



Legal Description
For a
5.6346 acre Parcel

Situated in the City of South Euclid, County of Cuyahoga and State of Ohio, and known as being Sublot Nos. 143-145 in the Belvoir Gardens Subdivision, of part of Original Euclid Township Lot No. 32, Tract No.3, as shown by the recorded plat in Volume 96 of Maps, Page 26 of Cuyahoga County Records and Sublot Nos. 34-43 & 52-54 in Belvoir Gardens Subdivision No. 2, of part of Original Euclid Township Lots Nos. 31 and 32 in Tract No.3, as shown by the recorded plat in Volume 98 of Maps, Page 14 of Cuyahoga County Records.

Commencing at a 5/8" iron pin monument found in the centerline of South Green Road (width varies) at an angle point being North 0° 35' 39" West of the centerline of Greenway Road (50 feet wide); Thence South 0° 35' 39" East a distance of 475.28 feet to a point on the centerline of said South Green Road; Thence South 89° 24' 21" West a distance of 40.00 feet to the westerly right of way of said South Green Road and the southeasterly corner of lands now or formerly conveyed to Terrance Rouzer as recorded in Deed Volume 91-14315 Page 4 of Cuyahoga County Records and a 5/8" rebar with cap "GPD" found, said point being the **TRUE PLACE OF BEGINNING** of parcel of land hereinafter described, thence clockwise along the following (12) courses and distances.

1. Thence along said westerly line of South Green Road, South 0° 35' 39" East a distance of 483.55 feet to the centerline of vacated Rosemary Drive and a 5/8" rebar with cap "GPD" set;
2. Thence along said centerline of vacated Rosemary Drive South 89° 24' 21" West a distance of 165.41 feet to a point of curvature and a 5/8" rebar with cap "GPD" set;
3. Thence continuing along said centerline of vacated Rosemary Drive and along the arc of a curve deflecting to the right and having the following properties: Delta = 31° 00' 15", Radius = 275.00, Tangent = 76.27, Chord = 147.00, Chord Bearing = North 75° 05' 34" West for an arc distance of 148.81 feet to a point of reverse curvature and a 5/8" rebar with cap "GPD" set;

4. Thence continuing along said centerline of vacated Rosemary Drive and along the arc of a curve deflecting to the left and having the following properties: Delta = $82^{\circ} 42' 09''$, Radius = 145.00, Tangent = 127.62, Chord = 191.60, Chord Bearing = South $73^{\circ} 03' 22''$ West for an arc distance of 209.30 feet to the easterly right of way of Langerdale Boulevard (60 feet) and a 5/8" rebar with cap "GPD" set;
5. Thence along said easterly line of Langerdale and along the arc of a curve deflecting to the left and having the following properties: Delta = $09^{\circ} 11' 17''$, Radius = 1076.56, Tangent = 86.50, Chord = 172.45, Chord Bearing = North $10^{\circ} 00' 00''$ West for an arc distance of 172.64 feet to the southwesterly corner of lands now or formerly conveyed to BUCLA Inc. as recorded in deed AFN: 200212100624 of Cuyahoga County Records and a 5/8" rebar with cap "GPD" found;
6. Thence along the southerly line of said BUCLA Inc. North $89^{\circ} 24' 21''$ East a distance of 194.00 feet to the centerline of vacated Summit Road and a 5/8" rebar with cap "GPD" set;
7. Thence along said centerline of vacated Summit Drive North $10^{\circ} 11' 29''$ West a distance of 19.58' to a point of curvature and a 5/8" rebar with cap "GPD" set;
8. Thence continuing along said centerline of vacated Summit Drive along the arc of a curve deflecting to the left and having the following properties: Delta = $15^{\circ} 38' 48''$, Radius = 424.18, Tangent = 58.28, Chord = 138.13, Chord Bearing = North $19^{\circ} 33' 44''$ West for an arc distance of 138.75 feet to a 5/8" rebar with cap "GPD" set;
9. Thence along the northerly line of lands now or formerly conveyed to BUCLA Inc. as recorded in deed AFN: 200212100623 of Cuyahoga County Records, South $89^{\circ} 33' 21''$ West a distance of 206.48 feet to the easterly line of Langerdale Boulevard and a 5/8" rebar with cap "GPD" set at the northwesterly corner of said BUCLA Inc.;
10. Thence along said easterly line of said Langerdale Boulevard and along a curve deflecting to the left and having the following properties: Delta = $33^{\circ} 24' 25''$, Radius = 280.00, Tangent = 84.02, Chord = 160.95, Chord Bearing = North $50^{\circ} 49' 46''$ West for an arc distance of 163.26 feet to a point of reverse curvature and a 5/8" rebar with cap "GPD" set;

11. Thence continuing along said easterly line of Langerdale Boulevard along a curve deflecting to the right and having the following properties: Delta = $23^{\circ} 55' 59''$, Radius = 324.61, Tangent = 68.80, Chord = 134.61, Chord Bearing = North $55^{\circ} 34' 01''$ West for an arc distance of 135.59 feet to the southwesterly corner of lands now or formerly conveyed to Richard Fried as recorded in deed volume 95-50588, Page 28 of Cuyahoga county records and a 5/8" rebar with cap "GPD" found;

12. Thence along the southerly line of said Richard Fried and its easterly prolongation, North $89^{\circ} 33' 21''$ East a distance of 808.40 feet to the **TRUE PLACE OF BEGINNING** and containing 5.6346 acres (245,441 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record, as surveyed under the supervision of Steven L. Mullaney, P.S. number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in January of 2013.

Basis of Bearing: State Plane Grid North, Ohio Zone NAD83 (CORS96).

**Legal Description
For a
30' Water Main Easement**

Situated in the City of South Euclid, County of Cuyahoga and State of Ohio, and known as being part of Sublot Nos. 143-144 in the Belvoir Gardens Subdivision, of part of Original Euclid Township Lot No. 32, Tract No.3, as shown by the recorded plat in Volume 96 of Maps, Page 26 of Cuyahoga County Records.

Commencing at a point on the easterly right of way line of Langerdale Boulevard (60 feet wide) and the southwesterly corner of lands now or formerly conveyed to BUCLA Inc. as recorded in deed AFN: 200212100624 of Cuyahoga County Records witnessed by a 5/8" rebar with cap "GPD"; Thence along the southerly line of said BUCLA Inc., North 89° 24' 21" East a distance of 168.64 feet to the **TRUE PLACE OF BEGINNING** of parcel of land hereinafter described, thence clockwise along the following (4) courses and distances.

1. Thence along said southerly line of BUCLA Inc. and its easterly prolongation, North 89° 24' 21" East a distance of 30.43' to a point on the northerly line of lands now or formerly conveyed to The Board of Trustees of the Cuyahoga County Public Library as recorded in deed AFN: 201209210446 of Cuyahoga County Records;
2. Thence South 10° 11' 29" East a distance of 109.10' to the northerly line of vacated Rosemary Drive;
3. Thence along said northerly line of vacated Rosemary Drive along a curve deflecting to the left and having the following properties: Delta = 11° 41' 58", Radius = 170.00, Tangent = 17.42, Chord = 34.65, Chord Bearing = North 70° 09' 31" West for and arc distance of 34.71 feet to a point

4. Thence North $10^{\circ} 11'29''$ West a distance of 96.83 feet to the **TRUE PLACE OF BEGINNING** and containing 0.0704 acres (3,069 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record, as surveyed under the supervision of Steven L. Mullaney, P.S. number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in January of 2013

Basis of Bearing: State Plane Grid North, Ohio Zone NAD83 (CORS96).