

THERE IS NO LEGAL OBJECTION TO THIS LEGISLATION IF AMENDED AS FOLLOWS:

1. In Section 1, strike the legal description in its entirety and insert the following:

LEGAL DESCRIPTION
OF
PARCEL "AA"
WEST 25th STREET
PART OF P.P.N. 008-05-115
CITY OF CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Parcel "B" in the Plat of Consolidation of part of Original Brooklyn Township Lot No. 68, as shown by the plat recorded in AFN. 201803230414 of Cuyahoga County Records and further bounded and described as follows:

Beginning at a drill hole set at the intersection of the northerly right of way of Castle Avenue S.W. (formerly Warden Street) (40 feet wide) and the easterly right of way of West 25th Street (State Route 42) (formerly Columbus Street) (formerly Pearl Street) (66 feet wide) and being the **Principal Place of Beginning** of the premises herein described;

Thence North 05°34'58" East along the easterly right of way of West 25th Street, 85.74 feet to a drill hole set;

Thence South 84°48'37" East, 60.00 feet to a 5/8" iron pin set;

Thence South 05°34'58" West, 85.74 feet to a drill hole set on the northerly right of way of Castle Avenue S.W.;

Thence North 84°48'37" West along the northerly right of way of Castle Avenue S.W., 60.00 feet to the easterly right of way of West 25th Street and to the **Principal Place of Beginning** and containing 0.1181 acres of land, as surveyed and described by Peter John Gauriloff, P.S. No. 8646 of The Riverstone Company in August 2019, subject to all legal highways, restrictions, reservations and easements of record.

Deeds of Reference:

Land conveyed to 2937 W 25, LLC by deed dated December 29, 2017 and recorded in Auditor's File Number 201712290775 of Cuyahoga County Deed Records and the Plat of Consolidation recorded in AFN. 201803230414 of Cuyahoga County Map Records.

Basis of Bearing:

The centerline of West 25th Street as North 05°34'58" East is an assumed bearing and is used to indicate angles only.

"LEGAL DESCRIPTION
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Thence North 05°34'58" East along the easterly right of way of West 25th Street, 85.74 feet to a drill hole set and being the **Principal Place of Beginning** of the premises herein described;

Thence North 05°34'58" East continuing along the easterly right of way of West 25th Street, 208.85 feet to a drill hole set on the southerly right of way of Seymour Avenue (60 feet wide);

Thence North 89°59'58" East along the southerly right of way of Seymour Avenue, 171.42 feet to a drill hole set at the northwesterly corner of land conveyed to Charles Pfeil (1/2 interest) by the deed recorded in Volume 314, Page 45 of Cuyahoga County Deed Records and Amanda Gartman (1/2 interest) by the deed recorded in Volume 3175, Page 404 of Cuyahoga County Deed Records;

Thence South 00°00'27" West along the westerly line of land so conveyed to Charles Pfeil and Amanda Gartman, 69.57 feet to a drill hole set on the southerly line of Sublot No. 2 in the Hiram Stone's Allotment as shown by the plat recorded in Volume 1, Page 41-42 of Cuyahoga County Map Records;

Thence South 89°59'43" East along the southerly line of land so conveyed to Charles Pfeil and Amanda Gartman and the southerly line of said Sublot No. 2, 12.10 feet to a drill hole set on the easterly line of said Sublot No. 2;

Thence North 00°01'02" East along the easterly line of land so conveyed to Charles Pfeil and Amanda Gartman and the easterly line of said Sublot No. 2, 69.58 feet to a drill hole set on the southerly right of way of Seymour Avenue;

Thence North 89°59'58" East along the southerly right of way of Seymour Avenue, 25.00 feet to a 5/8" iron pin found at the northwesterly corner of land conveyed to Israel Lugo by the deed recorded in Volume 86-3854, Page 46 of Cuyahoga County Deed Records;

Thence South 00°01'02" West along the westerly line of land so conveyed to Israel Lugo, 140.02 feet to a point;

Thence South 89°45'30" East along the southerly line of land so conveyed to Israel Lugo, the southerly line of lands conveyed to Campo 25, Inc. by the deed recorded in Auditor's File No. 201607150823 of Cuyahoga County Deed Records, and

the southerly lines of lands conveyed to the City of Cleveland Land Reutilization Program by the deeds recorded in Auditor's File No. 201404250312, 201404250313, and 201404250314 of Cuyahoga County Deed Records, 184.55 feet to a 5/8" iron pin found at the northwesterly corner of land conveyed to HI-Yield Rentals 2480, LLC by the deed record in Auditor's File No. 201902200197 of Cuyahoga County Deed Records;

Thence South 05°10'17" West along the westerly line of land so conveyed to HI-Yield Rentals 2408, LLC and the westerly line of land conveyed to HI-Yield Rentals 2408, LLC by the deed record in Auditor's File No. 201903210160 of Cuyahoga County Deed Records, 189.91 feet to a 5/8" iron pin found on the northerly right of way of Castle Avenue S.W.;

Thence North 84°48'37" West along the northerly right of way of Castle Avenue S.W., 346.25 feet to a drill hole set;

Thence North 05°34'58" East, 85.74 feet to a 5/8" iron pin set;

Thence North 84°48'37" West, 60.00 feet to the easterly right of way of West 25th Street and to the **Principal Place of Beginning** and containing 2.1576 acres of land, as surveyed and described by Peter John Gauriloff, P.S. No. 8646 of The Riverstone Company in August 2019, subject to all legal highways, restrictions, reservations and easements of record.

Parcel "B" is subject to an existing easement for right of way from Louise F. Hochwalt and Mary K. Gunderman to Louise Pfeil recorded in Volume 1437, Page 333 of Cuyahoga County Deed Records.

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Date: _____ (Signed): _____

Stephanie Melnyk
Chief Assistant Director of Law

Ord. No. 1210-2019