

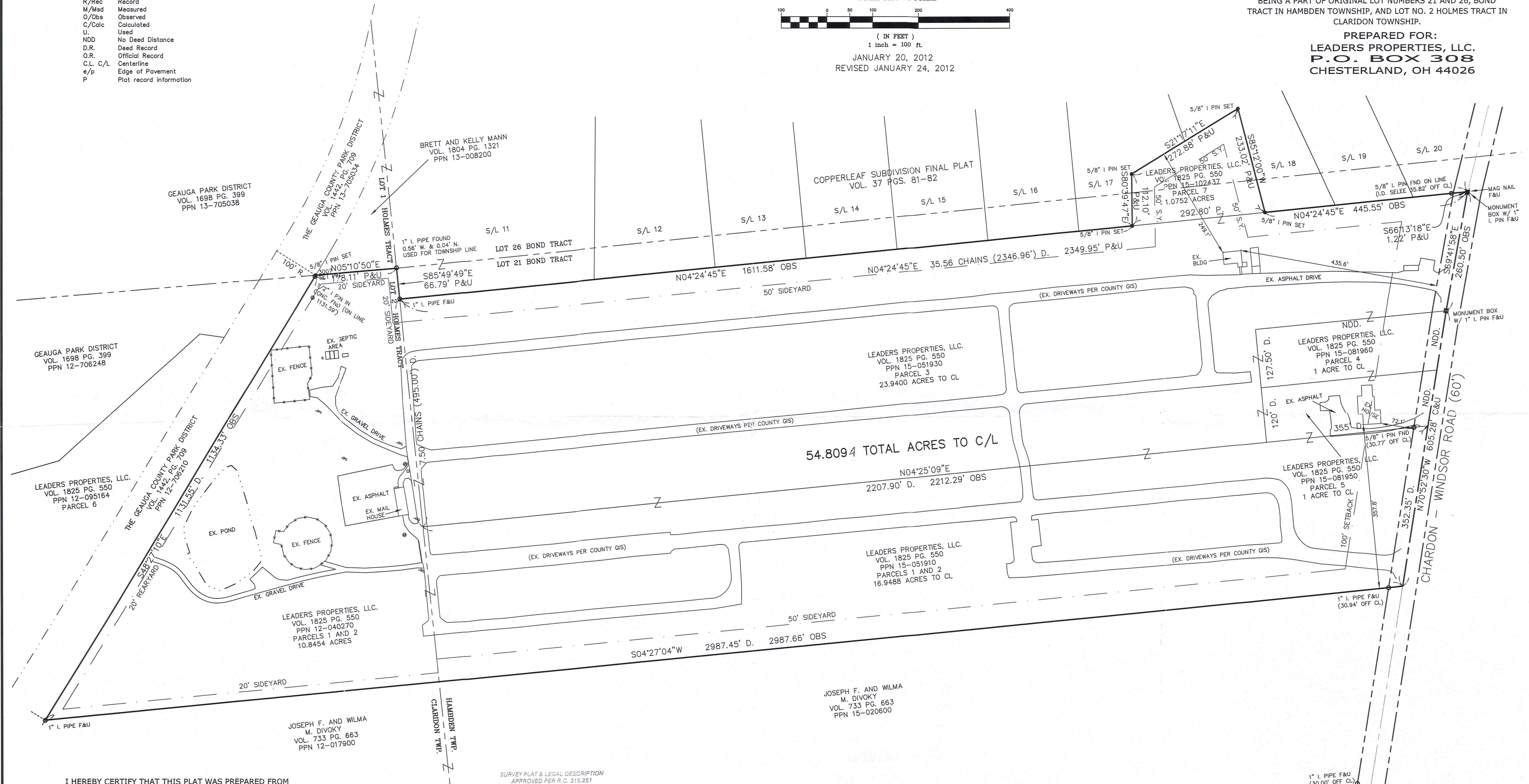
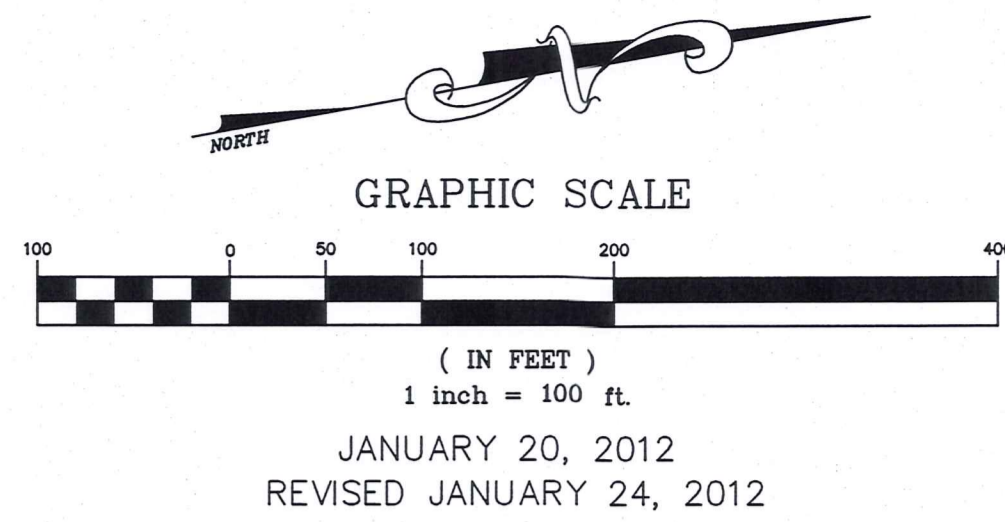
PLAT OF SURVEY For LEADERS PROPERTIES, LLC.

SITUATED IN THE TOWNSHIPS OF HAMB DEN AND CLARIDON,
COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS
BEING A PART OF ORIGINAL LOT NUMBERS 21 AND 26, BOND
TRACT IN HAMB DEN TOWNSHIP, AND LOT NO. 2 HOLMES TRACT IN
CLARIDON TOWNSHIP.

PREPARED FOR:
LEADERS PROPERTIES, LLC.
P.O. BOX 308
CHESTERLAND, OH 44026

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- ✕ Mag Nail Set
- Fnd.
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- NDD No Deed Distance
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



RUDY E. SCHWARTZ, P.S. #7193 Date 1-24-12

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 01/25/12
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2012.
BY _____
HAMB DEN TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2012.
BY _____
CLARIDON TOWNSHIP ZONING INSPECTOR

- REFERENCES USED:
- DEEDS (AS SHOWN HEREON)
 - COPPERLEAF SUBDIVISION FINAL PLAT VOL. 37 PGS. 81, 82
 - PLAT OF SURVEY FOR HAMB DEN INVESTMENTS BY RUDY SCHWARTZ 10-09-2003

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

(HAM 00225)

Leaders Properties (12-004)

Picked up 01-25-12

15-081950

12-040270

Vol. 1918 - Pg. 711

CONSOLIDATION
LEGAL DESCRIPTION
OF A
54.8094 ACRE PARCEL
FOR
LEADERS PROPERTIES, LLC.

Situated in the Townships of Hambden and Claridon, County of Geauga, and State of Ohio and known as being a part of Original Lot Nos. 21 and 26, Bond Tract in Hambden Township, and Lot No. 2 Holmes Tract in Claridon Township, and further being all of parcels 1 and 2 of lands conveyed to Leaders Properties, LLC. (PPN 15-051910) and (PPN 12-040270) by deed recorded in Volume 1825, Page 550 of Geauga County Deed Records, also being all of parcel 3 of lands conveyed to Leaders Properties, LLC. (PPN 15-051930) by deed recorded in Volume 1825, Page 550 of Geauga County Deed Records, also being all of parcel 4 of lands conveyed to Leaders Properties, LLC. (PPN 15-081960) by deed recorded in Volume 1825, Page 550 of Geauga County Deed Records, also being all of parcel 5 of lands conveyed to Leaders Properties, LLC. (PPN 15-081950) by deed recorded in Volume 1825, Page 550 of Geauga County Deed Records, and also being all of parcel 7 of lands conveyed to Leaders Properties, LLC. (PPN 15-102437) by deed recorded in Volume 1825, Page 550 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a Mag Nail found in the centerline of Chardon-Windsor Road, 60 feet wide, at the Northeasterly corner of the Copperleaf Subdivision Final Plat as shown by plat recorded in Volume 37, Pages 81-82 of Geauga County Plat Records;

- COURSE I Thence South 66° 13' 18" East, along said centerline of Chardon-Windsor Road, a distance of 1.22 feet to a monument box with a 1 inch iron pin found at an angle point;
- COURSE II Thence South 69° 41' 58" East, continuing along said centerline of Chardon-Windsor Road, a distance of 260.50 feet to a monument box with a 1 inch iron pin found at an angle point;
- COURSE III Thence South 70° 52' 30" East, continuing along said centerline of Chardon-Windsor Road, a distance of 605.28 feet to a point at the Northwestern corner of land conveyed to Joseph F. and Wilma M. Divoky (PPN 15-020600) by deed recorded in Volume 733, Page 663 of Geauga County Deed Records;
- COURSE IV Thence South 4° 27' 04" West, along the Westerly line of land so conveyed to Joseph F. and Wilma M. Divoky, and passing through a 1 inch iron pipe found at 30.94 feet, a total distance of 2987.66 feet to a 1 inch iron pipe found on the Northerly line of the Geauga County Park District (PPN 12-706210) by deed recorded in Volume 1442, Page 709 of Geauga County Deed Records;
- COURSE V Thence North 48° 27' 10" West, along said Northerly line of land so conveyed to the Geauga County Park District, and passing through a 1/2 inch iron pin in concrete found at 1131.59 feet, a total distance of 1134.33 feet to a 5/8 inch iron pin set at the Southeasterly corner of subplot No. 11 of the Copperleaf Subdivision Final Plat as shown by plat recorded in Volume 37, pages 81 and 82

of Geauga County Plat Records, said point also being the Northeasterly corner of land conveyed to the Geauga County Park District (PPN 13-705034) by deed recorded in Volume 1442, Page 709 of Geauga County Deed Records, said point also being on the Easterly line of Lot 1, Holmes Tract in Claridon Township;

COURSE VI Thence North 5° 10' 50" East, along the Easterly line of said subplot No. 11, also being the Easterly line of said Lot 1, Holmes Tract, a distance of 178.11 feet to a point at the Southeasterly corner of Lot 26, Bond Tract, also being the Southwesterly corner of Lot 21, Bond Tract in Hambden Township;

COURSE VII Thence South 85° 49' 49" East, along a Southerly line of said Copperleaf Subdivision Final Plat, also being the Southerly line of said Lot 21, Bond Tract, a distance of 66.79 feet to a 1 inch iron pipe found at the Southeasterly corner thereof;

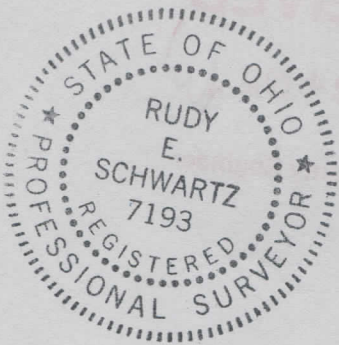
COURSE VIII Thence North 4° 24' 45" East, along the Easterly line of said Copperleaf Subdivision, a distance of 1611.58 feet to a 5/8 inch iron pin set;

COURSE IX Thence North 80° 39' 47" West, along a Northerly line of said Copperleaf Subdivision, a distance of 112.10 feet to a 5/8 inch iron pin set;

COURSE X Thence North 21° 17' 11" West, along an Easterly line of land so conveyed to Copperleaf Subdivision, a distance of 272.88 feet to a 5/8 inch iron pin set;

COURSE XI Thence North 85° 12' 00" East, along a Southerly line of land so conveyed to Copperleaf Subdivision, a distance of 233.02 feet to a 5/8 inch iron pin set;

COURSE XII Thence North 4° 24' 45" East, along an Easterly line of land so conveyed to Copperleaf Subdivision and passing through a 5/8 inch iron pin (I.D. Selee) found at 409.73 feet, a total distance of 445.55 feet to the Place of Beginning and containing 54.8094 acres of land (10.8454 acres out of parcels No. 1 and 2 (Claridon Township) and 16.9488 acres out of parcels 1 and 2 (Hambden Township), 23.9400 acres out of parcel No. 3, 1 acre out of parcel No. 4, 1 acre out of parcel No. 5, and 1.0752 acres out of parcel No. 7 of lands so conveyed to Leaders Properties, LLC., as surveyed, calculated and described on October 9, 2003, March 19, 2004, and January 18, 2012 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are 30 inches long and I.D. Schwartz 7193.



1.24.12

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

R.S. 01/25/12
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER