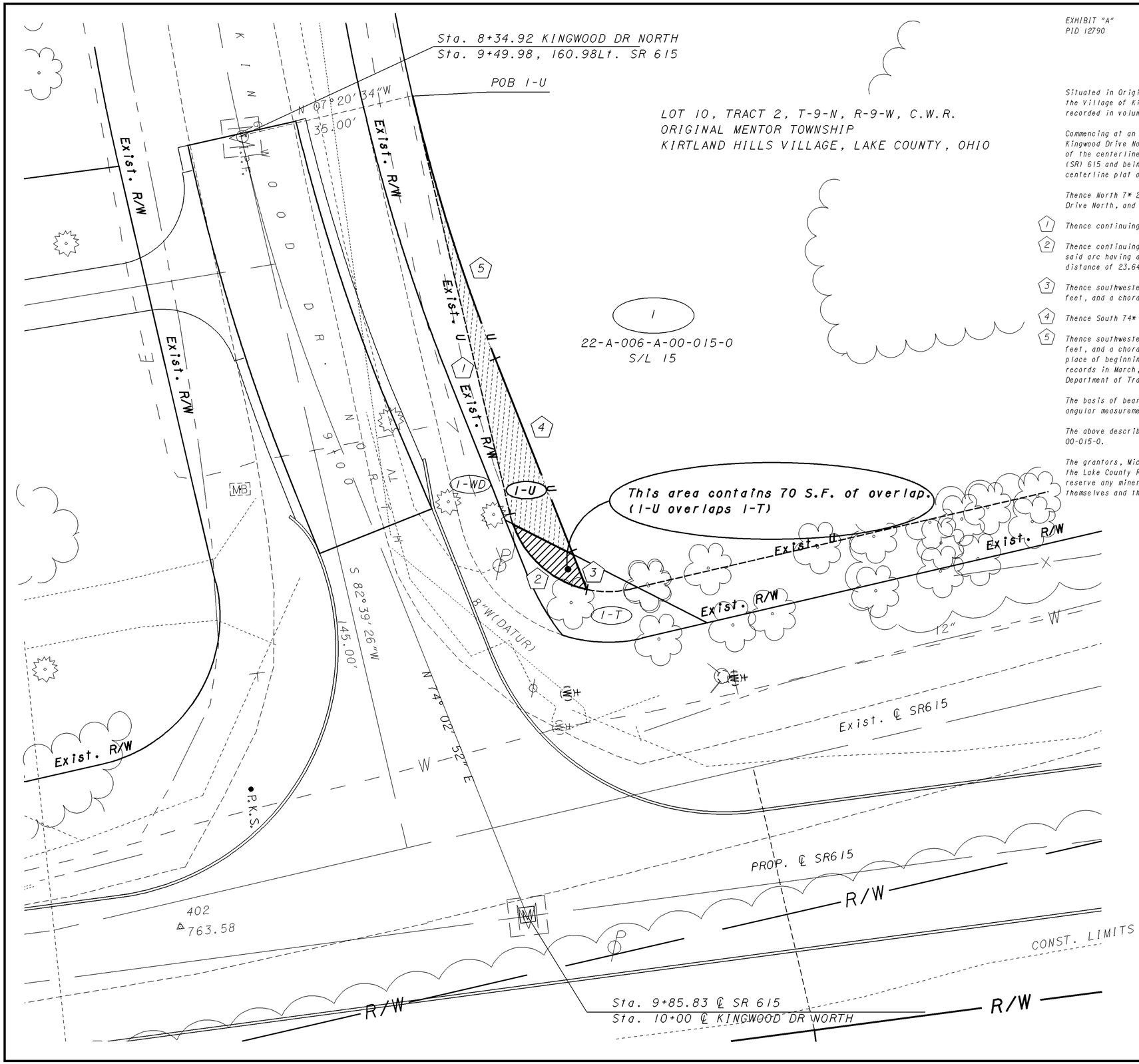

EXHIBIT "A"
PID 12790

Parcel 1-U
LAK-615-1.26
Utility Easement

Situated in Original Lot 10, Tract 2 of the Township of Mentor, County of Lake, and State of Ohio, now the Village of Kirtland Hills, and known as being part of Sublot 15 of the Kingwood subdivision as recorded in volume Y, page 2 of the Lake County Records and further described as follows:

Commencing at an iron pin monument found at a point of curvature on the centerline of right-of-way of Kingwood Drive North, said monument being South 82* 39' 26" West, 145.00 feet from the intersection of the centerlines of right-of-way of Kingwood Drive North and Center Street, also known as State Route (SR) 615 and being 160.98 feet left of SR 615 centerline of construction station 9+49.98 as shown on the centerline plat on file at the Lake County Recorder's Office in volume ___, page _____;

Thence North 7* 20' 34" West, 35.00 feet to a point on the northerly utility easement line of Kingwood Drive North, and the place of beginning of the parcel hereinafter described;

1 Thence continuing along said easement line North 82* 39'29" East a distance of 85.00 feet to a point;

2 Thence continuing along said easement line northeasterly along an arc of a curve deflecting to the LEFT (said arc having a radius of 20.00 feet, and a chord of 22.29 feet which bears North 48* 47' 24"East), a distance of 23.64 feet to a point;

3 Thence southwesterly along an arc of a curve deflecting to the Right (said arc having a radius of 40.00 feet, and a chord of 8.27 feet which bears South 68* 07'06" West), a distance of 8.28 feet to a point;

4 Thence South 74* 02' 52" West a distance of 41.64 feet to a point;

5 Thence southwesterly along an arc of a curve deflecting to the Right (said arc having a radius of 365.00 feet, and a chord of 54.49 feet which bears South 78* 19' 43" West), a distance of 54.54 feet to the place of beginning and containing 399 square feet of land, more or less, as calculated and described from records in March, 2001 by Thom M. Stanziale, Ohio Professional Surveyor No. 7848 of the Ohio Department of Transportation.

The basis of bearings in this description are based on an assumed meridian and are for the purpose of angular measurement only.

The above described area is contained within Lake County Auditor's Permanent Parcel No. 22-A-006-A-00-015-0.

The grantors, Michael P. and Nancy A. Manning, claim title by Official Record volume 153, page 918 of the Lake County Recorder's Office. The grantors convey all property described above, except they reserve any mineral rights and the right of ingress and egress to and from Kingwood Drive North for themselves and their heirs, executors, administrators, and assigns.

NOTE:
THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING DEEDS AND PLATS ON FILE AT THE LAKE COUNTY RECORDER'S OFFICE.

ROAD RECORDS ON FILE AT THE LAKE COUNTY ENGINEER'S OFFICE.

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

N

0 5 10 20
SCALE IN FEET

PID NO.
12790

Parcel 1-U
Utility Easement

LAK-615-1.26

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