



Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description  
Development Property  
File No. 13637-LD002  
November 15, 2013  
Page 1 of 3

Situated in the Village of Orange, County of Cuyahoga, State of Ohio and known as being all of Sublot Nos. 10-32 and 35 and part of Sublot Nos. 36 and 37 in the Woodmere Subdivision as shown by the recorded plat in Volume 49 of Maps, Page 8 of Cuyahoga County Records, all of Parcel "A" in the Consolidation Plat for Carl J. Cardella as shown by the recorded plat in Volume 362 of Maps, Page 30 of Cuyahoga County Records and part of Sublot Nos. 4-30 and Pine Crest Drive in the Walnut Hills Homesteads, Unrecorded, all of and more land being part of Original Orange Township, Lot No. 10, Tract No. 2 and Lot No. 1, Tract No. 4 and is further bounded and described as follows:

Beginning at the intersection of the center line of Harvard Road (variable width) with the center line of Orange Place (variable width). Thence North  $89^{\circ}-39'-09''$  East, along said center line of Harvard Road, a distance of 131.56 feet to the intersection with the Southerly prolongation of the Easterly right of way line of Pine Crest Drive (60 feet wide) vacated. Thence North  $00^{\circ}-21'-40''$  West, along said Southerly prolongation, a distance of 54.00 feet to an angle point in the Northerly right of way line of said Harvard Road and the principal place of beginning of the land herein described;

- Course 1 Thence North  $00^{\circ}-21'-40''$  West, continuing along said Northerly right of way line of Harvard Road, a distance of 10.00 feet to an angle point therein;
- Course 2 Thence South  $89^{\circ}-39'-09''$  West, continuing along said Northerly right of way line of Harvard Road, a distance of 30.00 feet to the center line of aforesaid Pine Crest Drive vacated;
- Course 3 Thence North  $00^{\circ}-21'-40''$  West, along said center line of Pine Crest Drive vacated, a distance of 260.99 feet to a Southerly right of way line thereof;
- Course 4 Thence North  $89^{\circ}-38'-20''$  East, along said Southerly right of way line of Pine Crest Drive, a distance of 30.00 feet to an angle point therein;
- Course 5 Thence North  $00^{\circ}-21'-40''$  West, along an Easterly right of way line of said Pine Crest Drive, a distance of 104.91 feet to the Southerly line of aforesaid Sublot No. 7 of the Walnut Hills Homesteads;
- Course 6 Thence South  $89^{\circ}-38'-20''$  West, along said Southerly line of Sublot No. 7 and along the Southerly line of aforesaid Sublot No. 30 therein, a distance of 592.76 feet to the Southwesterly corner of said Sublot No. 30;

- Course 7 Thence North  $00^{\circ}-56'-44''$  West, along the Westerly line of said Sublot No. 30 and along the Westerly lines of aforesaid Sublot Nos. 29-19 therein, a distance of 1824.07 feet to the Northwesterly corner of said Sublot No. 19 and the Easterly right of way line of Orange Place (variable width);
- Course 8 Thence North  $89^{\circ}-46'-15''$  East, along said Easterly right of way line of Orange Place, a distance of 88.36 feet to an angle point therein;
- Course 9 Thence North  $00^{\circ}-34'-50''$  West, continuing along said Easterly right of way line of Orange Place, a distance of 438.74 feet to an angle point therein and the Northwesterly corner of a parcel of land conveyed to Rukshmani, Inc. by deed recorded in A.F.N. 199903150817 of Cuyahoga County Records;
- Course 10 Thence North  $89^{\circ}-25'-10''$  East, continuing along said Easterly right of way line of Orange Place and the Northerly line of land so conveyed to Rukshmani, Inc., a distance of 50.00 feet to an angle point therein;
- Course 11 Thence South  $00^{\circ}-34'-50''$  East, continuing along said Northerly line of land so conveyed to Rukshmani, Inc., a distance of 45.66 feet to an angle point therein;
- Course 12 Thence North  $89^{\circ}-25'-10''$  East, continuing along said Northerly line of land so conveyed to Rukshmani, Inc., a distance of 235.70 feet to an angle point therein;
- Course 13 Thence South  $00^{\circ}-34'-50''$  East, continuing along said Northerly line of land so conveyed to Rukshmani, Inc., a distance of 8.69 feet to an angle point therein;
- Course 14 Thence South  $59^{\circ}-37'-00''$  East, continuing along said Northerly line of land so conveyed to Rukshmani, Inc., a distance of 5.83 feet to an angle point therein;
- Course 15 Thence North  $89^{\circ}-25'-10''$  East, continuing along said Northerly line of land so conveyed to Rukshmani, Inc., a distance of 64.03 feet to the Northeasterly corner thereof and the Westerly line of the aforesaid Sublot No. 21 of the Woodmere Subdivision;
- Course 16 Thence North  $00^{\circ}-37'-28''$  West, along said Westerly line of Sublot No. 21 and along the Westerly lines of Sublot Nos. 20-10 therein, a distance of 1556.62 feet to the Northwesterly corner of said Sublot No. 10;
- Course 17 Thence North  $89^{\circ}-17'-12''$  East, along the Northerly line of said Sublot No. 10 and along the Southerly line of aforesaid Sublot No. 36 therein, a distance of 277.34 feet to the Easterly right of way line of Walnut Hills Avenue (40 feet wide);
- Course 18 Thence North  $00^{\circ}-37'-28''$  West, along said Easterly right of way line of Walnut Hills Avenue, a distance of 84.88 feet to an interior corner thereof and the Northerly line of aforesaid Sublot No. 37 therein;

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November 15, 2013  
Page 3 of 3

- Course 19      Thence North 89°-17'-12" East, along said Northerly line of Sublot No. 37, a distance of 236.79 feet to the Northeasterly corner thereof;
- Course 20      Thence South 00°-37'-28" East, along the Easterly line of said Sublot No. 37 and along the Easterly lines of aforesaid Sublot Nos. 36-23 therein, a distance of 2029.43 feet to the Southeasterly corner of said Sublot No. 23 and the Northerly line of aforesaid Sublot No. 18 of the Walnut Hills Homesteads;
- Course 21      Thence North 89°-46'-15" East, along said Northerly line of Sublot No. 18, a distance of 190.49 feet to the Northeasterly corner thereof;
- Course 22      Thence South 00°-21'-40" East, along the Easterly line of said Sublot No. 18 and along the Easterly lines of aforesaid Sublot Nos. 17-6 therein, a distance of 2197.37 feet to the aforesaid Northerly right of way line of Harvard Road;
- Course 23      Thence South 89°-39'-09" West, along said Northerly right of way line of Harvard Road, a distance of 536.66 feet to the principal place of beginning and containing 79.0904 Acres (3,445,179 Square Feet) of land.

Be the same more or less, but subject to all legal highways and easements of record.