

## LEGAL DESCRIPTION

Situated in the Township of Jackson, County of Stark, State of Ohio

Known as and being part of the Northeast Quarter of Section 12, Township 11 (Jackson), Range 9, Stark County, Ohio, and described as follows: Beginning at an iron monument marking the Southeast corner of said Northeast Quarter Section 12; thence N 04°57'40" E with the section and township line a distance of 300.00 feet to a point; thence N 85°02'20" W a distance of 117.85 feet to a point; thence S 49°57'40" W a distance of 75.00 feet to a point and being the true place of beginning for the tract of land herein to be described; thence N 04°57'40" E and parallel with the East line of said section and township a distance of 106.07 feet to a point; thence N 49°57'40" E a distance of 6.84 feet to a point; thence N 04°57'40" E a distance of 183.56 feet to a point; thence N 84°32'50" W a distance of 200.00 feet to a point on the East line of Whipple Avenue, N.W.; thence Southwardly with the East Line of Whipple Avenue, N.W. and on the arc of a curve to the right, having a radius of 1483.84 feet and a delta angle of 11°12'25", an arc distance of 290.23 feet to a point; thence S 84°01'20" E a distance of 52.53 feet to a point; thence N 49°57'40" E a distance of 68.50 feet to a point; thence S 40°02'20" E a distance of 89.00 feet to a point; thence N 49°57'40" E a distance of 11.44 feet to the true place of beginning and containing 1.1562 acres of land, more or less.

Subject to a right and easement for the common use and convenience of abutting property owners to effect a driving and parking pattern, the following described parts:

Part 1 - Beginning at the Southwesterly corner of the above described tract; thence Northwardly with the East line of Whipple Avenue, N.W. and on the arc of a curve to the left, having a radius of 1483.84 feet and a delta angle of 01°21'05", an arc distance of 35.00 feet to a point; thence S 84°01'20" E a distance of 86.72 feet to a point; thence S 49°57'40" W a distance of 48.64 feet to a point; thence N 84°01'20" W a distance of 52.53 feet to the place of beginning.

Part 2 - Beginning at the true place of beginning for the 1.1562 acre tract of land described above; thence N 04°57'40" E a distance of 106.07 feet to a point; thence N. 40°02'20" W a distance of 14.00 feet to a point; thence S 49°57'40" W a distance of 86.44 feet to a point; thence S 40°02'20" E. a distance of 89.00 feet to a point; N 49°57'40" E a distance of 11.44 feet to the place of beginning.

Subject to the use of a strip of land 15.00 feet in width off the entire North side in be used for driveway and underground utilities, and a strip of land 20.00 feet in width off the entire West side to be used for underground public utilities.

Registered Surveyor No. 4140, R.E. Dunlap, Surveyor.

Subject to the parking rights and uses heretofore granted to adjoining land and lease holders over a certain parking area included in lands herein conveyed, which area is to be used in common with adjoining land and lease holders, which parking area is described as follows:

Known as and being part of the Northeast Quarter of Section 12, Township 11 (Jackson), Range 9, Stark County, Ohio, and described as follows: Beginning at an iron monument marking the Southeast corner of said Northeast Quarter Section 12; thence N 84°32'50" W with the quarter section line a distance of 368.81 feet to a point on the East line of Whipple Avenue, N.W.; thence Northwardly with the East line of said avenue and on the arc of a curve to the left having a radius of 1483.84 feet and a delta angle of 9°10'50", an arc distance of 237.76 feet a point and being the true place of beginning for the parking and driveway area herein described; thence continuing Northwardly on the arc of a curve to the left, having a radius of 1483.84 feet and a delta angle of 1°09'30", an arc distance of 30.00 feet to a point; thence S 84°01'20" E a distance of 67.00 feet to a point; thence N 49°57'40" E a distance of 131.65 feet to a point; thence S 40°02'20" E a distance of 20.00 feet to a point; thence N 49°57'40" E a distance of 20.00 feet to a point; thence S 40°02'20" E a distance of 96.00 feet to a point; thence S 49°57'40" E a distance of 20.00 feet to a point; thence S 40°02'20" E a distance of 20.00 feet to a point; thence S 49°57'40" W a distance of 168.00 feet to a point; thence N 40°02'20" W a distance of 20.00 feet to a point; thence S 49°57'40" W a distance of 20.00 feet to a point; thence N 40°02'20" W a distance of 88.00 feet to a point; thence N 49°57'40" E a distance of 20.00 feet to a point; thence N 40°02'20" W a distance of 22.55 feet to a point; thence N 84°01'20" W a distance of 45.68 feet to the true place of beginning and containing 0.6494 acre of land, more or less.

Together with the right of ingress and egress over and on a 60 foot private road and easement to Pittsburgh Road, which private road and easement is more fully described in an easement by and between J. R. Wilkin, et al, and Lloyd Cross, et al., dated September 13, 1967, and recorded in Volume 3264, Page 480 (Insurance No.), Stark County Deed Records.

Subject to an oil and gas lease to the East Ohio Gas Company, recorded in Volume 95, Page 107, supplemental storage agreement to the East Ohio Gas Company, recorded in Volume 1819, Page 435; an easement to the Ohio Power Company recorded in Volume 2533, Page 246; and a right of way to the East Ohio Gas Company recorded in Volume 2565, Page 466, Stark County Records; and an easement to the Ohio Power Company recorded in Volume 1241, Page 231, Stark County Records.

Also subject to the conditions, covenants and restrictions as set forth in Volume 3509, Page 137 of the Stark County Ohio Deed Records to which reference is hereby made.

Grantee agrees to execute whatever documents are necessary to preserve and protect the common driveway and parking easement described in this deed.

Together with benefits granted by easements to Jack J. Sinn, Joseph M. Hoppingarner and Jeffrey E. Zink, Trustees under Profit Sharing Trust Agreement of United Underwriters Agency of Ohio, Inc., dated August 31, 1977, and recorded in Volume 3908, Pages 938 and Volume 3988, Page 940, both of the Stark County Records.

Subject to all taxes and assessments, if any, covering the period of time subsequent to this conveyance, all of which the Grantees assume and agree to pay as a part of the consideration for these presents.

Property Address: 7200 Whipple Avenue Northwest, North Canton, OH 44720

Parcel Number 1607558

Prior Deed Reference: Deed from Geraldine C. Jackson and Toni Ciraci, to Eileen Kehoe, filed March 16, 1988, as OR 669, Page 942, OR 1760, Page 815, OR 1760, Page 820, OR 1760, Page 825, OR 1760, Page 830, and OR 1760, Page 835 of Stark County Records.

ALAN HAROLD  
STARK COUNTY AUDITOR  
DEPUTY JMM 3 of 3

MAR 21 2019

APPROVED

COMPLIANCE WITH HB 138