

EXHIBIT 'A'

RX SA-RP

Page 1 of 4
Rev. 04/21

Ver. Date 04/08/2021

PID #111590

**PARCELS #1 thru 3
LOR-MOORE ROAD – C.R. 78
SPECIAL AGREEMENT - REVOCABLE PERMIT**

A Special Agreement – Revocable Permit to Occupy the Right-of-Way to the owner of 1225 Moore Road – C.R. 78 (Lawrence J. & Cynthia A. Tracey) for the existing wood fence that has encroached on the public right-of-way.

[Surveyor's description of the premises follows]

SPECIAL AGREEMENT #1

Situated in the City of Avon, County of Lorain, State of Ohio and known as being a part of Original Avon Township, Section #9 and being a **0.0216 acres (943 sq.ft.) Special Agreement #1** for an existing fence located within a ± 22.28 acre (deed) parcel of land as conveyed to Lawrence J. & Cynthia A. Tracey by deed dated May 17, 2012 as recorded in Instrument #2012-0413484 (PP #004-00-009-000-015) of Lorain County Deed Records and being a parcel of land lying on the right side of the centerline and within the right-of-way of Moore Road – C.R. 78 (width varies) and further bounded and described as follows;

Beginning at the point of intersection of the Southerly line of said Tracey's land (PP #04-00-009-000-015) with the existing Easterly right-of-way line of said Moore Road at 30.00 feet right of Station 24+33.38 of said centerline of right-of-way of Moore Road;

Thence **North 00°17'58" East**, along said Easterly right-of-way line of Moore Road, a distance of **13.11 feet** to a point at 30.00 feet right of Station 24+46.49 of said centerline of right-of-way of Moore Road and the **Place of Beginning** of the Premises herein intended to be described;

Course I Thence **North 89 degrees 42 minutes 02 seconds West**, perpendicular to said existing Easterly right-of-way line of Moore Road, a distance of **6.62 feet** to a point at 23.38 feet right of Station 24+46.49 of said centerline of right-of-way of Moore Road;

Course II Thence **North 00 degree 08 minutes 17 seconds East**, a distance of **138.39 feet** to a point at 22.99 feet right of Station 25+84.88 of said centerline of right-of-way of Moore Road;

- Course III** Thence **South 89 degrees 42 minutes 02 seconds East**, perpendicular to said existing Easterly right-of-way line of Moore Road, a distance of **7.01 feet** to a point thereon at 30.00 feet right of Station 25+84.88 of said centerline of right-of-way of Moore Road;
- Course IV** Thence **South 00 degree 17 minutes 58 seconds West**, along said existing Easterly right-of-way line of Moore Road, a distance of **138.39 feet** to the **Place of Beginning** and containing **0.0216 acres (943 sq.ft.)** of land, more or less which is part of Lorain County Auditor's Permanent Parcel #04-00-009-000-015;

SPECIAL AGREEMENT #2

Situated in the City of Avon, County of Lorain, State of Ohio and known as being a part of Original Avon Township, Section #9 and being a **0.0122 acres (530 sq.ft.) Special Agreement #2** for an existing fence located within a ± 22.28 acre (deed) parcel of land as conveyed to Lawrence J. & Cynthia A. Tracey by deed dated May 17, 2012 as recorded in Instrument #2012-0413484 (PP #004-00-009-000-015) of Lorain County Deed Records and being a parcel of land lying on the right side of the centerline and within the right-of-way of Moore Road – C.R. 78 (width varies) and further bounded and described as follows;

Beginning at the point of intersection of the Southerly line of said Tracey's land (PP #04-00-009-000-015) with the existing Easterly right-of-way line of said Moore Road at 30.00 feet right of Station 24+33.38 of said centerline of right-of-way of Moore Road;

Thence **North 00°17'58" East**, along said Easterly right-of-way line of Moore Road, a distance of **203.16 feet** to a point at 30.00 feet right of Station 26+36.54 of said centerline of right-of-way of Moore Road and the **Place of Beginning** of the Premises herein intended to be described;

- Course I** Thence **North 89 degrees 42 minutes 02 seconds West**, perpendicular to said existing Easterly right-of-way line of Moore Road, a distance of **6.04 feet** to a point at 24.70 feet right of Station 26+36.54 of said centerline of right-of-way of Moore Road;
- Course II** Thence **North 00 degree 22 minutes 22 seconds West**, a distance of **81.37 feet** to a point at 23.01 feet right of Station 27+17.90 of said centerline of right-of-way of Moore Road;
- Course III** Thence **South 89 degrees 42 minutes 02 seconds East**, perpendicular to said existing Easterly right-of-way line of Moore Road, a distance of **6.99 feet** to a point thereon at 30.00 feet right of Station 27+17.90 of said centerline of right-of-way of Moore Road;

Course IV Thence South 00 degree 17 minutes 58 seconds West, along said existing Easterly right-of-way line of Moore Road, a distance of 81.37 feet to the **Place of Beginning** and containing 0.0122 acres (530 sq.ft.) of land, more or less which is part of Lorain County Auditor's Permanent Parcel #04-00-009-000-015;

SPECIAL AGREEMENT #3

Situated in the City of Avon, County of Lorain, State of Ohio and known as being a part of Original Avon Township, Section #9 and being a 0.0017 acres (72 sq.ft.) **Special Agreement #3** for an existing fence located within a ±22.28 acre (deed) parcel of land as conveyed to Lawrence J. & Cynthia A. Tracey by deed dated May 17, 2012 as recorded in Instrument #2012-0413484 (PP #004-00-009-000-015) of Lorain County Deed Records and being a parcel of land lying on the right side of the centerline and within the right-of-way of Moore Road – C.R. 78 (width varies) and further bounded and described as follows;

Beginning at the point of intersection of the Southerly line of said Tracey's land (PP #04-00-009-000-015) with the existing Easterly right-of-way line of said Moore Road at 30.00 feet right of Station 24+33.38 of said centerline of right-of-way of Moore Road;

Thence North 00°17'58" East, along said Easterly right-of-way line of Moore Road, a distance of 304.15 feet to a point at 30.00 feet right of Station 27+37.53 of said centerline of right-of-way of Moore Road and the **Place of Beginning** of the Premises herein intended to be described;

Course I Thence North 89 degrees 42 minutes 02 seconds West, perpendicular to said existing Easterly right-of-way line of Moore Road, a distance of 5.27 feet to a point at 24.73 feet right of Station 27+37.53 of said centerline of right-of-way of Moore Road;

Course II Thence North 03 degree 13 minutes 53 seconds West, a distance of 12.77 feet to a point at 23.94 feet right of Station 27+50.28 of said centerline of right-of-way of Moore Road;

Course III Thence South 89 degrees 42 minutes 02 seconds East, perpendicular to said existing Easterly right-of-way line of Moore Road, a distance of 6.06 feet to a point thereon at 30.00 feet right of Station 27+50.28 of said centerline of right-of-way of Moore Road;

Course IV Thence South 00 degree 17 minutes 58 seconds West, along said existing Easterly right-of-way line of Moore Road, a distance of 12.75 feet to the **Place of Beginning** and containing 0.0017 acres (72 sq.ft.) of land, more or less which is part of Lorain County Auditor's Permanent Parcel #04-00-009-000-015;

Basis of Bearing for this legal description is **North 00°17'58" East** as the centerline of Moore Road – C.R. 78 (width varies) as evidenced by monuments found and is the same as calculated and reproduced from Ohio Plane Coordinate System, North Zone 3401 by ties to the O.D.O.T. VRS Network;

The stations referred to herein are from the centerline of right-of-way of Moore Road – C.R. 78 in the City of Avon, Lorain County, Ohio, as shown on the Schematic Plan (Sheet 2 of 21) of the "Improvement Plans for LOR-Moore Road C.R. 78" as recorded in AFN _____ of Lorain County Map Records as prepared by Chagrin Valley Engineering, Ltd. in 2021;

This description was prepared under the supervision of and reviewed by Donald F. Sheehy, P.S. #7849 from surveys made under the supervision of Donald F. Sheehy, P.S. #7849 for Chagrin Valley Engineering, Ltd. in conjunction with the "Improvement Plans for LOR-Moore Road C.R. 78" as prepared by Chagrin Valley Engineering, Ltd. in 2021 for the State of Ohio Department of Transportation;

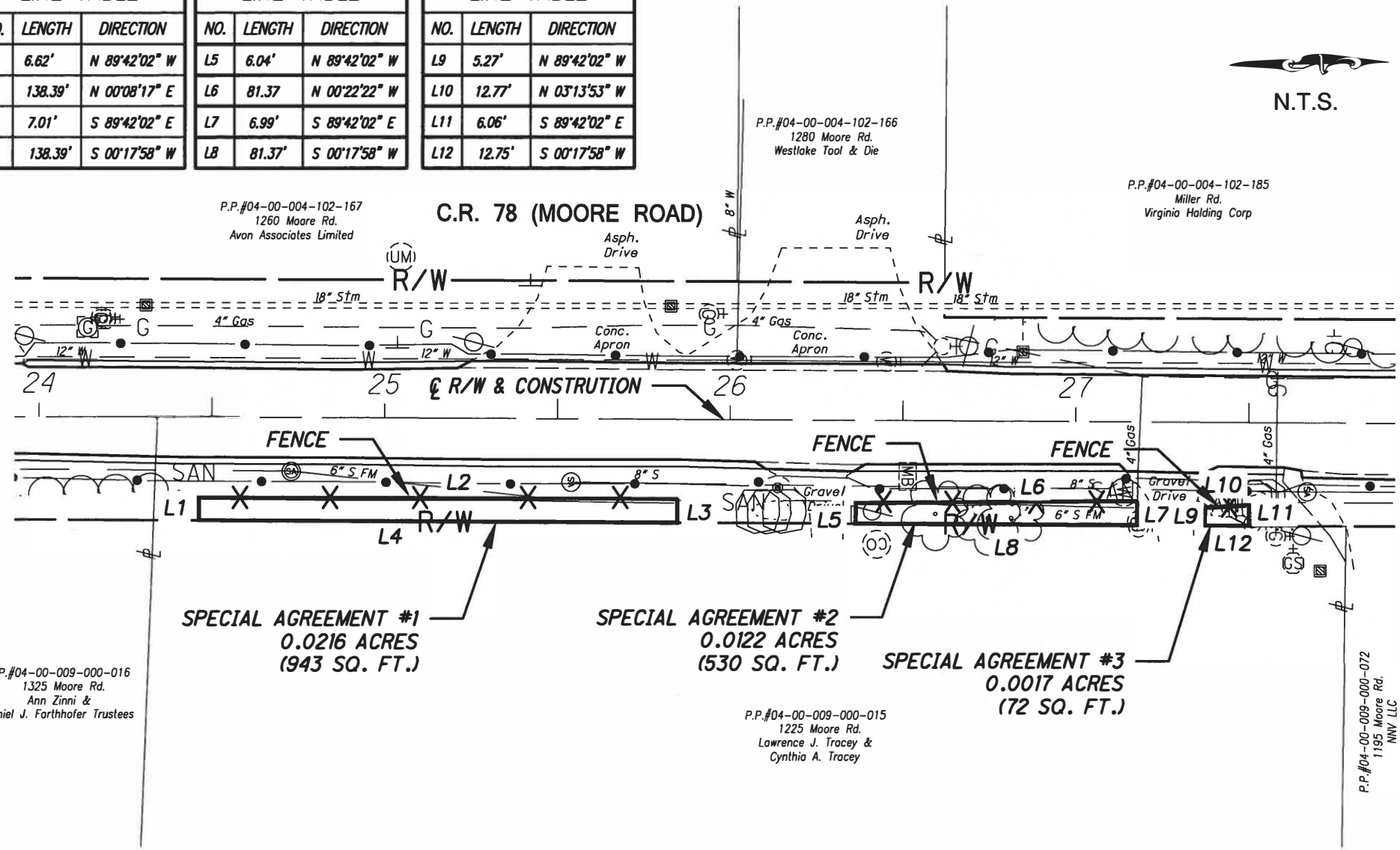
Date:

4.12.2021

Donald F. Sheehy, P.S. #7849



SPECIAL AGREEMENT #1			SPECIAL AGREEMENT #2			SPECIAL AGREEMENT #3		
LINE TABLE			LINE TABLE			LINE TABLE		
NO.	LENGTH	DIRECTION	NO.	LENGTH	DIRECTION	NO.	LENGTH	DIRECTION
L1	6.62'	N 89°42'02" W	L5	6.04'	N 89°42'02" W	L9	5.27'	N 89°42'02" W
L2	138.39'	N 00°08'17" E	L6	81.37'	N 00°22'22" W	L10	12.77'	N 03°13'53" W
L3	7.01'	S 89°42'02" E	L7	6.99'	S 89°42'02" E	L11	6.06'	S 89°42'02" E
L4	138.39'	S 00°17'58" W	L8	81.37'	S 00°17'58" W	L12	12.75'	S 00°17'58" W



P.P.#04-00-009-000-016
1325 Moore Rd.
Ann Zinni &
Daniel J. Farthofer Trustees

P.P.#04-00-004-102-167
1260 Moore Rd.
Avon Associates Limited

P.P.#04-00-004-102-166
1280 Moore Rd.
Westlake Tool & Die

P.P.#04-00-004-102-185
Miller Rd.
Virginia Holding Corp

P.P.#04-00-009-000-015
1225 Moore Rd.
Lawrence J. Tracey &
Cynthia A. Tracey

P.P.#04-00-009-000-072
1195 Moore Rd.
NW LLC



SPECIAL AGREEMENT - REVOCABLE PERMIT
FROM: CITY OF AVON, LORAIN COUNTY, OHIO
TO: LAWRENCE J. & CYNTHIA A. TRACEY

EXHIBIT B
PREPARED BY
CVE CHAGRIN VALLEY
ENGINEERING, LTD.
Creative Engineers. Intelligent Solutions.
22999 Forbes Road, Suite B Cleveland, Ohio 44146-5667
Phone • 440.439.1999 Fax • 440.439.1969 www.cvelimited.com

Untitled Map

Write a description for your map.

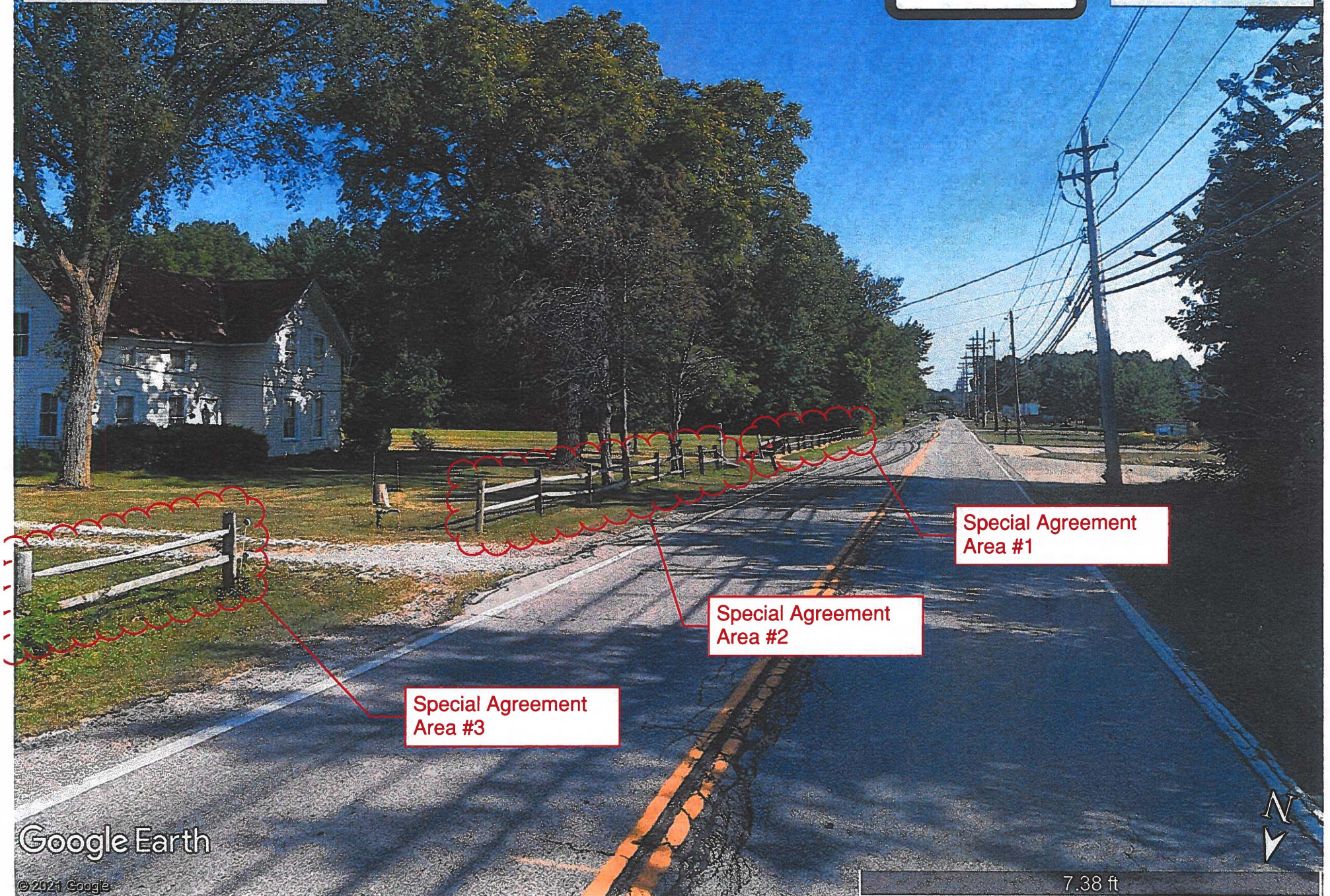
EXHIBIT

C

tabbles
Revocable Use Permit

Legend

📍 1225 Moore Rd



Google Earth

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7.38 ft