

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129
TELEPHONE (216) 398-0280
FAX (216) 351-0920

September 16, 2011
File No. 06085-ANG

LEGAL DESCRIPTION
ANGELA DRIVE

Situated in the Township of Twinsburg, County of Summit and State of Ohio and known as being part of Original Lot 23, Tract 2 in said Township and known as being Angela Drive (Private), 50.00 feet wide in The Reserve at Kensington, as shown by the recorded Plat in Rec. No. 55400100 of Summit County Records, bounded and described as follows:

Starting at the intersection of the centerline of Darien Lane, 60.00 feet wide with the southerly line of Abrams Farms, Phase 3, as shown by the Plat recorded in Rec. No. 55049090 of Summit County Plat Records, said southerly line of Abrams Farms, Phase 3, being also the northerly line of the Township of Twinsburg;

Thence South $05^{\circ} 25' 20''$ West, along the centerline of Darien Lane, a distance of 72.63 feet to a point of curvature therein;

Thence continuing southerly along the said centerline of Darien Lane, by a curve to the left an arc distance of 133.63 feet to a point of tangency, said curve having a radius of 400.00 feet, a central angle of $19^{\circ} 08' 26''$ and a chord which bears South $04^{\circ} 08' 53''$ East, a distance of 133.01 feet;

Thence South $13^{\circ} 43' 06''$ East, continuing along the said centerline of Darien Lane, a distance of 110.05 feet to the intersection of the said centerline of Darien Lane with the centerline of Angela Drive, 50.00 feet wide;

Thence South $89^{\circ} 55' 17''$ West, along the said proposed centerline of Angela Drive (Private), a distance of 67.00 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence southerly by a curve to the left, an arc distance of 40.39 feet to a point of reverse curvature, said curve having a radius of 67.00 feet, a central angle of $34^{\circ} 32' 31''$ and a chord which bears South $17^{\circ} 20' 59''$ East, a distance of 39.78 feet;

Thence westerly by a curve to left an arc distance of 29.04 feet to a point of tangency, said curve having a radius of 30.00 feet to a point of tangency, said curve having a radius of 30.00 feet, a central angle of $55^{\circ} 27' 29''$ and a chord which bears North $62^{\circ} 20' 59''$ West, a distance of 27.92 feet;

Thence South $89^{\circ} 55' 17''$ West, a distance of 21.78 feet to a point of curvature;

Thence continuing westerly by a curve to the right, an arc distance of 152.84 feet to a point of tangency, said curve having a radius of 275.00, a central angle of $31^{\circ} 50' 37''$ and a chord which bears North $74^{\circ} 09' 25''$ West, a distance of 150.88 feet;

Thence North $58^{\circ} 14' 06''$ West, a distance of 157.93 feet to a point of curvature;

Thence continuing westerly by a curve to the left, an arc distance of 82.68 feet to a point of tangency, said curve having a radius of 150.00 feet, a central angle of $31^{\circ} 34' 49''$ and a chord which bears North $74^{\circ} 01' 31''$ West, a distance of 81.63 feet;

Thence North $89^{\circ} 48' 55''$ West, a distance of 55.90 feet to a point of curvature;

Thence continuing westerly by a curve to the left, an arc distance of 146.52 feet to a point of tangency, said curve having a radius of 150.00 feet, a central angle of $55^{\circ} 58' 00''$ and a chord which bears South $62^{\circ} 12' 05''$ West, a distance of 140.76 feet;

Thence South $34^{\circ} 13' 06''$ West, a distance of 46.98 feet to a point of curvature;

Thence southerly by a curve to the left, an arc distance of 38.86 feet to a point of curvature, said curve having a radius of 25.00 feet, a central angle of $89^{\circ} 03' 38''$ and a chord which bears South $10^{\circ} 18' 44''$ East, a distance of 35.06 feet;

Thence by a curve to the left, an arc distance of 99.18 feet to a point of reverse curvature, said curve having a radius of 3025.00 feet, a central angle of $01^{\circ} 52' 43''$ and a chord which bears North $55^{\circ} 46' 54''$ West, a distance of 99.18 feet;

Thence easterly by a curve to the left, an arc distance of 38.86 feet to a point of tangency, said curve having a radius of 25.00 feet, a central angle of $89^{\circ} 03' 38''$ and a chord which bears North $78^{\circ} 44' 55''$ East, a distance of 35.06 feet;

Thence North $34^{\circ} 13' 06''$ East, a distance of 46.98 feet to a point of curvature;

Thence northeasterly by a curve to the right, an arc distance of 195.36 feet to a point of tangency, said curve having a radius of 200.00 feet, a central angle of $55^{\circ} 58' 00''$ and a chord which bears North $62^{\circ} 12' 05''$ East, a distance of 187.69 feet;

Thence South $89^{\circ} 48' 55''$ East, a distance of 55.90 feet to a point of tangency;

Thence easterly by a curve to the right an arc distance of 110.24 feet to a point of tangency, said curve having a radius of 200.00 feet, a central angle of $31^{\circ} 34' 49''$ and a chord which bears South $74^{\circ} 01' 31''$ East, a distance of 108.85 feet;


Thence South $58^{\circ} 14' 06''$ East, a distance of 157.93 feet to a point of curvature;

Thence easterly by a curve to the left, an arc distance of 125.05 feet to a point of tangency, said curve having a radius of 225.00 feet, a central angle of $31^{\circ} 50' 37''$ and a chord which bears South $74^{\circ} 09' 25''$ East, a distance of 123.45 feet;

Thence North $89^{\circ} 55' 17''$ East, a distance of 21.78 feet to a point of curvature;

Thence northeasterly by a curve to the left, an arc distance of 29.04 feet to a point of reverse curvature, said curve having radius of 30.00 feet, a central angle of $55^{\circ} 27' 29''$ and a chord which bears North $62^{\circ} 11' 33''$ East, a distance of 27.92 feet;

Thence southerly by a curve to the left, an arc distance of 40.39 feet, to the PRINCIPAL PLACE of BEGINNING, said curve having a radius of 67.00 feet and a central angle of $34^{\circ} 32' 31''$ and a chord which bears South $17^{\circ} 11' 33''$ West, a distance of 39.78 feet and containing 0.8438 acres of land, more or less, but subject to all legal highways as described by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated September 16, 2011.


Howard R. Selee, R.S. No. 5471

