Exhibit A-Legal Description

Situated in the City of Avon, County of Lorain, State of Ohio, known as being part of Original Avon Township Section Number 22, as described in a deed to Jarone Development, LLC as recorded in Instrument Number 20140495351 of the Lorain County Deed Records and further described as follows:

Commencing at the intersection of the centerline of Nagel Road (width varies) with the centerline of Proposed Middleton Road (100 foot Right-of-Way) and being the northeasterly corner of a parcel of land described in a deed to the City of Avon (Parcel WDV) as recorded in Instrument Number 20120412240 of the Lorain County Deed Records;

Thence South 00° 42' 19" West along the existing centerline of said Nagel Road, the easterly line of said City of Avon parcel, and the easterly line of said Section Number 22, a distance of 100.00 feet to a point;

Thence North 89° 17' 41" West, along southerly line of said City of Avon parcel, a distance of 50.00 feet to a point in the westerly right-of-way line of said Nagel Road; said point is the True Place of Beginning of land herein described;

Course 1: **Thence South 00° 42' 19" West, along the westerly right-of-way line of said Nagel Road, parallel and 50.00 feet westerly of the centerline of said Nagel Road, a distance of 563.51 feet to a point;**

Course 2: **Thence North 89° 26' 38" West, distance of 599.18 feet to a point in the centerline of Heider Ditch;**

Course 3: **Thence North 01° 13' 07" West, along the centerline of Heider Ditch, a distance of 478.57 feet to an angle point;**

Course 4: **Thence North 00° 42' 19" East, a distance of 136.76 feet to a point in the southerly right-of-way line of said Proposed Midlleton Road;**

Course 5: **Thence South 89° 17' 41" East, along the southerly right-of-way line of said Proposed Middleton Road, a distance of 606.92 feet to a point in the westerly line of said City of Avon parcel and the westerly right-of-way line of said Nagel Road;**

Course 6: **Thence South 08° 45' 25" East, along the westerly line of said City of Avon parcel and the westerly right-of-way line of said Nagel Road, a distance of 50.69 feet to an angle point and True Place of Beginning.**

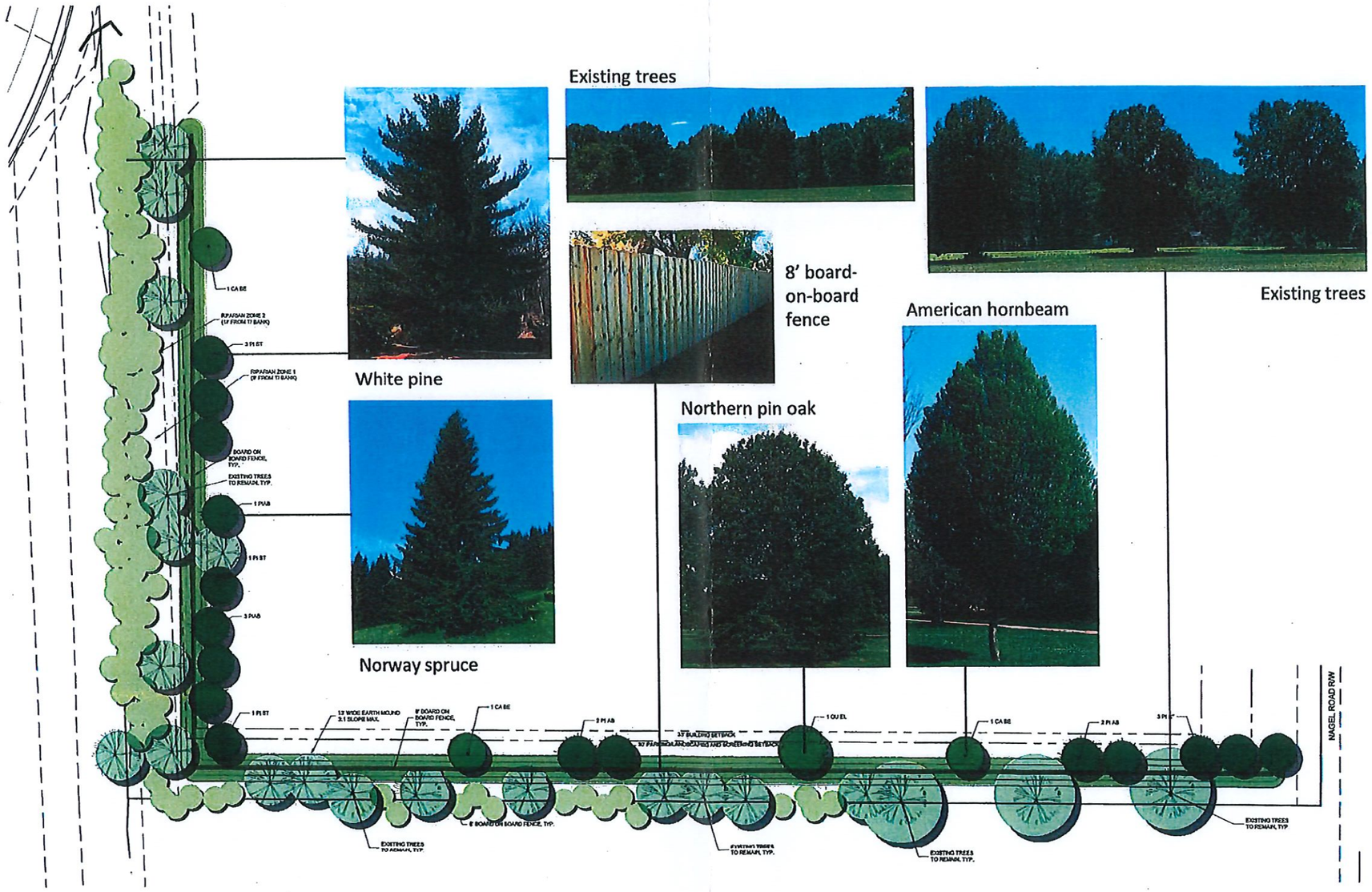
Containing within said bounds 8.58 acres of land, be the same more or less, but subject to all legal highways and easements of record. All bearings are intended to describe angles only. The basis of bearings used was a portion of the easterly line of Original Avon Township Section Number 22, which was assumed to be North 00° 42' 19" East as observed in LOR-90-22.26 Right of Way plans.

PPN: 04-00-022-102-150

For File: **203223NS**

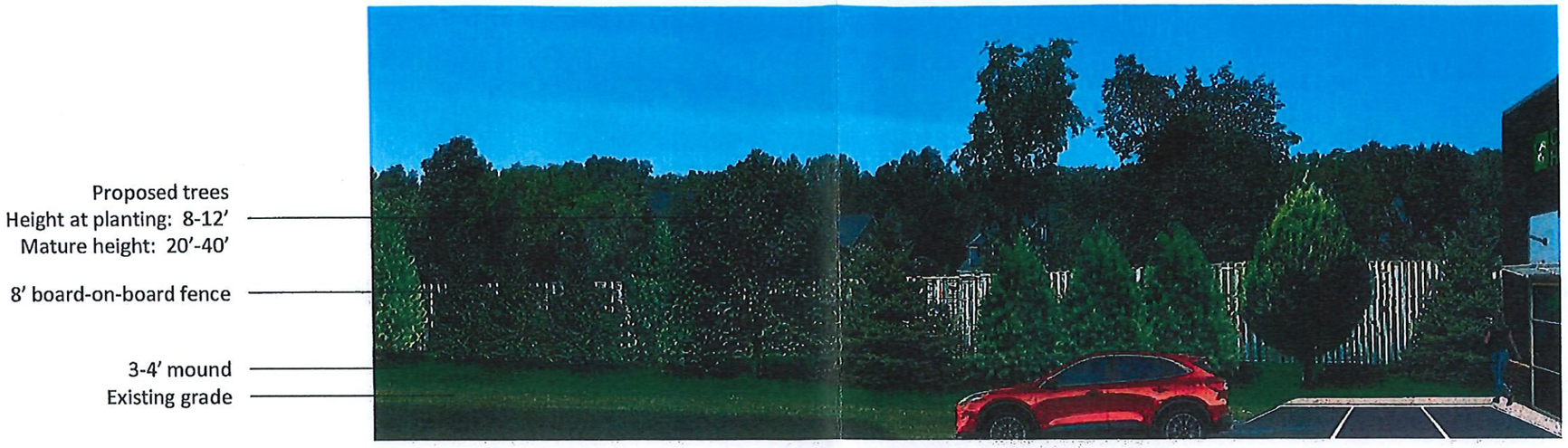
Nagel and Middleton Crossings

June 21, 2021

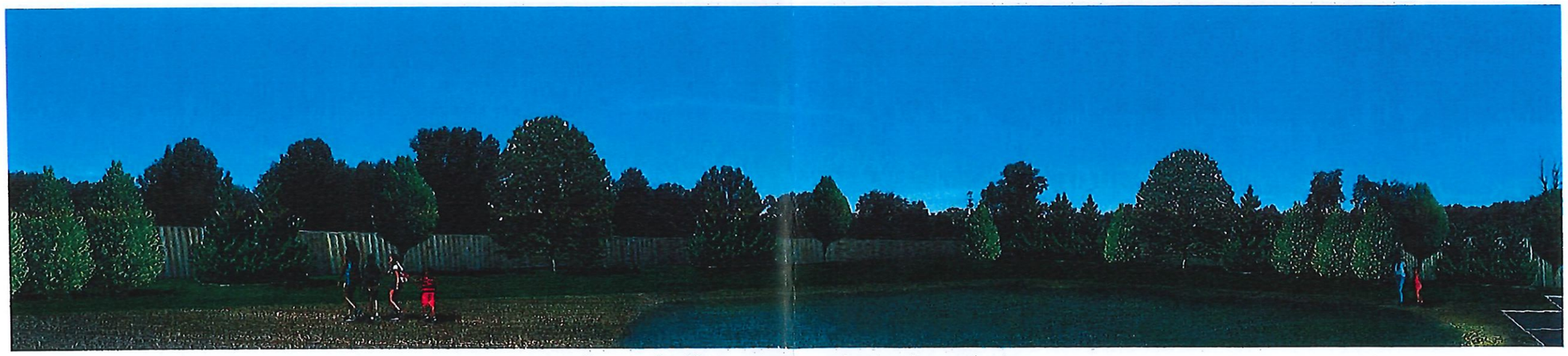


Nagel and Middleton Crossings

June 21, 2021



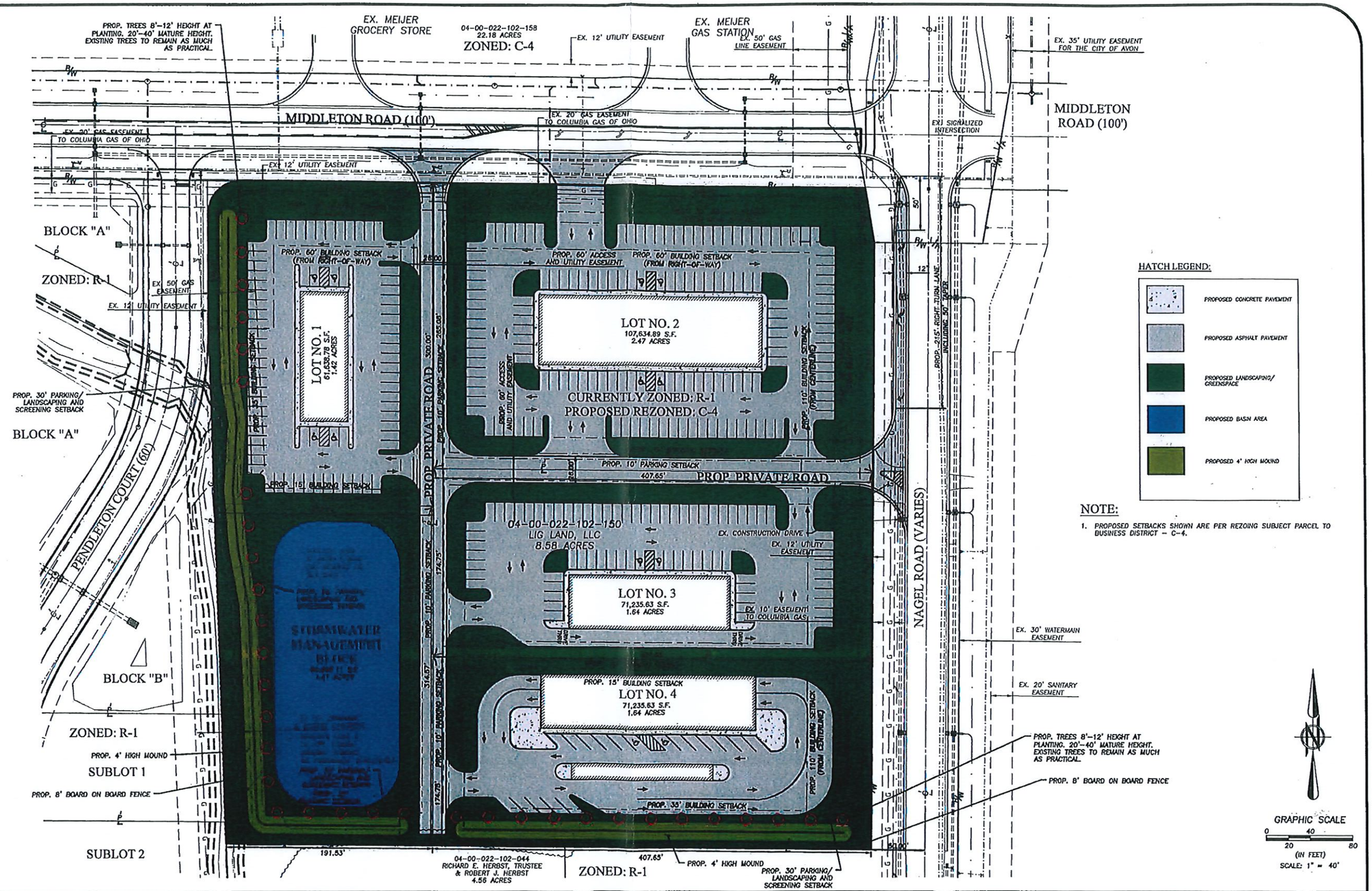
Landscape buffer at Sublots 1 & 2
(Background photo taken June 2021;
fence, mound, and landscaping superimposed)



Landscape buffer – south and west boundaries
(Background photo taken June 2021;
fence, mound, and landscaping superimposed)

Nagel and Middleton Crossings

January 2021



REVISION	DATE	BY	DESCRIPTION
	12-11-2020	APA	ISSUE TO CLIENT
	05 27/2021	APA	ISSUE TO CLIENT
	06 07/2021	APA	ISSUE TO CITY OF AVON
	01 31/2022	APA	ISSUE TO CLIENT

DRAWN BY: GEW

CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

LIG LAND, LLC

NAGEL AND MIDDLETON CROSSINGS DEVELOPMENT
LOT LAYOUT CONCEPTUAL PLAN
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1

JOB NO. 20-5472