



Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description
Village Property
File No. 13637-LD003
November 15, 2013
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Situated in the Village of Orange, County of Cuyahoga, State of Ohio and known as being the Detention Basin Parcel in the Lot Split and Dedication Plat of Chagrin Highlands Orange Place Lot 3 as shown by the recorded plat in Volume 307 of Maps, Pages 54-55 of Cuyahoga County Records and all of Blocks A and B and part of Block C in the Consolidation and Dedication Plat of a Portion of Orange Place as shown by the recorded plat in Volume 315 of Maps, Pages 44-45 of Cuyahoga County Records, all being part of Original Warrensville Township, Lot No. 70 and Orange Township, 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 $00^{\circ}-21'-40''$ West, along said center line of Orange Place, a distance of 138.68 feet to a point of curvature therein and principal place of beginning of the land herein described;

- Course 1 Thence North $89^{\circ}-38'-20''$ East, a distance of 67.00 feet to a point of curvature in an Easterly right of way line of said Orange Place;
- Course 2 Thence Northwesterly, along said Easterly right of way line of Orange Place, along the arc of a curve deflecting to the left, a distance of 108.68 feet to a curved turnout therein. Said arc having a radius of 245.00 feet, a central angle of $25^{\circ}-24'-59''$ and a chord which bears North $13^{\circ}-04'-09.5''$ West, a distance of 107.79 feet;
- Course 3 Thence Northeasterly, along the arc of said curved turnout deflecting to the right, a distance of 41.94 feet to the point of tangency in a Southeasterly right of way line of Pine Crest Drive (60 feet wide and variable). Said arc having a radius of 30.00 feet, a central angle of $80^{\circ}-05'-59''$ and a chord which bears North $14^{\circ}-16'-20.5''$ East, a distance of 38.61 feet;
- Course 4 Thence North $54^{\circ}-19'-20''$ East, along said Southeasterly right of way line of Pine Crest Drive, a distance of 3.16 feet to a point of curvature therein;
- Course 5 Thence Northeasterly, continuing along said Southeasterly right of way line of Pine Crest Drive, along the arc of a curve deflecting to the left, a distance of 59.79 feet to an angle point therein. Said arc having a radius of 180.00 feet, a central angle of $19^{\circ}-01'-55''$ and a chord which bears North $44^{\circ}-48'-22.5''$ East, a distance of 59.52 feet;

- Course 6 Thence North $89^{\circ}-38'-20''$ East, along a Southerly right of way line of said Pine Crest Drive, a distance of 3.74 feet to the Easterly line of aforesaid Block C;
- Course 7 Thence South $00^{\circ}-21'-40''$ East, along said Easterly line of Block C, a distance of 260.99 feet to the Northerly right of way line of aforesaid Harvard Road;
- Course 8 Thence South $89^{\circ}-39'-09''$ West, along said Northerly right of way line of Harvard Road, a distance of 26.92 feet to a curved turnout therein;
- Course 9 Thence Northwesterly, along the arc of said curved turnout deflecting to the right, a distance of 21.88 feet to the point of tangency in the aforesaid Easterly right of way line of Orange Place. Said arc having a radius of 30.00 feet, a central angle of $41^{\circ}-47'-48''$ and a chord which bears North $21^{\circ}-15'-34''$ West, a distance of 21.40 feet;
- Course 10 Thence North $00^{\circ}-21'-40''$ West, along said Easterly right of way line of Orange Place, a distance of 54.70 feet to the aforesaid point of curvature therein;
- Course 11 Thence South $89^{\circ}-38'-20''$ West, a distance of 67.00 feet to the aforesaid center line of Orange Place;
- Course 12 Thence South $89^{\circ}-38'-20''$ West, a distance of 45.00 feet to the point of tangency in a Westerly right of way line of said Orange Place;
- Course 13 Thence South $00^{\circ}-21'-40''$ East, along said Westerly right of way line of Orange Place, a distance of 58.67 feet to the aforesaid Northerly right of way line of Harvard Road;
- Course 14 Thence South $89^{\circ}-39'-09''$ West, along said Northerly right of way line of Harvard Road, a distance of 135.02 feet to an angle point therein;
- Course 15 Thence North $75^{\circ}-13'-15''$ West, continuing along said Northerly right of way line of Harvard Road, a distance of 148.01 feet to an angle point therein;
- Course 16 Thence North $62^{\circ}-44'-20''$ West, continuing along said Northerly right of way line of Harvard Road, a distance of 153.32 feet to an Easterly right of way line of aforesaid Orange Place;
- Course 17 Thence North $00^{\circ}-56'-44''$ West, along said Easterly right of way line of Orange Place, a distance of 142.07 feet to an angle point therein;
- Course 18 Thence Southeasterly, along a Southerly right of way line of said Orange Place, along the arc of a curve deflecting to the left, a distance of 27.08 feet to the point of tangency therein. Said arc having a radius of 380.00 feet, a central angle of $04^{\circ}-05'-00''$ and a chord which bears South $80^{\circ}-29'-50''$ East, a distance of 27.08 feet;

- Course 19 Thence South $82^{\circ}-32'-20''$ East, continuing along said Southerly right of way line of Orange Place, a distance of 257.01 feet to a point of curvature therein;
- Course 20 Thence Southeasterly, along a Southwesterly right of way line of said Orange Place, along the arc of a curve deflecting to the right, a distance of 222.31 feet to said point of tangency therein. Said arc having a radius of 155.00 feet, a central angle of $82^{\circ}-10'-40''$ and a chord which bears South $41^{\circ}-27'-00''$ East, a distance of 203.74 feet;
- Course 21 Thence North $89^{\circ}-38'-20''$ East, a distance of 45.00 feet to the aforesaid center line of Orange Place;
- Course 22 Thence Northwesterly, along said center line of Orange Place, along the arc of a curve deflecting to the left, a distance of 123.28 feet to the center line of aforesaid Pine Crest Drive. Said arc having a radius of 200.00 feet, a central angle of $35^{\circ}-19'-00''$ and a chord which bears North $18^{\circ}-01'-10''$ West, a distance of 121.34 feet;
- Course 23 Thence North $54^{\circ}-19'-20''$ East, along said center line of Pine Crest Drive, a distance of 92.01 feet to a point of curvature therein;
- Course 24 Thence North $35^{\circ}-40'-40''$ West, a distance of 30.00 feet to the point of tangency in a Northwesterly right of way line of said Pine Crest Drive;
- Course 25 Thence South $54^{\circ}-19'-20''$ West, along said Northwesterly right of way line of Pine Crest Drive, a distance of 8.85 feet to a curved turnout therein;
- Course 26 Thence Northwesterly, along the arc of said curved turnout deflecting to the right, a distance of 39.10 feet to the point of tangency in a Northeasterly right of way line of aforesaid Orange Place. Said arc having a radius of 30.00 feet, a central angle of $74^{\circ}-40'-02''$ and a chord which bears North $88^{\circ}-20'-39''$ West, a distance of 36.39 feet;
- Course 27 Thence Northwesterly, along said Northeasterly right of way line of Orange Place, along the arc of a curve deflecting to the left, a distance of 168.27 feet to the point of tangency therein. Said arc having a radius of 245.00 feet, a central angle of $39^{\circ}-21'-02''$ and a chord which bears North $70^{\circ}-41'-09''$ West, a distance of 164.98 feet;
- Course 28 Thence South $89^{\circ}-38'-20''$ West, along a Northerly right of way line of said Orange Place, a distance of 203.80 feet to a point of curvature therein;
- Course 29 Thence Northwesterly, along a Northeasterly right of way line of said Orange Place, along the arc of a curve deflecting to the right, a distance of 317.89 feet to the point of tangency therein. Said arc having a radius of 320.00 feet, a central angle of $56^{\circ}-55'-06''$ and a chord which bears North $61^{\circ}-54'-07''$ West, a distance of 304.98 feet;
- Course 30 Thence North $33^{\circ}-26'-34''$ West, continuing along said Northeasterly right of way line of Orange Place, a distance of 69.15 feet to a point of curvature therein;

- Course 31 Thence Northwesterly, continuing along said Northeasterly right of way line of Orange Place, along the arc of a curve deflecting to the right, a distance of 49.67 feet to the Northwesterly corner of the aforesaid Detention Basin Parcel. Said arc having a radius of 470.00 feet, a central angle of 06°-03'-20" and a chord which bears North 30°-24'-54" West, a distance of 49.65 feet;
- Course 32 Thence North 89°-03'-16" East, along the Northerly line of said Detention Basin Parcel, distance of 249.29 feet to the Northeasterly corner thereof;
- Course 33 Thence South 00°-56'-44" East, along the Easterly line of said Detention Basin Parcel, distance of 202.60 feet to the Northwesterly corner of aforesaid Block B;
- Course 34 Thence North 89°-38'-20" East, along the Northerly line of said Block B, distance of 532.76 feet to the Northeasterly corner thereof and a Westerly right of way line of aforesaid Pine Crest Drive;
- Course 35 Thence Southwesterly, along said Westerly right of way line of Pine Crest Drive, along the arc of a curve deflecting to the right, a distance of 114.53 feet to said point of tangency therein. Said arc having a radius of 120.00 feet, a central angle of 51°-41'-00" and a chord which bears South 26°-58'-50" West, a distance of 110.23 feet;
- Course 36 Thence South 35°-40'-40" East, a distance of 30.00 feet to the aforesaid center line of Pine Crest Drive;
- Course 37 Thence South 54°-19'-20" West, along said center line of Pine Crest Drive, a distance of 92.01 feet to the aforesaid center line of Orange Place;
- Course 38 Thence Southeasterly, along said center line of Orange Place, along the arc of a curve deflecting to the right, a distance of 123.28 feet to the principal place of beginning. Said arc having a radius of 200.00 feet, a central angle of 35°-19'-00" and a chord which bears South 18°-01'-10" East, a distance of 121.34 feet. Said parcel containing 3.5604 Acres (155,093 Square Feet) of land.

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