



Polaris Engineering & Surveying
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**MARCH 25, 2013
LEGAL DESCRIPTION
OF A RIGHT OF WAY EASEMENT
IN THE CITY OF AVON, OHIO**

Situated in the City of Avon, County of Lorain and the State of Ohio and known as being part of original Avon Township Section 26, and being a right of way easement over part of land conveyed to Jeffrey J. and Deanna M. Popovich by instrument no. 2006-0137462 of Lorain County Records (PPN 04-00-026-109-071), the same being subplot 1 of Vineyards Estates Subdivision No. 1 as shown by plat recorded in volume 68, pages 72-74 of Lorain County Plat Records, and being further described as follows:

Beginning in at the intersection of the easterly sideline of Nagel Road (60 feet wide) with the southerly sideline of Schwartz Road (width varies), the same being the northwesterly corner of said Popovich;

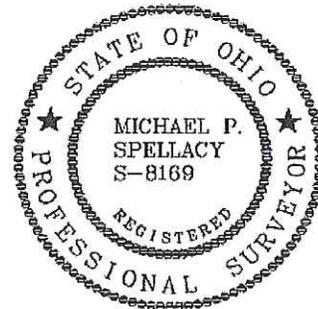
- Course 1** Thence South $89^{\circ}41'13''$ East, along the southerly sideline of said Schwartz Road, 95.59 feet;
- Course 2** Thence South $00^{\circ}18'47''$ West, 1.10 feet;
- Course 3** Thence westerly, 74.98 feet along the arc of a curve deflecting to the left, and having a radius of 974.00 feet, a delta of $04^{\circ}24'39''$, and a chord of 74.96 feet bearing South $85^{\circ}36'43''$ West;
- Course 4** Thence southwesterly, 32.12 feet along the arc of a curve deflecting to the left, and having a radius of 24.00 feet, a delta of $76^{\circ}40'51''$, and a chord of 29.78 feet bearing South $45^{\circ}03'58''$ West to the easterly sideline of said Nagel Road;

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Course 5 Thence North 00°28'22" East, along said easterly sideline, 28.39 feet to the **place of beginning**, and containing 0.0125 acres of land (543 square feet), calculated and described in March, 2013 by Michael P. Spellacy, P.S. 8169 of Polaris Engineering and Surveying, subject to all legal highways and easements of record. The bearings used herein are based on the Ohio State Plane Coordinate System of 1983, and adjusted in 1986. The intent of this instrument is to describe a right of way easement over part of PPN 04-00-026-109-071.



Michael P. Spellacy P.S. 8169 03/25/2013

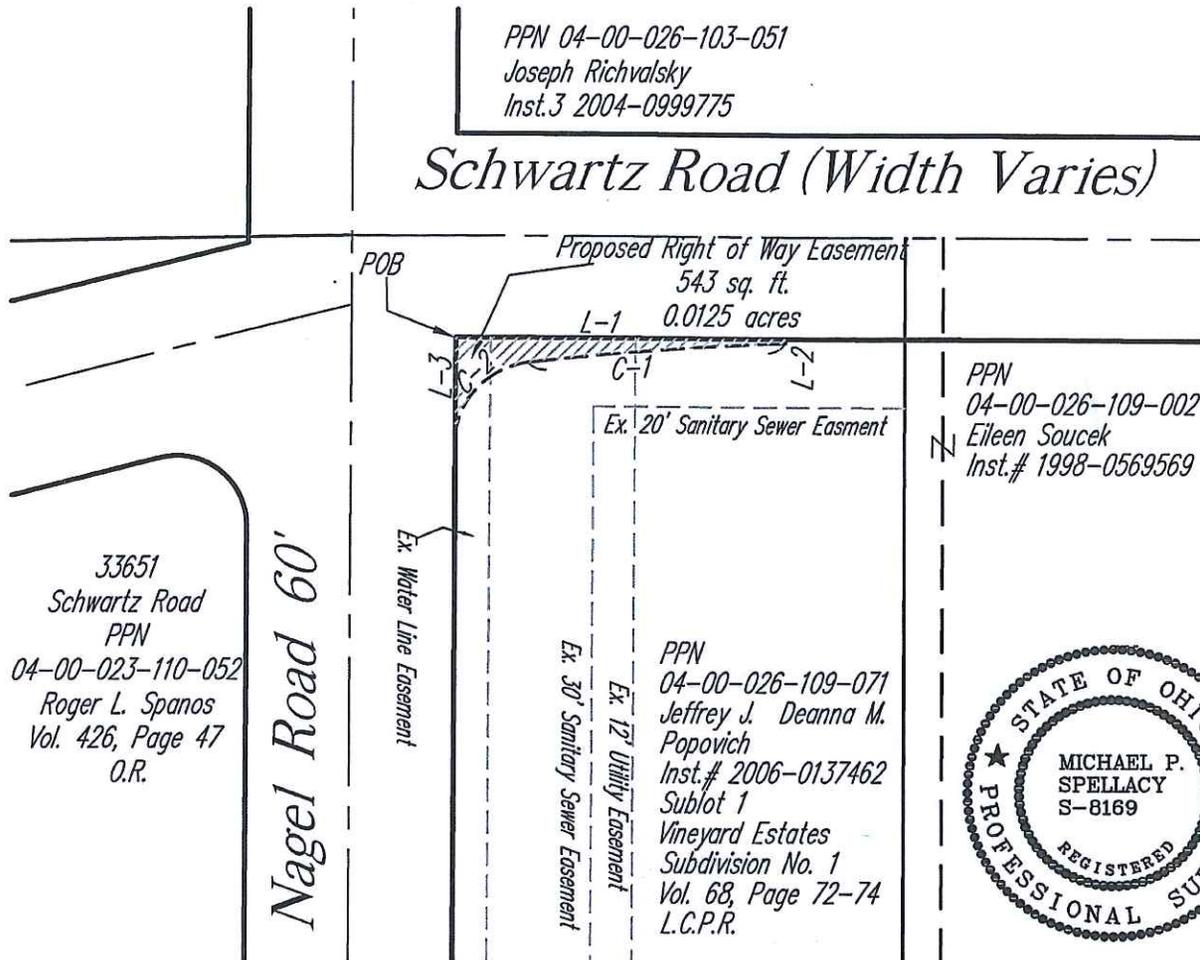


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	74.98	974.00	37.51	74.96	S85°36'43"W	4°24'39"
C2	32.12	24.00	18.98	29.78	S45°03'58"W	76°40'51"

PPN 04-00-026-103-051
Joseph Richvalsky
Inst. 3 2004-0999775

Schwartz Road (Width Varies)

LINE TABLE		
LINE	LENGTH	BEARING
L1	95.59	S89°41'13"E
L2	1.10	S00°18'47"W
L3	28.39	N00°28'22"E



PPN
04-00-026-109-002
Eileen Soucek
Inst. # 1998-0569569

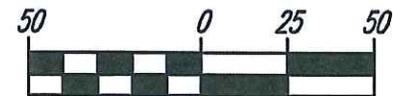
PPN
04-00-026-109-071
Jeffrey J. Deanna M. Popovich
Inst. # 2006-0137462
Sublot 1
Vineyard Estates
Subdivision No. 1
Vol. 68, Page 72-74
L.C.P.R.



Michael P. Spellacy

03/25/2013

GRAPHIC SCALE



IN FEET
1 INCH = 50 FEET

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION



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SURVEYING, INC.
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PREPARED FOR:
City of Avon

CONTRACT No.	10116
SHEET OF	1 1