

95 015052

FOURTH AMENDED DECLARATION
OF CONDOMINIUM OWNERSHIP
UNDER CHAPTER 5311 OF
THE OHIO REVISED CODE
FOR THE
HAMLETS OF GLENMOOR
JACKSON TOWNSHIP, OHIO

RECORDED THIS DATE
JANE VIGNOS
STARK COUNTY RECORDER

95 APR 14 AM 11:10
FEE 146-

April 14, 1995
February _____, 1995

This is to certify that copies of the Fourth Amended Declaration of Condominium Ownership for the Hamlets of Glenmoor have been filed this date with the Auditor of Stark County, Ohio.

Janet Weir Beichter
Stark County Auditor
Patricia A. Sallot, Deputy Auditor

This instrument prepared by:

Michael S. Gruber, Attorney at Law
DAY, KETTERER, RALEY, WRIGHT & RYBOLT
800 William R. Day Building
121 Cleveland Ave., South
Canton, Ohio 44702
Telephone: (216) 455-0173
Telecopier: (216) 455-2633

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WHEREAS, Glenmoor Properties Limited Partnership, an Ohio corporation (hereinafter referred to as "Glenmoor"), has determined that it is in its best interest to submit real property, a description of which is attached to the Fourth Amendment to the Declaration of Condominium Ownership for the Hamlets of Glenmoor as Exhibit "A" (hereinafter referred to as "the Additional Property"), to a certain condominium located in Jackson Township, Stark County, Ohio and further known as The Hamlets of Glenmoor.

WHEREAS, Glenmoor, hereby submits the Additional Property to the Declaration of Condominium Ownership dated February 11, 1994 known as the Declaration of Condominium Ownership for The Hamlets of Glenmoor, as filed for record with the Stark County, Ohio Recorder's Office and recorded on February 14, 1994, in Volume 1593, Page 101, a First Amendment of Declaration of Condominium Ownership dated March 10, 1994, and which was filed for record with the Stark County, Ohio Recorder's Office and recorded on March 11, 1994, in Volume 1606, Page 595, a Second Amendment of Declaration of Condominium Ownership dated May 31, 1994 and which was filed for record with the Stark County, Ohio Recorder's Office and recorded on June 3, 1994, in Volume 1655, Page 886, and a Third Amendment of Declaration of Condominium Ownership dated July 8, 1994, and which was filed for record with the Stark County Recorder's Office and recorded on July 8, 1994 in Volume 1676, Page 140, and to the provisions of this Fourth Amendment to the Declaration of Condominium Ownership for The Hamlets of Glenmoor.

NOW THEREFORE, Glenmoor, by executing page 5 hereof does hereby submit the Additional Property to the condominium so that said property shall become condominium property in all respects and be subject to the same requirements and conditions as the present condominium property known as The Hamlets of Glenmoor.

FOURTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR THE HAMLETS OF GLENMOOR

I. AMENDMENT OF DECLARATION

This is the Fourth Amendment of the Declaration of Condominium Ownership for the Hamlets of Glenmoor made on or as of this 1 day of February, 1995, pursuant to the provisions of Chapter 5311 of the Ohio Revised Code.

II. RECITALS

A. Declarant has heretofore executed a Declaration of Condominium Ownership dated February 11, 1994 known as the Declaration of Condominium Ownership for the Hamlets of Glenmoor which was filed for record with the Stark County, Ohio Recorder's Office and recorded on February 14, 1994, in Volume 1593, Page 101, a First Amended Declaration of Condominium Ownership dated March 10, 1994, and which was filed for record with the Stark County, Ohio, Recorder's Office and recorded on March 11, 1994, in Volume 1606, Page 595, a Second Amendment of Declaration of Condominium Ownership dated May 31, 1994, and which was filed for record with the Stark County, Ohio, Recorder's Office, and recorded on June 3, 1994, in Volume 1655, Page 886 and a Third Amendment of Declaration of Condominium Ownership dated July 8, 1994, and which was filed for record with the Stark County Recorder's Office and recorded on July 8, 1994 in Volume 1676, Page 140.

WHEREAS, pursuant to Article IV of the Declaration, Declarant has reserved the right to amend the original Declaration for the purpose of expanding and adding lands to the condominium property.

WHEREAS, Declarant has now determined to add a portion of the additional lands to the condominium so that said property shall become condominium property in all respects and be subject to the same requirements and conditions as the present condominium property in the Hamlets of Glenmoor.

NOW, THEREFORE, Declarant does hereby submit the following amendments to the Declaration of Condominium Ownership for the Hamlets of Glenmoor.

1. Exhibit "A" to the Declaration of Condominium Ownership is hereby amended by adding the real property described in Exhibit "A" attached hereto and made a part hereof.

2. Exhibit "B" to the Declaration of Condominium Ownership for the Hamlets of Glenmoor is hereby amended by adding thereto the layout, location designation and dimension of all units shown on the drawings in Exhibit "B-1" through "B-18" attached hereto and made a part hereof.

3. Exhibit "C" to the Declaration of Condominium Ownership for the Hamlets of Glenmoor is hereby amended by adding the narrative description of building and units as shown on Exhibit "C" attached hereto and made a part hereof.

4. Exhibit "E" to the Declaration of Ownership for the Hamlets of Glenmoor is hereby deleted and replaced by the real property described in Exhibit "D" attached hereto and made a part hereof.

6. Exhibit "G" to the Declaration of Condominium Ownership for the Hamlets of Glenmoor is hereby deleted and replaced with the following:

Schedule of Common Area Ownership

<u>Unit Number</u>	<u>Percentage of Common Area Ownership</u>
1	2.942%
2	2.942%
3	2.942%
4	2.942%
5	2.942%
6	2.942%
7	2.941%
8	2.941%
9	2.941%
10	2.941%
11	2.941%
12	2.941%
13	2.941%
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26	2.941%
27	2.941%
28	2.941%
29	2.941%
30	2.941%
31	2.941%
32	2.941%
33	2.941%
34	2.941%

7. Except as specifically hereinabove amended, the original Declaration, By-laws attached thereto, the original drawings and other exhibits to the Declaration and the First, Second and Third

IN WITNESS WHEREOF, the undersigned, as President of the Declarant corporation, has caused this instrument to be executed this 1st day of February, 1995.

Signed in the presence of:

[Signature]

W. L. HOLDER CONSTRUCTION COMPANY

By: [Signature]
William L. Holder, President

[Signature]

[Signature]

By: [Signature]
Steven Swinehart, Vice President

[Signature]

STATE OF OHIO)
) SS:
COUNTY OF STARK)

Before me, a Notary Public in and for said County and State personally appeared the above-named W. L. Holder Construction Company, an Ohio corporation, by William L. Holder, its President, and Steven Swinehart, its Vice President who acknowledged that they did sign the foregoing instrument on behalf of said Corporation and that the same is its free act and deed, and the free act and deed of them personally as such officers.

In testimony whereof, I have hereunto set my hand and official seal, at Canton, Ohio, this 1st day of February, 1995.

[Signature]
Notary Public

This instrument prepared by:
Michael S. Gruber, Attorney at Law
DAY, KETTERER, RALEY, WRIGHT & RYBOLT
800 William R. Day Building
121 Cleveland Ave., South
Canton, Ohio 44702

H. WILLIAM TROOP
Notary Public, State of Ohio
My Commission Expires March 3, 1997

In the presence of:

GLENMOOR PROPERTIES LIMITED
PARTNERSHIP

Robert A. Dally
H. William Troop

By: [Signature]
Its President

STATE OF OHIO)
) SS:
COUNTY OF STARK)

Before me, a Notary Public in and for said County and State personally appeared the above-named GLENMOOR PROPERTIES LIMITED PARTNERSHIP, an Ohio corporation, by John R. McMill, its President, who acknowledged that he did sign the foregoing instrument on behalf of said Corporation and that the same is its free act and deed, and the free act and deed of him personally as such officer.

In testimony whereof, I have hereunto set my hand and official seal, at Canton, Ohio, this 13th day of April, 1995.

[Signature]
Notary Public

C:\EARNETT\GLMMRAMD.4th (TEN:11m)

H. WILLIAM TROOP
Notary Public, State of Ohio
My Commission Expires March 3, 1997

EXHIBIT A

Description of a 3.119 Acre Tract

Situated in the Township of Jackson, County of Stark, and State of Ohio and known as being part of the Southeast Quarter of Section 22, (T-11,R-9), more fully bounded and described as follows, to-wit;

Beginning at a point being the northwest corner of said Southeast Quarter of Section 22, thence $S84^{\circ}41'40''E$ along the north line of said Quarter Section, said line also being the centerline of Yost Street N.W., a 40 foot public right-of-way, a distance of 825.01 feet to a railroad spike found, thence $S05^{\circ}22'06''W$ along an east line of a tract of land now or formerly owned by J. & D. Roberts, a distance of 16.50 feet to a 1/2 inch iron bar with H. & A. cap found; thence $S84^{\circ}41'40''E$ along said Roberts' tract, a distance of 34.54 feet to a 5/8 inch iron bar with Conery cap found; thence $S05^{\circ}06'24''W$ along an east line of said Roberts' tract, a distance of 265.94 feet to a 1/2 inch iron pipe found at the southeast corner of said Roberts' tract, thence $N84^{\circ}44'34''W$ along the south line of said Roberts' tract, a distance of 36.00 feet to a 5/8 inch iron bar with Conery cap found and the true place of beginning for the tract of land herein described;

1. Thence $S04^{\circ}01'14''W$ a distance of 170.00 feet to a 5/8 inch iron bar with Conery cap found;
2. Thence $S77^{\circ}58'37''E$ a distance of 302.00 feet to a 5/8 inch iron bar with Conery cap found;
3. Thence $S83^{\circ}11'40''E$ a distance of 142.00 feet to a 5/8 inch iron bar with Conery cap found on the west line of Armandale Avenue N.W., a 60 foot private right-of-way;
4. Thence along the west line of said Armandale Avenue on a curve to the right having a central angle of $29^{\circ}56'38''$, a radius of 220.00 feet, a tangent of 58.83 feet, a chord of 113.67 feet, and a chord bearing of $S20^{\circ}33'10''W$, an arc length of 114.98 feet to a 5/8 inch iron bar with Conery cap found at a point of tangency;
5. Thence $S35^{\circ}31'29''W$ on the west line of said Armandale Avenue a distance of 56.09 feet to a 5/8 inch iron bar with Conery cap found at a point of curvature;
6. Thence along said Armandale Avenue on a curve to the right having a central angle of $77^{\circ}19'27''$, a radius of 25.00 feet, a tangent of 20.00 feet, a chord of 31.24 feet, and a chord bearing of $S74^{\circ}11'12''W$, an arc length of 33.74 feet to a 5/8 inch iron bar with Conery cap found at a point of reverse curvature;

page 2

description 3.119 acre tract

7. Thence along said Armandale Avenue on a curve to the left having a central angle of $16^{\circ}59'06''$, a radius of 225.00 feet, a tangent of 33.60 feet, a chord of 66.46 feet, and a chord bearing of $N75^{\circ}38'39''W$, an arc length of 66.70 feet to a $5/8$ inch iron bar with Conery cap found at a point of tangency;
8. Thence $N84^{\circ}08'10''W$ along said Armandale Avenue a distance of 115.42 feet to a $5/8$ inch iron bar with Conery cap found at a point of curvature;
9. Thence along said Armandale Avenue on a curve to the left having a central angle of $29^{\circ}15'10''$, a radius of 375.00 feet, a tangent of 97.86 feet, a chord of 189.39 feet, and a chord bearing of $S81^{\circ}14'15''W$, an arc length of 191.46 feet to a point on an easterly line of a 2.525 acre gas easement;
10. Thence along said gas easement on a curve to the left having a central angle of $66^{\circ}33'19''$, a radius of 60.00 feet, a tangent of 39.38 feet, a chord of 65.84 feet, and a chord bearing of $N19^{\circ}12'18''W$, an arc length of 69.70 feet to a point of tangency;
11. Thence continuing along said gas easement $N52^{\circ}28'58''W$ a distance of 69.28 feet to a point of curvature;
12. Thence continuing along said gas easement on a curve to the left having a central angle of $19^{\circ}09'10''$, a radius of 100.00 feet, a tangent of 16.87 feet, a chord of 33.27 feet, and a chord bearing of $N62^{\circ}03'33''W$, an arc distance of 33.43 feet to a point;
13. Thence $N07^{\circ}31'02''E$ a distance of 99.71 feet to a point;
14. Thence $N82^{\circ}28'58''W$ a distance of 92.00 feet to a point on the centerline of said 2.525 acre gas easement;
15. Thence $N07^{\circ}31'02''E$ along the centerline of said gas easement, a distance of 200.00 feet to a point;
16. Thence $S84^{\circ}44'34''E$ along the south line and its extension of said Roberts' tract a distance of 203.33 feet to the true place of beginning.

page 3

description 3.119 acre tract

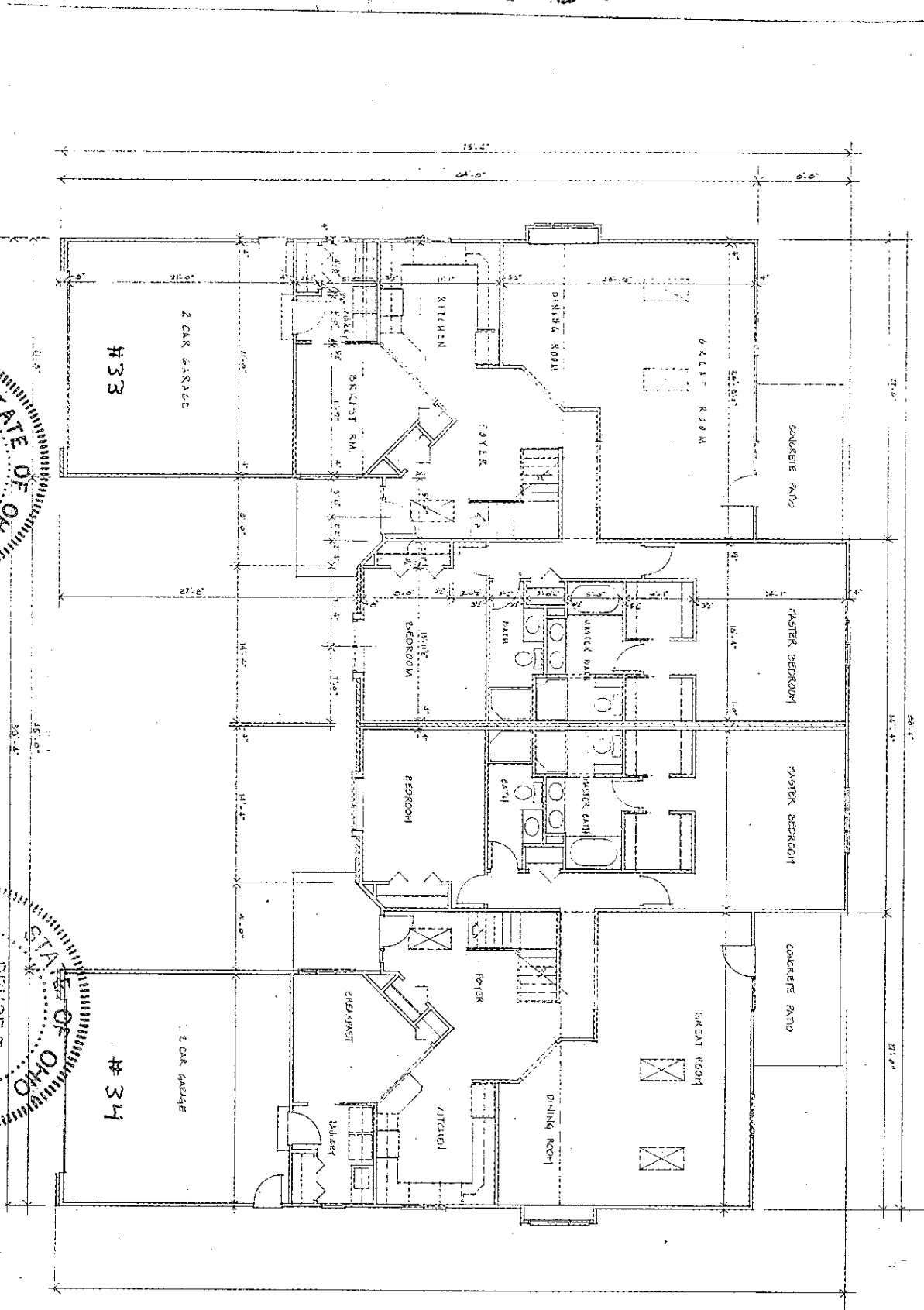
The above described tract of land contains 3.119 acres of land as surveyed under the supervision of Bruce D. Conery, P.S. no. 6499 of Buckeye Surveying Services, Inc., of Canton, Ohio, in January of 1995, and is part of a tract of land conveyed to Glenmoor Properties Limited Partnership by a deed recorded in Official Record 905 page 253 of the Stark County Deed Records.

Basis of Bearings: N84°41'40"W on the north line of the Southeast Quarter of Section 22, Jackson Township, as per Official Record 905 page 253.

Subject to all legal highways, easements, leases, or other restrictions of record.

JASE2207

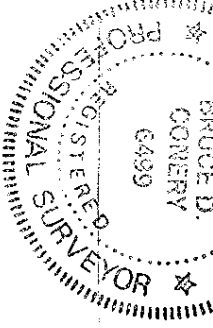
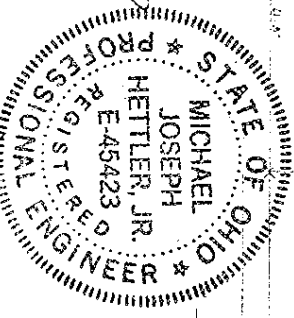
EXHIBIT B-2



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

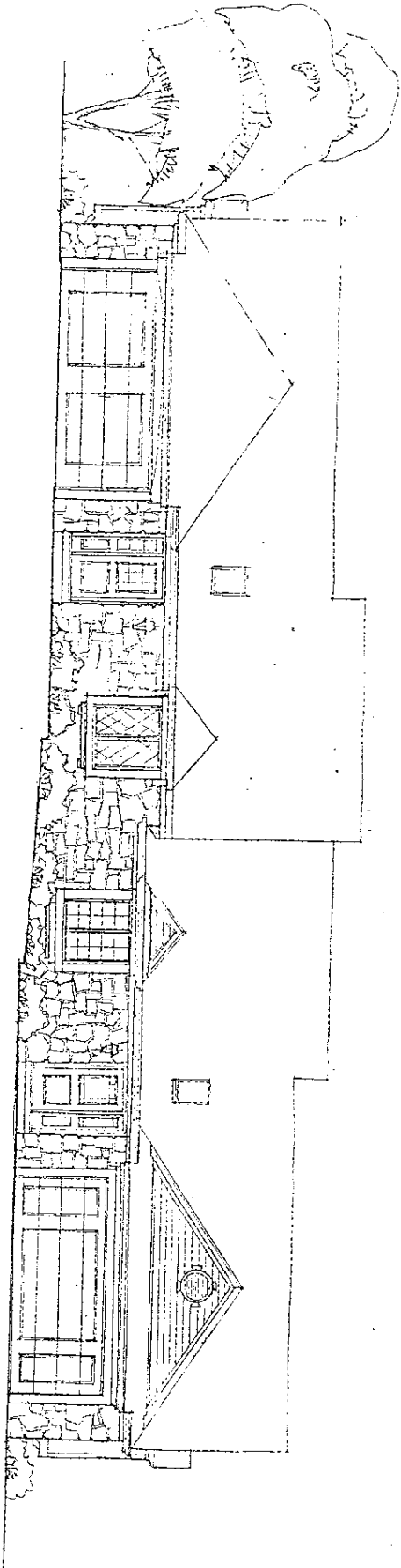
Michael J. Heitler, Jr., PE



The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conery, PS

EXHIBIT B-3



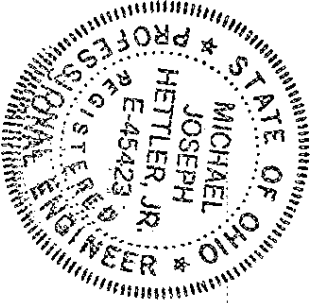
F R O N T E L E V A T I O N
 BRIDGEWATER / BRIDGEWATER

#33

#34

The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hettler, Jr.
 Michael J. Hettler, Jr., PE



The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conery
 Bruce D. Conery, PS

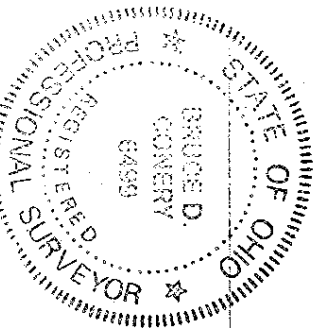
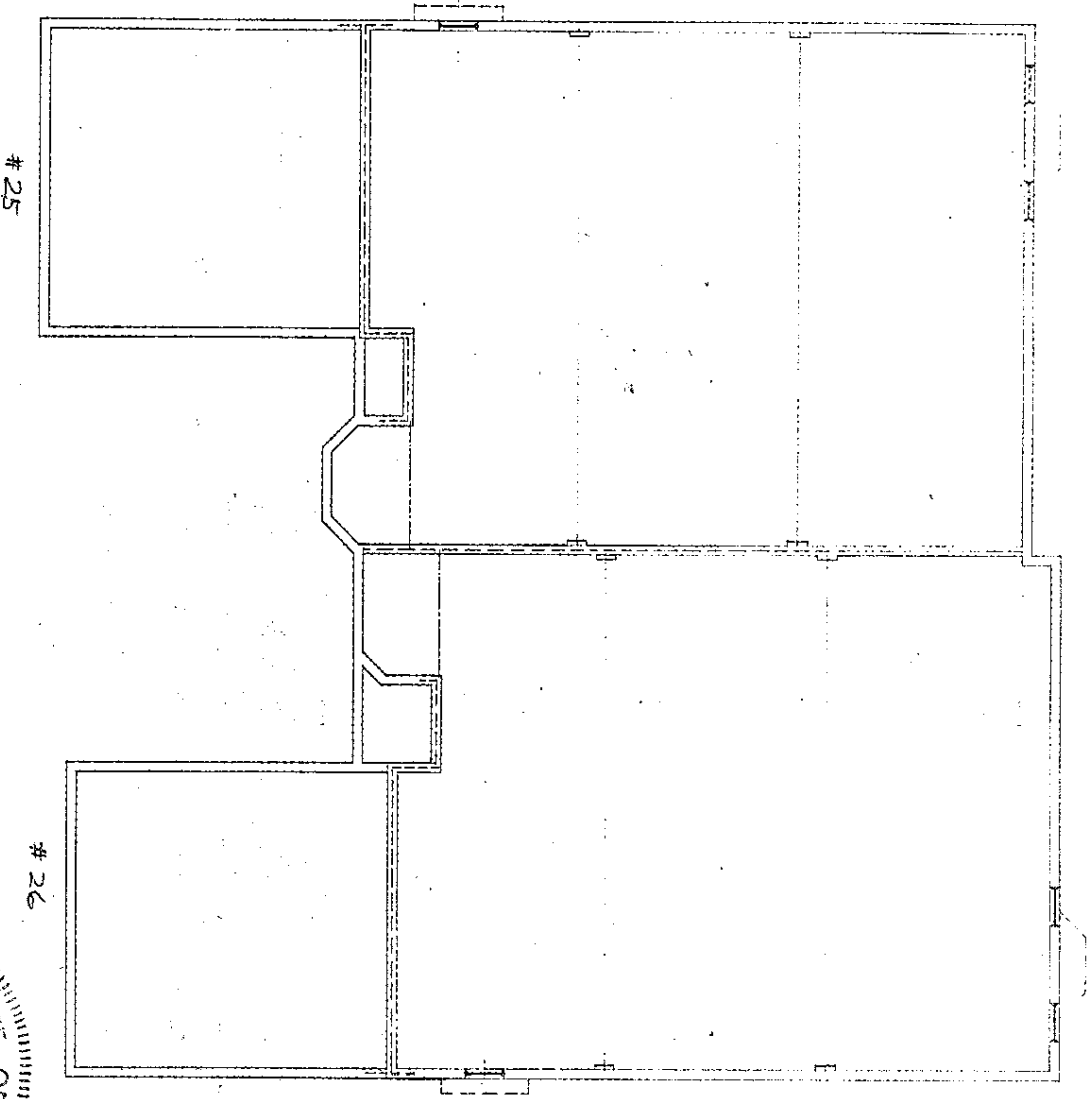
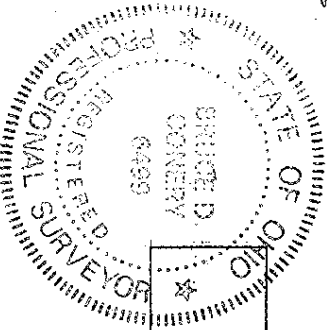


EXHIBIT B-4



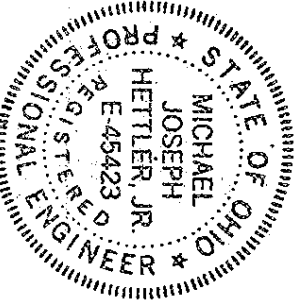
25

26



The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

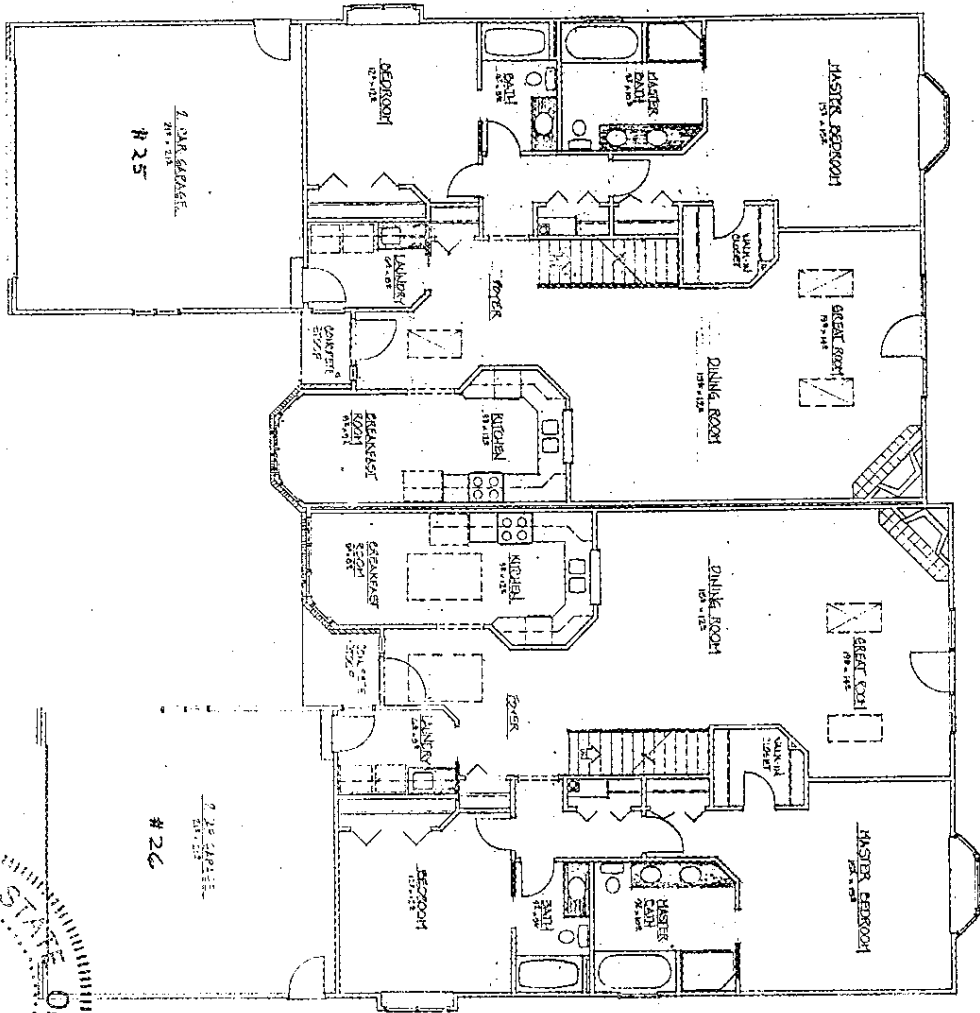
Bruce D. Conery
Bruce D. Conery, PS



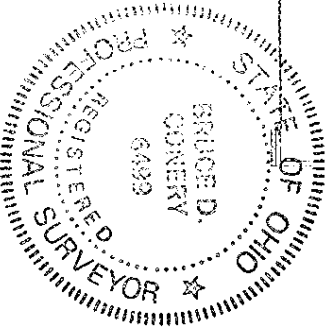
The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hettler, Jr.
Michael J. Hettler, Jr., PE

EXHIBIT B-5

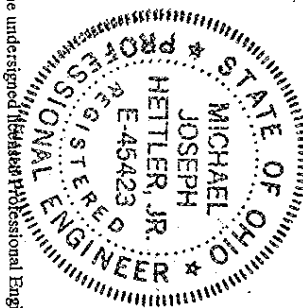


FIRST FLOOR PLAN
SCALE: AS SHOWN



25

26



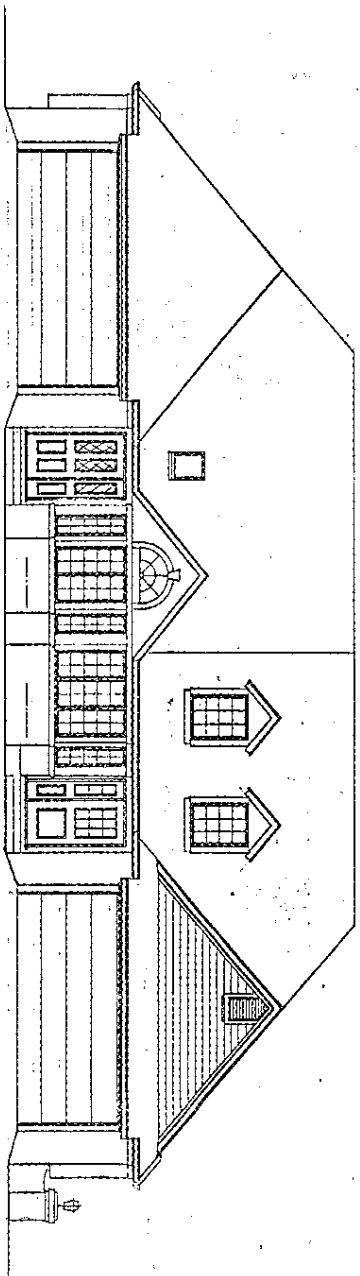
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Michael J. Hettler, Jr., PE

The undersigned Licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conery, PS

EXHIBIT B-6

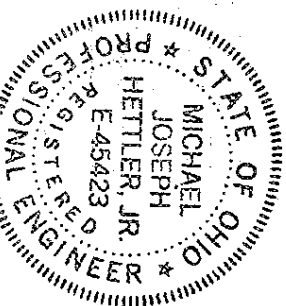
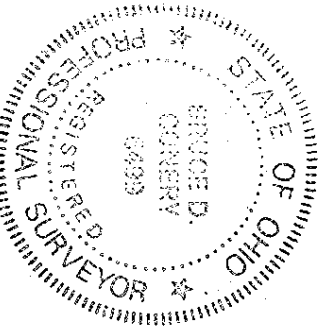


UNIT #25

FRONT ELEVATION

SCALE 3/4" = 1'-0"

UNIT #26



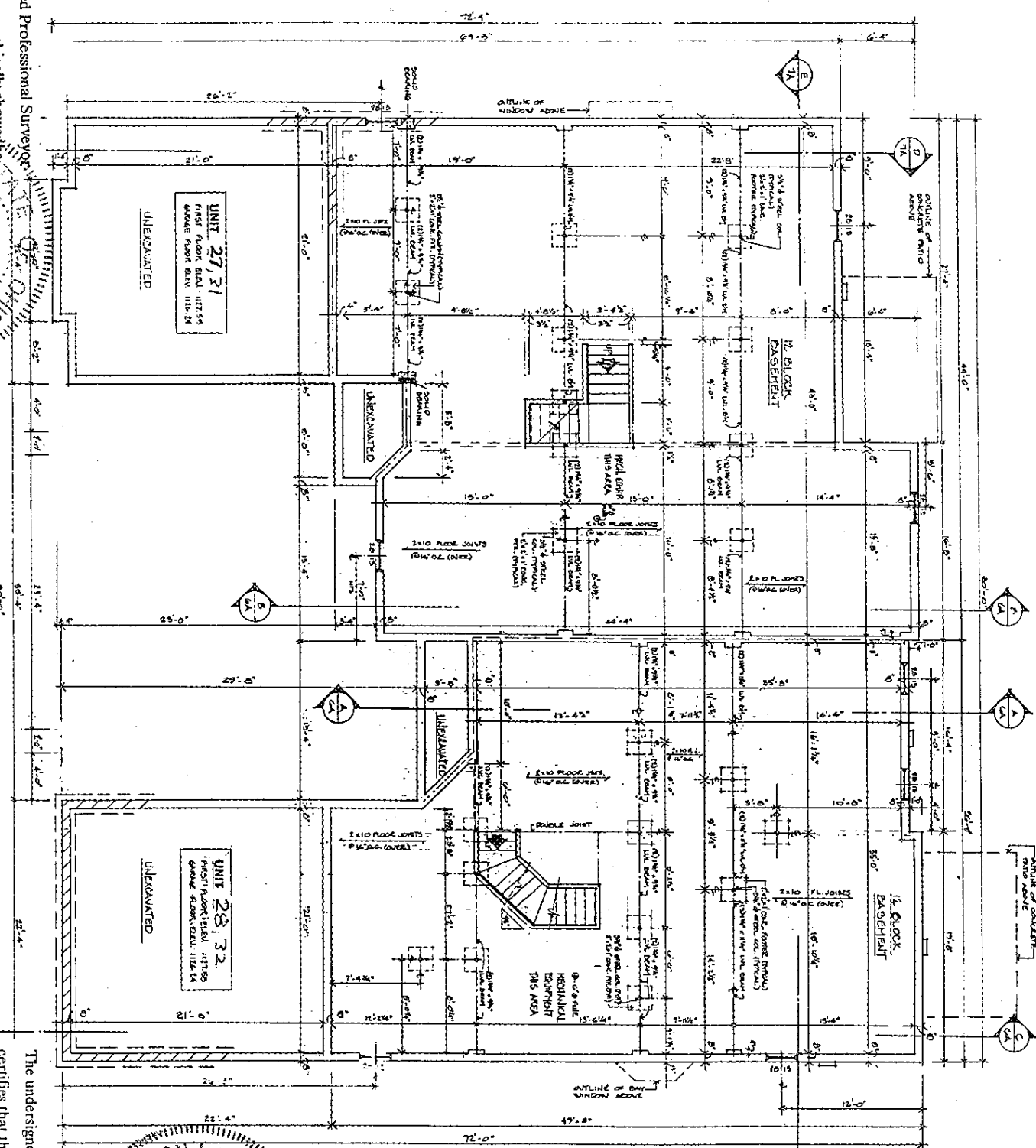
The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hettler, Jr., PE

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conery, PS

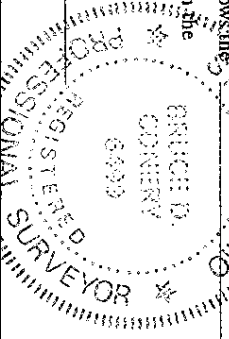
EXHIBIT B-7



The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"

Bruce D. Conery, PS



The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hettler, Jr., PE

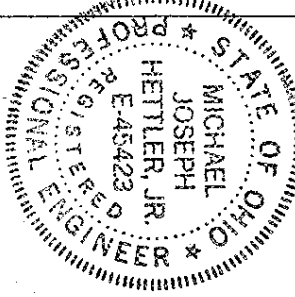
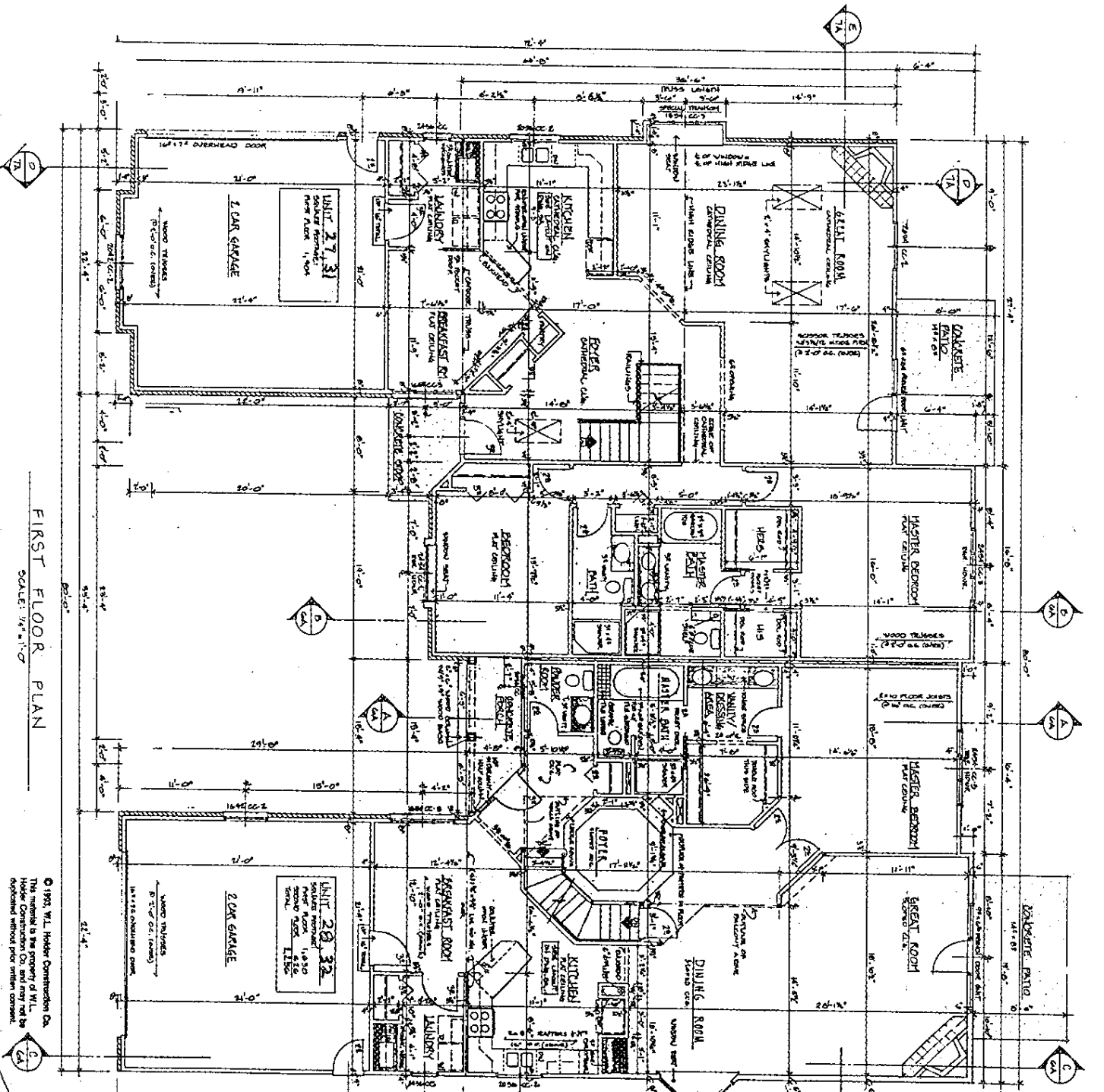


EXHIBIT B-8

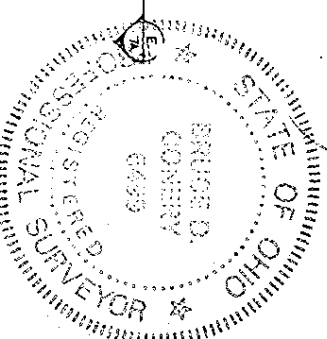


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

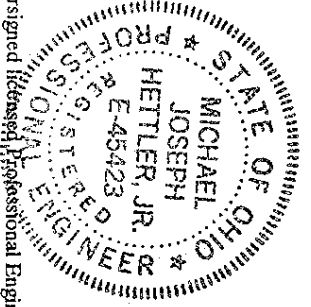
© 1993, W.L. Holder Construction Co.
This material is the property of W.L. Holder Construction Co. and may not be duplicated without prior written consent.

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conery, PS

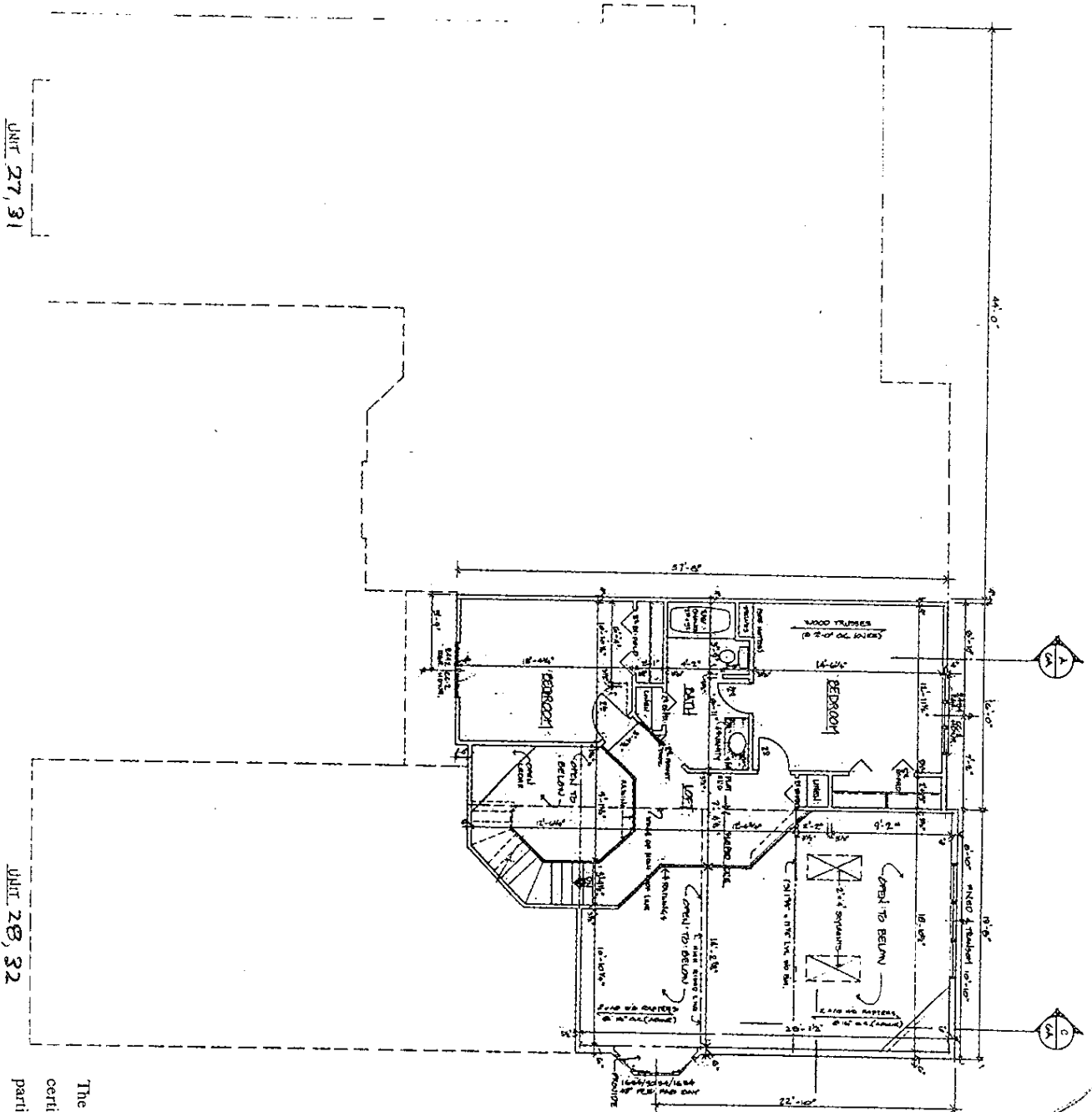


The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.



Michael J. Heitler, Jr., PE

EXHIBIT B-9



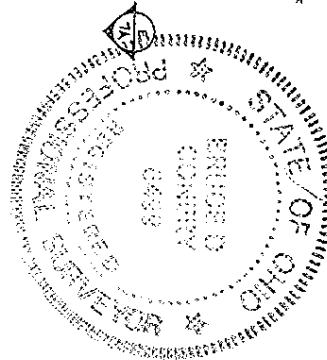
UNIT 27, 31

Unit 28, 32

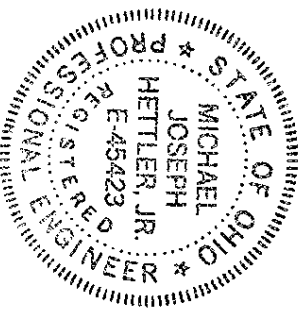
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conroy, P.S.

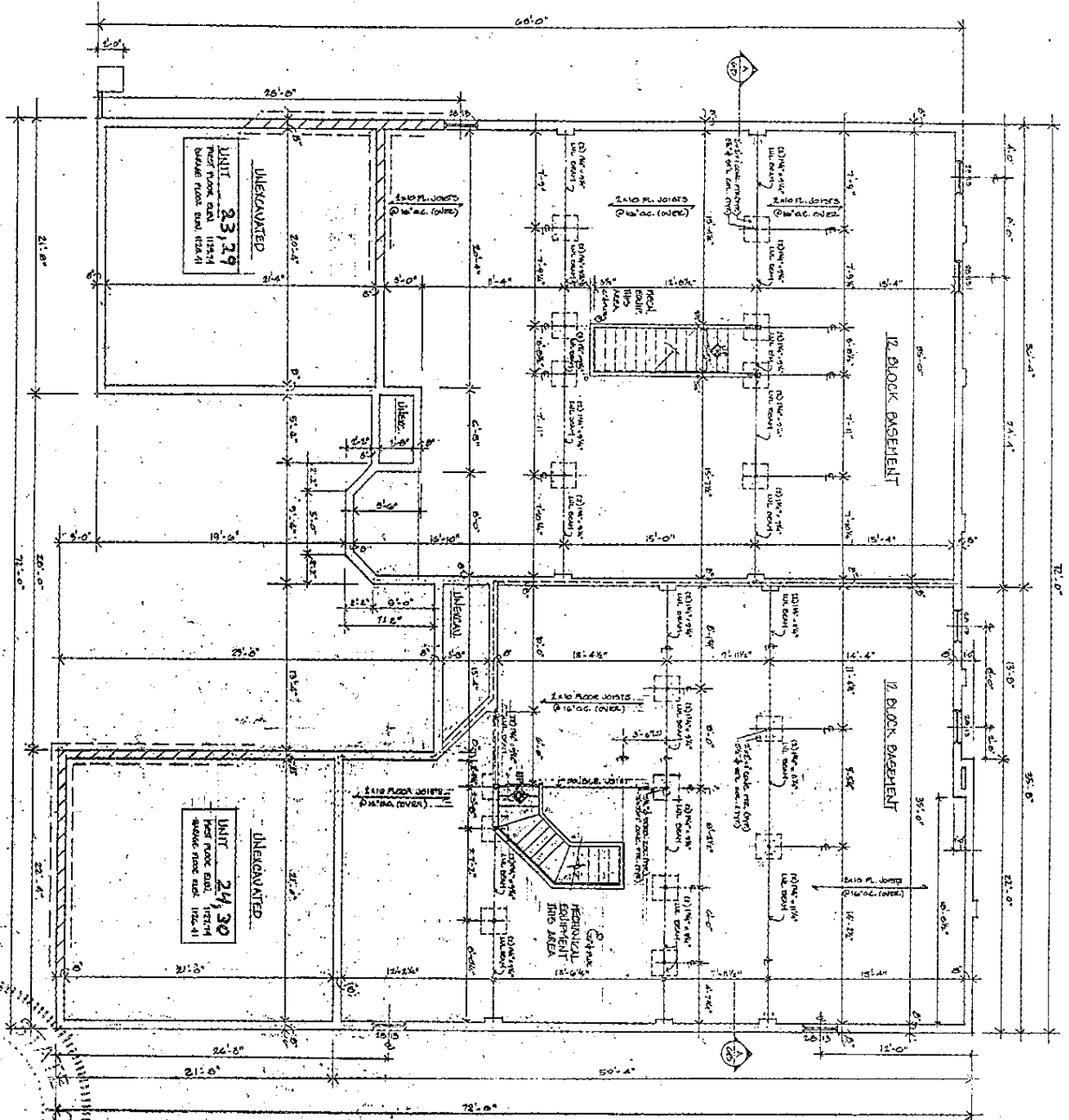


The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.



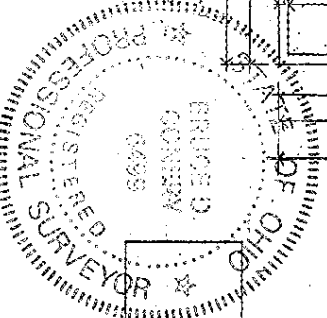
Michael J. Hettler, Jr.
Michael J. Hettler, Jr., P.E.

EXHIBIT B-12



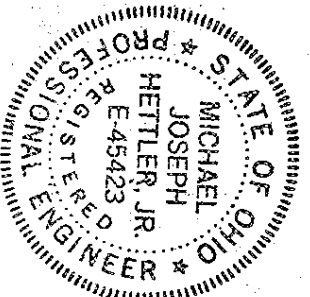
FOUNDATION/BASEMENT PLAN

SCALE: 1/8" = 1'-0"



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Michael J. Hettler, Jr., PE

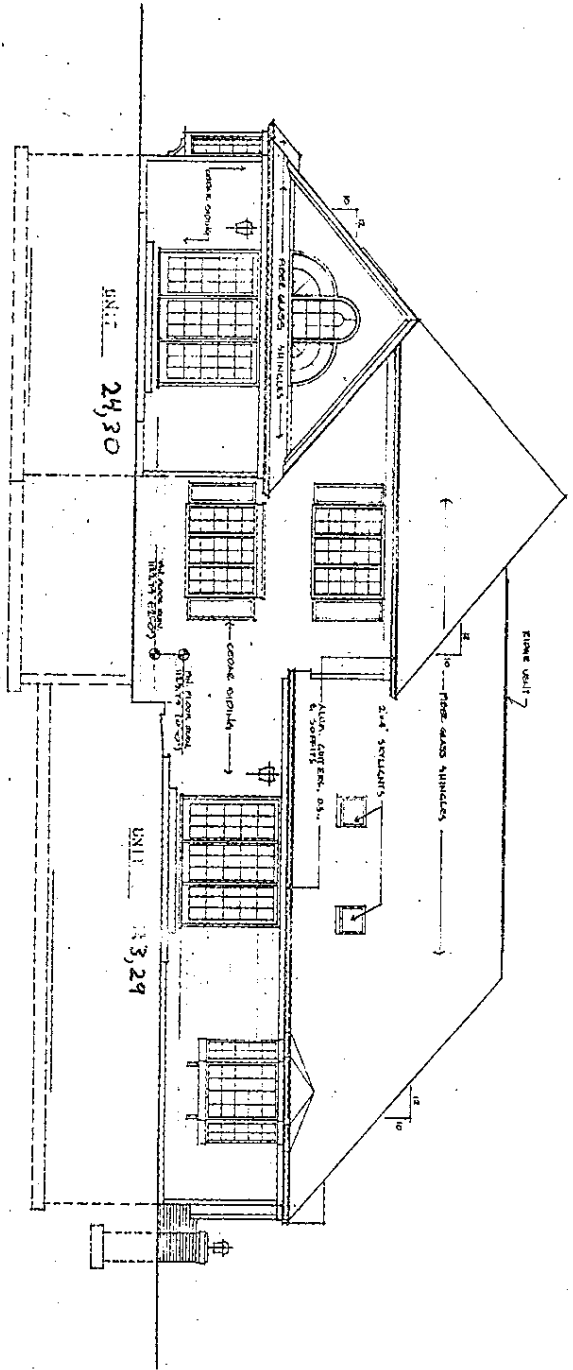


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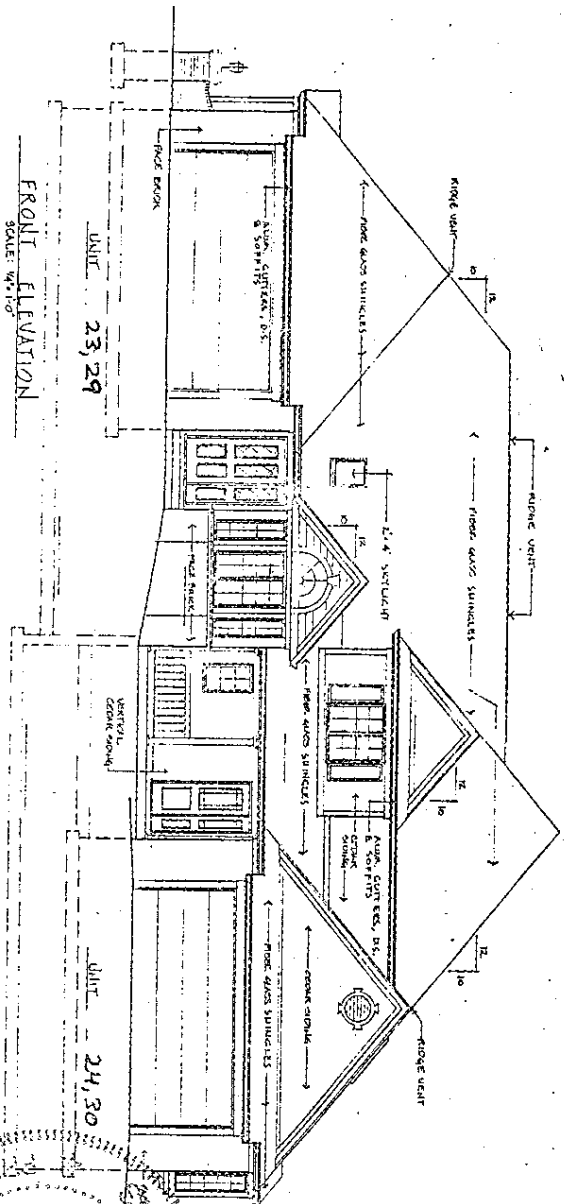
Bruce D. Conery, PS

Notes:
ALL PLACES SHALL BE TIED INTO WALL.
ADJACENT FOUNDATION SHALL BE TIED INTO WALL.
MEASUREMENTS SHALL BE TO CENTER OF WALL.

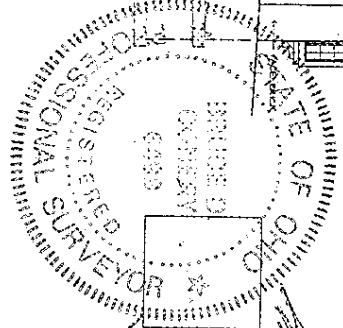
EXHIBIT B-15



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



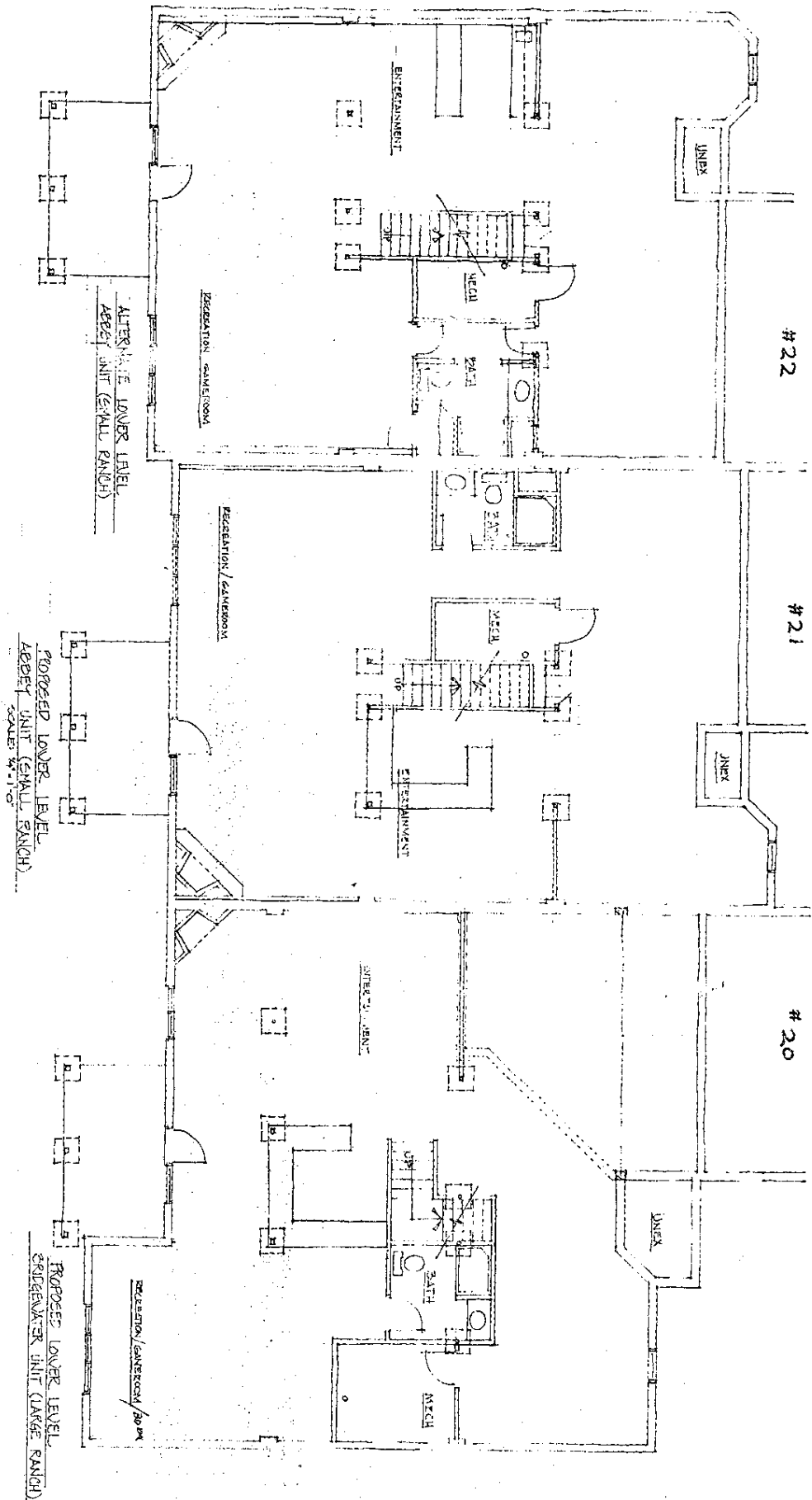
The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hettler, Jr., PE

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

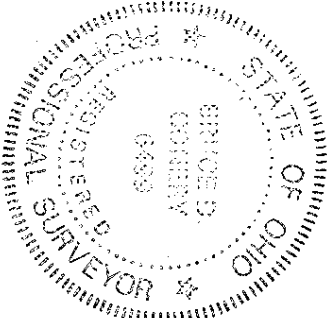
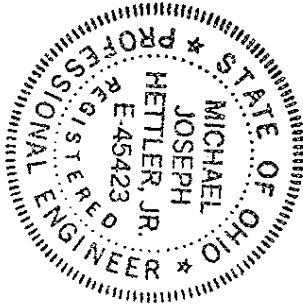
Bruce D. Conery, PS

EXHIBIT B-16



The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hentler, Jr.

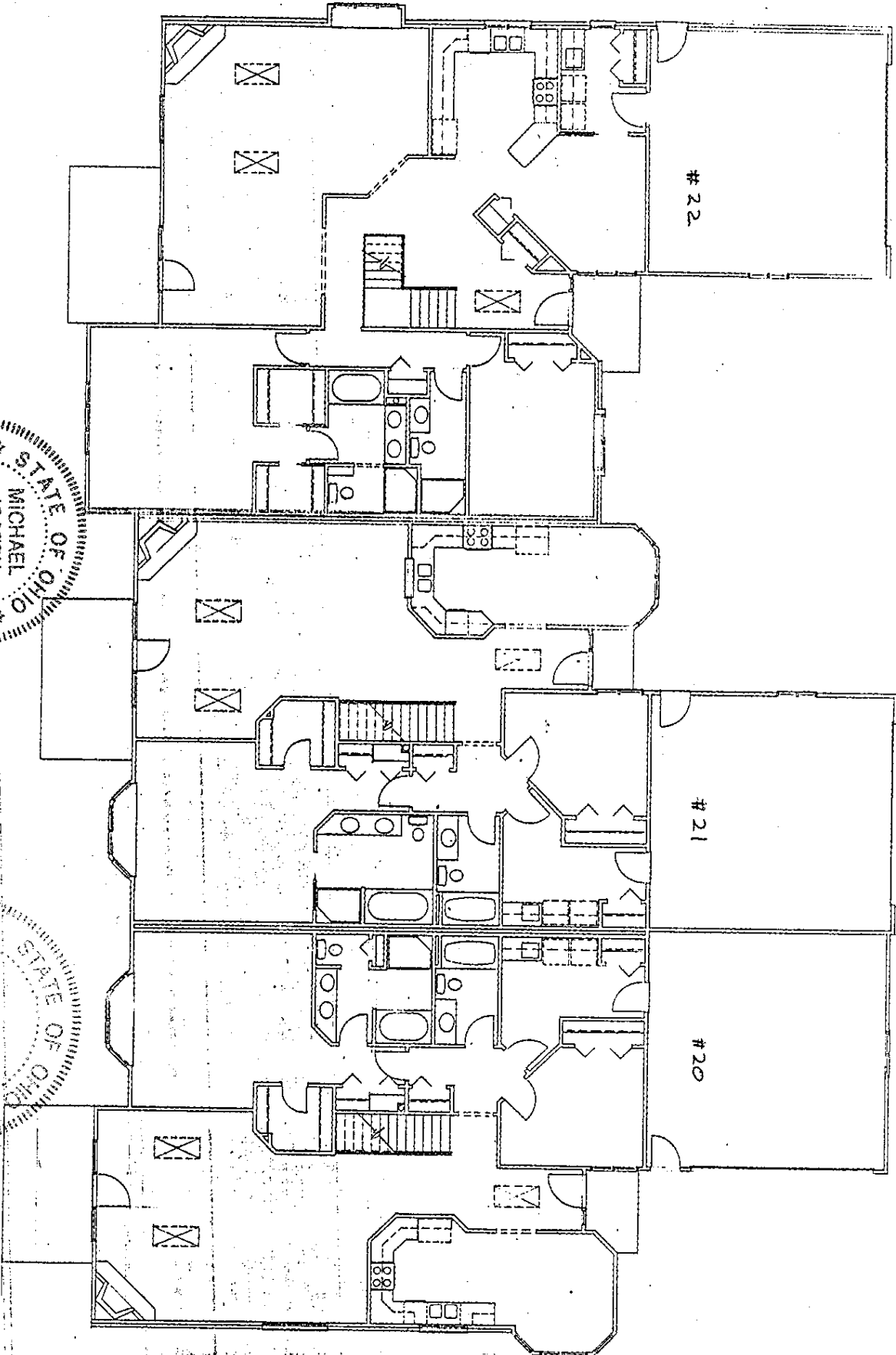


The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Canery

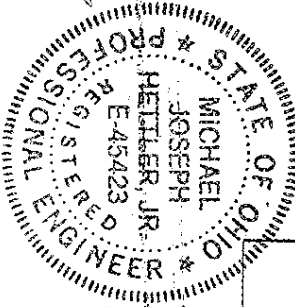
Bruce D. Canery, JS

EXHIBIT B-17



The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Feuter, Jr., PE



The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

David D. Conner, PS

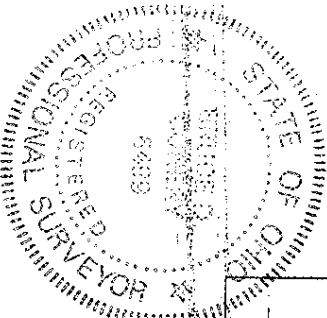
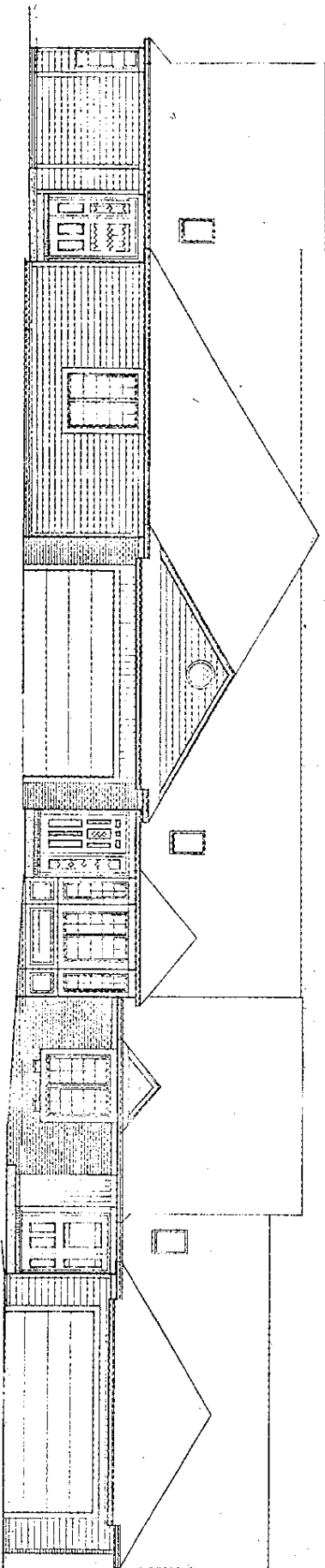


EXHIBIT B-18



#20

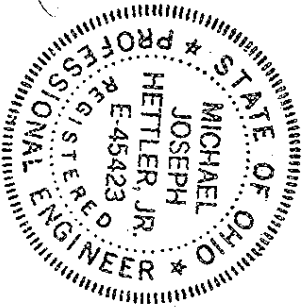
#21

#22

FRONT ELEVATIONS

The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

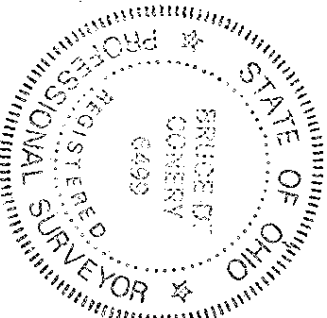
Michael J. Hettler, Jr.



Michael J. Hettler, Jr., PE

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conery



Bruce D. Conery, PS

EXHIBIT C

NARRATIVE DESCRIPTION OF BUILDING & UNITS

Seven additional buildings are to be constructed in Phase II containing the following units: 33&34, 25&26, 27&28, 31&32, 23&24, 29&30, 20&21&22. All units are ranch style, two bedroom, residential dwellings with the exception of units 28, 32, 24&30, which are two story, three bedroom, residential dwellings. All buildings shall be of wood frame construction and concrete block foundation. All units will contain basements. The exteriors shall be constructed of cedar siding, brick and stone and the roof shall be of asphalt shingles.

EXHIBIT D

Description of a 14.567 Acre Tract

Situated in the Township of Jackson, County of Stark, and State of Ohio and known as being part of the Southeast Quarter of Section 22 (T-11,R-9), more fully bounded and described as follows, to-wit;

Beginning at a Standard County Monument found at the common northwest corner of Lots 269 and 270 in the Estates of Glenmoor Subdivision No. 5, as recorded in Plat Book 57 page 119 of the Stark County Plat Records, said monument also being on the west line of said Southeast Quarter and the true place of beginning for the tract of land herein described;

1. Thence N05°52'23"E along said Quarter Section line a distance of 336.76 feet to a 5/8 inch iron bar set at a corner of a tract of land now or formerly owned by F. Scheetz;
2. Thence S84°43'13"E along a south line of said F. Scheetz tract a distance of 124.61 feet to a 1/2 inch iron bar with H. & A. cap found;
3. Thence N05°53'03"E along an east line of said Scheetz tract a distance of 400.13 feet to a 3/4 inch iron bar found at the southwest corner of a tract of land now or formerly owned by H.M. Scheetz;
4. Thence S84°40'13"E along the south line of said H.M. Scheetz tract and the south line of a tract of land now or formerly owned by R. & E. Smith, a distance of 453.08 feet to a 1/2 inch iron bar with H. & A. cap found;
5. Thence N05°15'39"E along the east line of said Smith tract a distance of 283.55 feet to a point in Yost Avenue N.W. a 40 foot public right-of-way, passing over a 1/2 inch iron bar found at 279.65 feet;
6. Thence S84°41'40"E in said Yost Avenue a distance of 121.62 feet to a point at a northwest corner of a tract of land now or formerly owned by J. & D. Roberts;
7. Thence S05°14'07"W along the west line of said Roberts tract, a distance of 266.08 feet to a 1/2 inch iron bar with H. & A. cap found, passing over a 1/2 inch iron bar with H. & A. cap found at 3.48 feet;

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description 14.567 acre tract

8. Thence $S84^{\circ}44'34''E$ along the south line of said Roberts tract a distance of 127.89 feet to a 5/8 inch iron bar set;
9. Thence $S04^{\circ}01'14''W$ a distance of 170.00 feet to a 5/8 inch iron bar set;
10. Thence $S77^{\circ}58'37''E$ a distance of 302.00 feet to a 5/8 inch iron bar set;
11. Thence $S83^{\circ}11'40''E$ a distance of 142.00 feet to a 5/8 inch iron bar set on the west line of Armandale Avenue N.W., a variable width private right-of-way;
12. Thence on the west line of said Armandale Avenue on a curve to the right having a central angle of $29^{\circ}56'38''$, a radius of 220.00 feet, a tangent of 58.83, a chord of 113.67 feet, and a chord bearing of $S20^{\circ}33'10''W$, an arc length of 114.98 feet to a 5/8 inch iron bar set at a point of tangency;
13. Thence $S35^{\circ}31'29''W$ on the west line of said Armandale Avenue a distance of 56.09 feet to a 5/8 inch iron bar set at a point of curvature;
14. Thence along said Armandale Avenue on a curve to the right having a central angle of $77^{\circ}19'27''$, a radius of 25.00 feet, a tangent of 20.00 feet, a chord of 31.24 feet, and a chord bearing of $S74^{\circ}11'12''W$, an arc length of 33.74 feet to a 5/8 inch iron bar set at a point of reverse curvature;
15. Thence along said Armandale Avenue on a curve to the left having a central angle of $16^{\circ}59'06''$, a radius of 225.00 feet, a tangent of 33.60 feet, a chord of 66.46 feet, and a chord bearing of $N75^{\circ}38'39''W$, an arc length of 66.70 feet to a 5/8 inch iron bar set at a point of tangency;
16. Thence $N84^{\circ}08'10''W$ along said Armandale Avenue a distance of 115.42 feet to a 5/8 inch iron bar set at a point of curvature;

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description 14.567 acre tract

17. Thence along said Armandale Avenue on a curve to the left having a central angle of $67^{\circ}30'54''$, a radius of 375.00 feet, a tangent of 250.64 feet, a chord of 416.76 feet, and a chord bearing of $S62^{\circ}06'23''W$, an arc length of 441.88 feet to a 5/8 inch iron bar set at a point of tangency;
18. Thence $S28^{\circ}20'56''W$ along said Armandale Avenue a distance of 263.43 feet to a 5/8 inch iron bar found at the northeast corner of Lot 266 in said Glenmoor Subdivision No. 5;
19. Thence $N61^{\circ}40'57''W$ along the north line of said Lot 266 and a northerly line of Lot 267 in said Glenmoor Subdivision No. 5, a distance of 202.97 feet to a 1/2 inch iron bar with H. & A. cap found;
20. Thence $N84^{\circ}06'52''W$ along a northerly line of said Lot 267 and the north line of Lot 268 in said Glenmoor Subdivision No. 5 and the north line of said Lot 269, a distance of 373.41 feet to the true place of beginning.

The above described tract of land contains 14.567 acres of land as surveyed under the supervision of Bruce D. Conery, P.S. No. 6499 of Buckeye Surveying Services, Inc., of Canton, Ohio, in August of 1993, and is part of a tract of land conveyed to Glenmoor Properties Limited Partnership by a deed recorded in Official Record 905 page 253 of the Stark County Deed Records.

Basis of Bearings: $N84^{\circ}41'40''W$ on the north line of the Southeast Quarter of Section 22, Jackson Township, as per Official Record 905 page 253.

Subject to 3.5 feet off the most northerly end for right-of-way for Yost Street N.W.

Also subject to all legal highways, easements, leases, or other restrictions of record.

CASE 2201

Excepting therefrom:

Description of a 3.119 Acre Tract

Situated in the Township of Jackson, County of Stark, and State of Ohio and known as being part of the Southeast Quarter of Section 22, (T-11,R-9), more fully bounded and described as follows, to-wit;

Beginning at a point being the northwest corner of said Southeast Quarter of Section 22, thence $S84^{\circ}41'40''E$ along the north line of said Quarter Section, said line also being the centerline of Yost Street N.W., a 40 foot public right-of-way, a distance of 825.01 feet to a railroad spike found, thence $S05^{\circ}22'06''W$ along an east line of a tract of land now or formerly owned by J. & D. Roberts, a distance of 16.50 feet to a 1/2 inch iron bar with H. & A. cap found; thence $S84^{\circ}41'40''E$ along said Roberts' tract, a distance of 34.54 feet to a 5/8 inch iron bar with Conery cap found; thence $S05^{\circ}06'24''W$ along an east line of said Roberts' tract, a distance of 265.94 feet to a 1/2 inch iron pipe found at the southeast corner of said Roberts' tract, thence $N84^{\circ}44'34''W$ along the south line of said Roberts' tract, a distance of 36.00 feet to a 5/8 inch iron bar with Conery cap found and the true place of beginning for the tract of land herein described;

1. Thence $S04^{\circ}01'14''W$ a distance of 170.00 feet to a 5/8 inch iron bar with Conery cap found;
2. Thence $S77^{\circ}58'37''E$ a distance of 302.00 feet to a 5/8 inch iron bar with Conery cap found;
3. Thence $S83^{\circ}11'40''E$ a distance of 142.00 feet to a 5/8 inch iron bar with Conery cap found on the west line of Armandale Avenue N.W., a 60 foot private right-of-way;
4. Thence along the west line of said Armandale Avenue on a curve to the right having a central angle of $29^{\circ}56'38''$, a radius of 220.00 feet, a tangent of 58.83 feet, a chord of 113.67 feet, and a chord bearing of $S20^{\circ}33'10''W$, an arc length of 114.98 feet to a 5/8 inch iron bar with Conery cap found at a point of tangency;
5. Thence $S35^{\circ}31'29''W$ on the west line of said Armandale Avenue a distance of 56.09 feet to a 5/8 inch iron bar with Conery cap found at a point of curvature;
6. Thence along said Armandale Avenue on a curve to the right having a central angle of $77^{\circ}19'27''$, a radius of 25.00 feet, a tangent of 20.00 feet, a chord of 31.24 feet, and a chord bearing of $S74^{\circ}11'12''W$, an arc length of 33.74 feet to a 5/8 inch iron bar with Conery cap found at a point of reverse curvature;

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description 3.119 acre tract

7. Thence along said Armandale Avenue on a curve to the left having a central angle of $16^{\circ}59'06''$, a radius of 225.00 feet, a tangent of 33.60 feet, a chord of 66.46 feet, and a chord bearing of $N75^{\circ}38'39''W$, an arc length of 66.70 feet to a $5/8$ inch iron bar with Conery cap found at a point of tangency;
8. Thence $N84^{\circ}08'10''W$ along said Armandale Avenue a distance of 115.42 feet to a $5/8$ inch iron bar with Conery cap found at a point of curvature;
9. Thence along said Armandale Avenue on a curve to the left having a central angle of $29^{\circ}15'10''$, a radius of 375.00 feet, a tangent of 97.86 feet, a chord of 189.39 feet, and a chord bearing of $S81^{\circ}14'15''W$, an arc length of 191.46 feet to a point on an easterly line of a 2.525 acre gas easement;
10. Thence along said gas easement on a curve to the left having a central angle of $66^{\circ}33'19''$, a radius of 60.00 feet, a tangent of 39.38 feet, a chord of 65.84 feet, and a chord bearing of $N19^{\circ}12'18''W$, an arc length of 69.70 feet to a point of tangency;
11. Thence continuing along said gas easement $N52^{\circ}28'58''W$ a distance of 69.28 feet to a point of curvature;
12. Thence continuing along said gas easement on a curve to the left having a central angle of $19^{\circ}09'10''$, a radius of 100.00 feet, a tangent of 16.87 feet, a chord of 33.27 feet, and a chord bearing of $N62^{\circ}03'33''W$, an arc distance of 33.43 feet to a point;
13. Thence $N07^{\circ}31'02''E$ a distance of 99.71 feet to a point;
14. Thence $N82^{\circ}28'58''W$ a distance of 92.00 feet to a point on the centerline of said 2.525 acre gas easement;
15. Thence $N07^{\circ}31'02''E$ along the centerline of said gas easement, a distance of 200.00 feet to a point;
16. Thence $S84^{\circ}44'34''E$ along the south line and its extension of said Roberts' tract a distance of 203.33 feet to the true place of beginning.

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description 3.119 acre tract

The above described tract of land contains 3.119 acres of land as surveyed under the supervision of Bruce D. Conery, P.S. no. 6499 of Buckeye Surveying Services, Inc., of Canton, Ohio, in January of 1995, and is part of a tract of land conveyed to Glenmoor Properties Limited Partnership by a deed recorded in Official Record 905 page 253 of the Stark County Deed Records.

Basis of Bearings: $N84^{\circ}41'40''W$ on the north line of the Southeast Quarter of Section 22, Jackson Township, as per Official Record 905 page 253.

Subject to all legal highways, easements, leases, or other restrictions of record.

JASE2207