

IN THE COURT OF COMMON PLEAS  
SUMMIT COUNTY, OHIO

2004 NOV 15 AM 11:49

RUDOLPH BILDER )

CASE NO.: 2003-10-6341

Plaintiff, )  
SUMMIT COUNTY )  
CLERK OF COURTS )

JUDGE: HUNTER

vs. )

JAN MOHN )

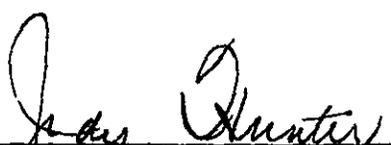
CONSENT JUDGMENT ORDER

Defendant. )

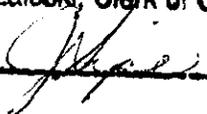
The parties have settled their disputes as contained in the complaint and counterclaims presently before the Court. The terms of the settlement, which the Court finds to be reasonable and makes same the Order of this Court, are as follows:

1. The Court declares that Jan Mohn is the true and lawful owner of a strip of land described in the attached exhibit A and his title in and to said real estate is hereby quieted against any claim or interest of Rudolph Bilder. Jan Mohn's ownership of said parcel was taken by adverse possession of same for a period of time exceeding twenty-one years. The County Recorder shall, upon application, properly record Jan Mohn's legal title to said parcel.
2. Plaintiff is found to be a vexatious litigator pursuant to ORC 2323.52 vis-à-vis Jan Mohn, occupants and guests at Jan Mohn's residential premises, and his attorneys, Stephen D. Hardesty and Hanna, Campbell & Powell, LLP, Gary Singletary and Kenneth Calderone. With regard to those named individuals and class of individuals, Plaintiff is prohibited from instituting legal proceedings in the Court of Claims or in the Court of Common Pleas, Municipal Court or County Court pursuant to, and as modified by, ORC 2323.52.
3. Plaintiff's Complaint and Defendant's Counterclaims, not otherwise adjudicated above, are dismissed with prejudice, costs first from Plaintiff's deposit, then to Defendant's deposit.

IT IS SO ORDERED

  
JUDGE JUDITH HUNTER

I certify this to be a true copy of the original  
Diana Zaleski, Clerk of Courts

  
Deputy

COPY

APPROVED:

Andrew F. Peck

Andrew Peck, Esq. (0029940)  
Attorney for Rudolph Bilder  
507 West Park Avenue  
Barberton, Ohio 44203  
330/753-3900

Stephen D. Hardesty

Stephen D. Hardesty, Esq. (0013391)  
Attorney for Jan Mohn  
520 S. Main Street, Suite 500  
Akron, Ohio 44311-1077  
330/762-7477

Phone Approval 11-11-04 Se ABZ

Gary Singletary, Esq. (0037329)  
Co-counsel for Jan Mohn  
Hanna, Campbell & Powell  
PO Box 5521  
3737 Embassy Parkway  
Akron, Ohio 44334  
330/670-7324

**Gary L. Phillips & Associates, Inc.**

*Surveyors*

2165 Eastwood Avenue  
Akron, Ohio 44305-2120  
(330) 733-1116  
Fax (330) 733-1180

**LEGAL DESCRIPTION**

0.0014 Acres - May 21, 2004

Situated in the City of Akron, County of Summit and State of Ohio and known as being part of Sublot 101 in the Dye & Allen Allotment as recorded in Plat Book 16, Pages 10 and 11 and more fully described as follows:

Beginning at a drill hole found at the centerline intersection of Cole Ave., 45' wide, and Inman St., 45' wide, said drill hole being N 02° 24' 00" E, 842.86 feet as measured along the said centerline of Inman St. from a drill hole found at the centerline intersection of said Inman St. and Eva Ave., 45' wide; thence S 02° 24' 00" W, 221.97 feet along the said centerline of Inman St. to a point on the easterly extension of the southerly line of said Sublot 101; thence N 88° 36' 00" W, 22.50 feet along the said easterly extension of the southerly line of Sublot 101 to the southeasterly corner of said Sublot 101; thence continuing N 88° 36' 00" W, 12.51 feet along the southerly line of said Sublot 101 to a point on the northerly edge of an existing concrete driveway and the true place of beginning:

Thence continuing N 88° 36' 00" W, 99.99 feet along the said southerly line of Sublot 101 to the southwesterly corner of said Sublot 101;

Thence N 02° 24' 00" E, 1.14 feet along the westerly line of said Sublot 101 to a point on the westerly extension of the northerly edge of said concrete driveway;

Thence S 87° 59' 01" E, 87.85 feet along the westerly extension of the northerly edge and the northerly edge of said concrete driveway to a point;

Thence S 87° 40' 31" E, 12.13 feet continuing along the northerly edge of said concrete driveway to the true place of beginning and containing 0.0014 acres of land, more or less, as surveyed by Gary L. Phillips, Registered Surveyor No. 7189, with Gary L. Phillips and Associates, Inc., in May, 2004 but subject to all legal roads, highways, easements and restrictions of record.

Bearings contained herein are based the bearing of S 02° 24' 00" W for the centerline of Inman Ave. as indicated in Plat Book 16, Pages 10 & 11 of the Summit County Record of Plats and are used to denote angles only.



*Gary L. Phillips*  
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Gary L. Phillips Reg. Sur. No. 7189

Gary L. Phillips, P.S. — David P. Povich, P.S.