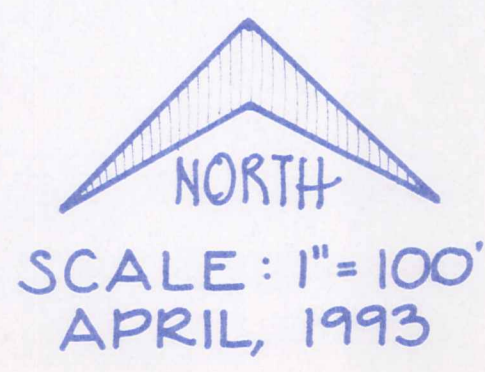


64.500 ACRES



BOUNDARY SURVEY
 SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF
 GAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF
 LOT NOS. 2 AND 3, SECTION NO. 2 AND PART OF ORIGINAL LOT
 NOS. 2 AND 3, SECTION NO. 3 IN SAID TOWNSHIP.

FOR: D. LEICHTMAN and B. LEICHTMAN



I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in feet and decimal parts thereof. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Howard R. Selee, Registered Surveyor # 5471
 2-15-97

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 R.S. 2-18, 1997 (Revised)
 GAUGA COUNTY ENGINEER

HOWARD R. SELEE & ASSOCIATES, INC.
 Professional Land Surveyors
 9701 BROOKPARK ROAD - #251 - CLEVELAND, OHIO 44129

CLA00148
CLA00148

Pepperwood Estates #2
Picked up 2-18-1997

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #251 • CLEVELAND, OHIO 44129
TELEPHONE (216) 398-0280
FAX (216) 351-0920

February 11, 1997
File No. 92476

LEGAL DESCRIPTION PEPPERWOOD ESTATES SUBDIVISION - PHASE 2

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot Nos. 2 and 3, Section No. 2 and part of Original Lot Nos. 2 and 3, Section No. 3 in said Township, bounded and described as follows:

Beginning at an iron pin found in the west right of way line of Stoneledge Drive, 60.00 feet wide, as shown in McKenzie Subdivision, Phase 1, as shown by the plat recorded in Volume 17, Pages 93 and 94 of Geauga County Plat Records, said point being also the southeast corner of Sublot No. 2 in said McKenzie Subdivision, Phase 1 and the land conveyed to P. L. Buchtel by deed recorded in Volume 985, Page 551 of Geauga County Deed Records;

thence southwest along a curve to the right, an arc distance of 62.83 feet to an iron pin found at a point of tangency in the south line of land so conveyed to P. L. Buchtel, said curve having a radius of 40.00 feet and a chord which bears South 44° 20' 00" West, a distance of 56.57 feet;

thence South 89° 20' 00" West, along the said south line of land so conveyed to P. L. Buchtel, a distance of 146.65 feet to an iron pin found at a point of curvature therein;

thence continuing west along the said south line of land so conveyed to P. L. Buchtel, by a curve to the right, an arc distance of 68.01 feet to an iron pin found, said curve having a radius of 347.63 feet and a chord which bears North 85° 03' 44" West, a distance of 67.90 feet to a point of tangency therein;

thence North 79° 27' 28" West, continuing along the south line of land so conveyed to P. L. Buchtel, a distance of 114.85 feet to an iron pin found at the southwest corner of land thereof;

thence North 00° 48' 51" West, along the west line of land so conveyed to P. L. Buchtel and the west line of land conveyed to J. E. and G. E. Petrik by deed recorded in Volume 880, Page 69 of Geauga County Deed Records a distance of 450.99 feet to an iron pin set at an inner corner thereof;

thence South 89° 12' 32" West, along a south line of land so conveyed to J. E. and G. E. Petrik, a distance of 20.12 feet to an iron pipe found at a southwest corner thereof;

thence North 00° 48' 10" East, along the west line of land so conveyed to J. E. and G. E. Petrik, a distance of 63.18 feet to an iron pin set in the southeast corner of land conveyed to G. Bushner by deed recorded in Volume 893, Page 27 of Geauga County Deed Records;

thence South $89^{\circ} 06' 28''$ West, along the south line of land so conveyed to G. Bushner, a distance of 2,276.06 feet to an iron pin set in the northeast corner of land conveyed to David A. and Bruce Leichtman, by deed recorded in Volume 914, Page 834 of Geauga County Deed Records;

thence South $42^{\circ} 07' 19''$ West, along the southeast line of land so conveyed to David A. and Bruce Leichtman, a distance of 341.91 feet to an iron pin set in the northeast corner of land conveyed to Bruce and Nancy Leichtman by deed recorded in Volume 916, Page 766 of Geauga County Deed Records;

thence South $00^{\circ} 29' 50''$ East, along the east line of land so conveyed to Bruce and Nancy Leichtman and the east line of land conveyed to David and Bruce Leichtman by deed recorded in Volume 914, Page 834 of Geauga County Deed Records, a distance of 857.30* to and iron pin * feet found at the southeast corner thereof, said point being also the northwest corner of Sublot No. 1 in the Pepperwood Estates Subdivision, Phase 1, as shown by the plat recorded in Volume 21, Pages 123 and 124 of Geauga County Plat Records;

thence North $89^{\circ} 13' 21''$ East, along the north line of said Sublot No. 1 and the north line of Sublot No. 2 in said Pepperwood Estates Subdivision, Phase 1, a distance of 485.01 feet to an iron pin found at an angle point in the north line of said Sublot No. 2;

thence North $89^{\circ} 30' 10''$ East, continuing along the north line of said Sublot No. 2 and the north line of Sublot Nos. 3, 4, 5, 6, 7 and 8 in said Pepperwood Estates Subdivision, Phase 1, a distance of 2,047.05 feet to an iron pin found at the northeast corner of said Sublot No. 8, said point being also in the west line of land conveyed to P. F. and J. L. Maloney, by deed recorded in Volume 976, Page 915 of Geauga County Deed Records;

thence North $00^{\circ} 48' 51''$ West, along the said west line of land conveyed to P. F. and J. L. Maloney and the west line of land conveyed to Complete Construction Service, Inc., by deed recorded in Volume 673, Page 1329 of Geauga County Deed Records, a distance of 546.99 feet to an iron pin found at the northwest corner of land so conveyed to Complete Construction Service, Inc.;

thence South $79^{\circ} 27' 28''$ East, along the north line of land so conveyed to Complete Construction Service, Inc., a distance of 102.80 feet to an iron pin found at a point of curvature therein;

thence east, continuing along the north line of land so conveyed to Complete Construction Service, Inc., by a curve to the left an arc distance of 79.75 feet to an iron pin found at a point of tangency therein, said curve having a radius of 407.63 feet and a chord which bears South $85^{\circ} 03' 44''$ East, a distance of 79.62 feet;

thence North $89^{\circ} 20' 00''$ East, continuing along the said north line of land so conveyed to Complete Construction Service, Inc., a distance of 146.65 feet to an iron pin found at a point of curvature therein;

thence southeast, by a curve to the right, an arc distance of 62.83 feet to an iron pin found at the northeast corner of land so conveyed to Complete Construction Service, Inc., and the said west line of Stoneledge Drive, said curve having a radius of 40.00 feet and a chord which bears South 45° 40' 00" East, a distance of 56.57 feet;

thence North 00° 40' 00" West, along the said west line of Stoneledge Drive, a distance of 140.00 feet to the place of beginning and containing 64.500 acres of land as surveyed by Howard R. Selee, Registered Land Surveyor No. 6571, Dated April, 1993, be the same more or less, but subject to all legal highways. Bearings shown are to an assumed meridian and are used to denote angles only.

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

R.S. 2/18/1997 (Revised)
GEAUGA COUNTY ENGINEER



Howard R. Selee
2-15-97

