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JPB HOLDINGS, LLC

PU 3-9-2000

# 13-014700

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129

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March 3, 2000

File No. 94731

## LEGAL DESCRIPTION

4.0377 ACRES - MAYFIELD ROAD

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Lot 13 in Holmes tract in said Township, bounded and described as follows:

Beginning in the centerline of Mayfield Road, 60.00 feet wide, at the northeast corner of land conveyed to Rose M. Taddeo and Joanne Taddeo by deed recorded in Volume 1104, Page 174 of Geauga County Deed Records, said point being distant South 87° 23' 00" West, 882.96 feet from the intersection of said centerline of Mayfield Road and the centerline of Aquilla Road, 60.00 feet wide;

Thence South 87° 23' 00" East, along the said centerline of Mayfield Road, a distance of 155.86 feet to the northwest corner of land conveyed to Claridon Commons Group, LLC by deed recorded in Volume 1222, Page 42 of Geauga County Deed Records;

Thence South 04° 52' 00" WEst, along the west line of land so conveyed to Claridon Commons Group LLC, passing thru a 5/8 inch capped iron pin found (Selee #5471) at a distance of 30.02 feet, a total distance of 1130.19 feet to an 3/4 inch iron pipe found at the southwest corner thereof and in the north line of land conveyed to Franklyn E. Anton and Gayle J. Anton by deed recorded in Volume 589, Page 473 of Geauga County Deed Records;

Thence North 86° 45' 40" West, along the said north line of land so conveyed to Franklyn E. Anton and Gayle J. Anton, a distance of 155.80 feet to a 3/4 inch iron pipe found at the southeast corner of land conveyed to Rose M. Taddeo and Joanne Taddeo as aforesaid;

Thence North 04° 52' 00 East, along the east line of land so conveyed to Rose M. Taddeo and Joanne L. Taddeo, passing thru a 3/4 inch iron pipe found at a distance of 1098.48 feet, a total distance of 1128.50 feet to the place of beginning and containing 4.0377 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., dated February 29, 2000, be the same more or less, but subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

DEED REFERENCE: Volume 1240, Page 1105, Geauga County Deed Records.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

gk

3/6/00

OFFICE OF THE  
GEAUGA COUNTY ENGINEER