26.39 feet to an iron pipe; thence running South 75° 15' 10" West along said Cheney's northerly line 199.73 feet to the place of beginning and containing 2.56 acres of land.

Property commonly known as: 6336 Old Woods Road, Ashtabula, OH 44004

Permanent Parcel Number: 04-044-10-005-00

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END OF LEGAL DESCRIPTION

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER

Tract 2 has been surveyed

use the survey for the Lake next transfer.

BY: DAH DATE: 12/19/22
ASHTABULA COUNTY ENGINEER