

**PHASE I
PEPPERWOOD ESTATES SUBDIVISION
CLARIDON TOWNSHIP, OHIO**

AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 3, SECTION NO. 2 AND PART OF ORIGINAL LOT NO. 3 SECTION NO. 3 IN SAID TOWNSHIP AND CONTAINING 34.128 ACRES BEING PART OF THE LAND AS CONVEYED TO DAVID LEICHTMAN AND BRUCE LEICHTMAN IN THE DEEDS RECORDED IN VOLUME 914 PAGE 834, VOLUME 953, PAGE 415 AND VOLUME 953, PAGE 418 OF GEAGA COUNTY DEED RECORDS.

ACCEPTANCE CERTIFICATION AND DEDICATION

WE, BRUCE LEICHTMAN AND DAVID LEICHTMAN, THE UNDERSIGNED OWNERS, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR PEPPERWOOD ESTATES SUBDIVISION, PHASE I, CONTAINING SUBLOTS 1 THROUGH 8 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HERUNTO SET THEIR HANDS THIS 10th DAY OF Sept, 1993

Bruce Leichtman
OWNER: BRUCE LEICHTMAN

David Leichtman
OWNER: DAVID LEICHTMAN

Robert J. Papa
WITNESS Robert J. Papa

Robert J. Papa
WITNESS Robert J. Papa

Tina Simmons
WITNESS Tina Simmons

Tina Simmons
WITNESS Tina Simmons

STATE OF OHIO
COUNTY OF Cuyahoga
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED BRUCE LEICHTMAN AND DAVID LEICHTMAN, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Bed Hts, OHIO, THIS 10th DAY OF September, 1993.

Robert J. Papa
NOTARY PUBLIC
MY COMMISSION EXPIRES July 1 1995

ROBERT J. PAPA
Notary Public for the State of Ohio
My Commission Expires _____

UTILITY EASEMENT

BRUCE LEICHTMAN AND DAVID LEICHTMAN, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING CO., ALLTEL, THE EAST OHIO GAS CO., CABLEVISION OF GEAGA COUNTY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, AUGMENT, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES AND APPURTENANCES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

IN WITNESS WHEREOF THE UNDERSIGNED HERUNTO SET ITS HAND THIS 10th DAY OF Sept, 1993.

Bruce Leichtman
BRUCE LEICHTMAN

David Leichtman
DAVID LEICHTMAN

Robert J. Papa
WITNESS Robert J. Papa

Robert J. Papa
WITNESS Robert J. Papa

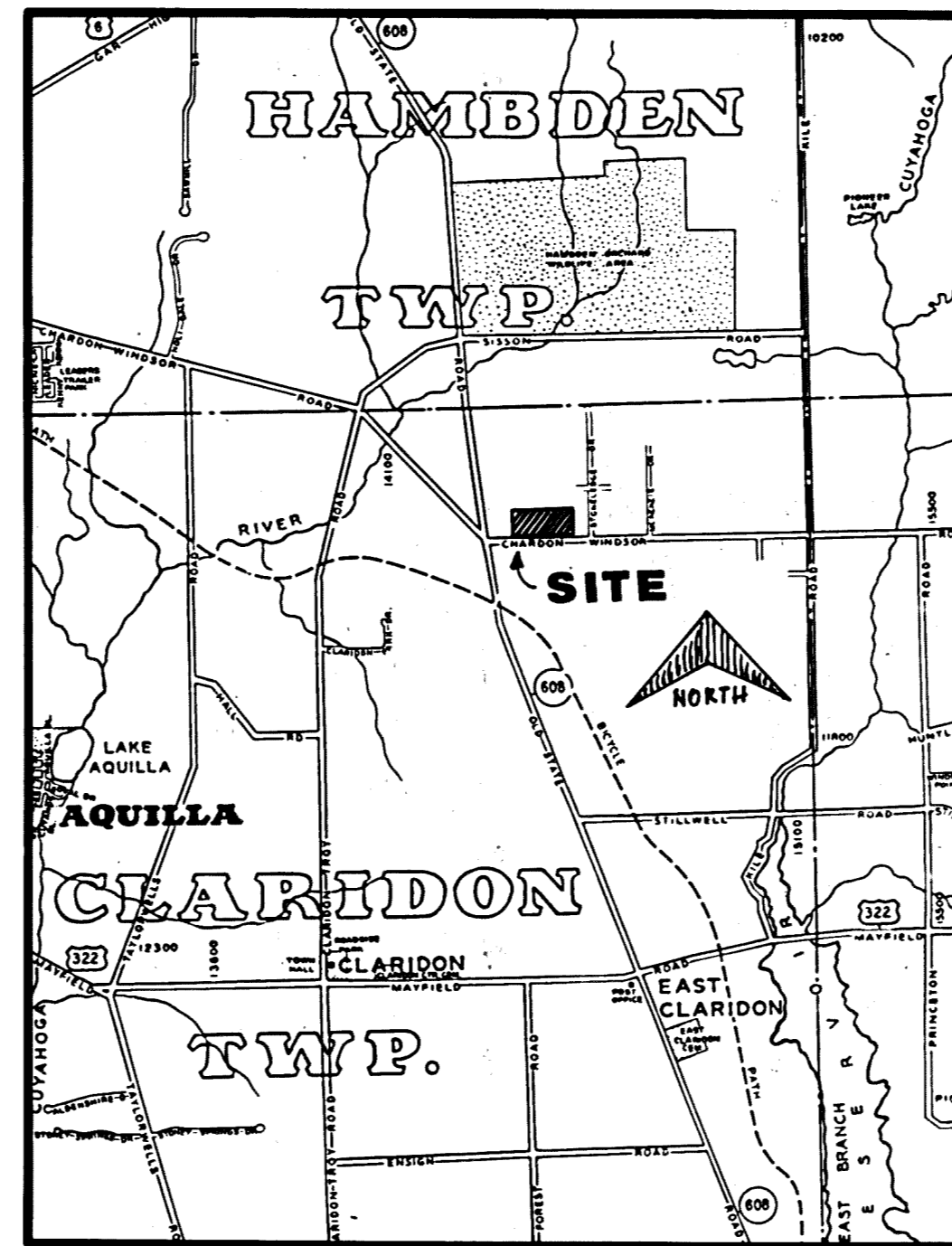
Tina Simmons
WITNESS Tina Simmons

Tina Simmons
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STATE OF OHIO
COUNTY OF Cuyahoga
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED BRUCE LEICHTMAN AND DAVID LEICHTMAN WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Bed Hts, OHIO THIS 10th DAY OF Sept, 1993.

Robert J. Papa
NOTARY PUBLIC
My Commission Expires _____

MY COMMISSION EXPIRES July 1 1995



LOCATION MAP
(NO SCALE)

HOWARD R. SELEE & ASSOCIATES, INC.
Professional Land Surveyors
8701 BROOKPARK ROAD - #251 - CLEVELAND, OHIO 44129

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.



Howard R. Selee
REGISTERED SURVEYOR NO. 5471
DATE: 9-7-93

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>William E. Kuhn</u> THE CLEVELAND ELECTRIC ILLUMINATING CO.	<u>10-6-93</u> DATE
<u>Joe Holey</u> ALLTEL	<u>10/6/93</u> DATE
<u>Charles J. Banett</u> THE EAST OHIO GAS COMPANY	<u>10/9/93</u> DATE
<u>J.M.R.</u> CABLEVISION OF GEAGA COUNTY	<u>10-18-93</u> DATE

DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR PEPPERWOOD ESTATES SUBDIVISION PHASE I ARE RECORDED IN VOLUME 955, PAGE 617 OF THE GEAGA COUNTY DEED RECORDS.

APPROVALS:

COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 27th DAY OF April, 1994.
B. M. ...
GEAGA COUNTY PROSECUTOR

COUNTY PLANNING COMMISSION

APPROVED THIS 14th DAY OF SEPT., 1993.
Dillon ...
ACTING CHAIRMAN, THE GEAGA COUNTY PLANNING COMMISSION

COUNTY ENGINEER

PURSUANT TO O.R.C. SECTION 711.091 I HAVE CHECKED THE PLACEMENT OF IRON PIPES OR PINS AND MONUMENTS AND BENCHMARK IN THE SUBDIVISION AND DO HEREBY CERTIFY THAT THE SAME HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS ON THE APPROVED PLAT AS SHOWN HEREIN ARE IN GOOD REPAIR AND HAVE MET ALL REQUIREMENTS.
THIS 29th DAY OF April, 1994.
Robert L. Phillips
GEAGA COUNTY ENGINEER

COUNTY COMMISSIONERS

APPROVED THIS 3 DAY OF May, 1994.

James ...
GEAGA COUNTY COMMISSIONER

Mike ...
GEAGA COUNTY COMMISSIONER

M. ...
GEAGA COUNTY COMMISSIONER

CLARIDON TOWNSHIP

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE CLARIDON TOWNSHIP ZONING RESOLUTION.

THIS 10 DAY OF Sept, 1993.

Marta ...
CLARIDON TOWNSHIP ZONING INSPECTOR

COUNTY AUDITOR

TRANSFERRED THIS 4 DAY OF May, 1994.

Richard G. Makruski
GEAGA COUNTY AUDITOR

COUNTY RECORDER

FILED FOR RECORD THIS 4 DAY OF MAY, 1994, AT 11:36 A.M.

RECORDED THIS 4 DAY OF MAY, 1994, IN PLAT BOOK VOLUME 21, PAGE 723.

Catherine H. Heiden
GEAGA COUNTY RECORDER
450421 450421

TOTAL NUMBER OF SUBLOTS	8
TOTAL LENGTH OF NEW ROADS	0
TOTAL AREA OF SUBLOTS	32.382 ACRES
TOTAL AREA WITHIN CHARDON-WINDSOR ROAD RIGHT-OF-WAY	1.746 ACRES
TOTAL AREA IN SUBDIVISION	34.128 ACRES

G. BUSHNER
893-27

N. 89°06'20" E. 2276.06

DAVID & BRUCE LEIGHTMAN
914-834

(NOT A PART OF SUBDIVISION)

BRUCE & NANCY LEIGHTMAN
916-766

(NOT A PART OF SUBDIVISION)

DAVID & BRUCE LEIGHTMAN
914-834

(NOT A PART OF SUBDIVISION)

(NOT A PART OF SUBDIVISION)

DAVID & BRUCE LEIGHTMAN
914-834

J. E. & G. E. PETRIK
880-69

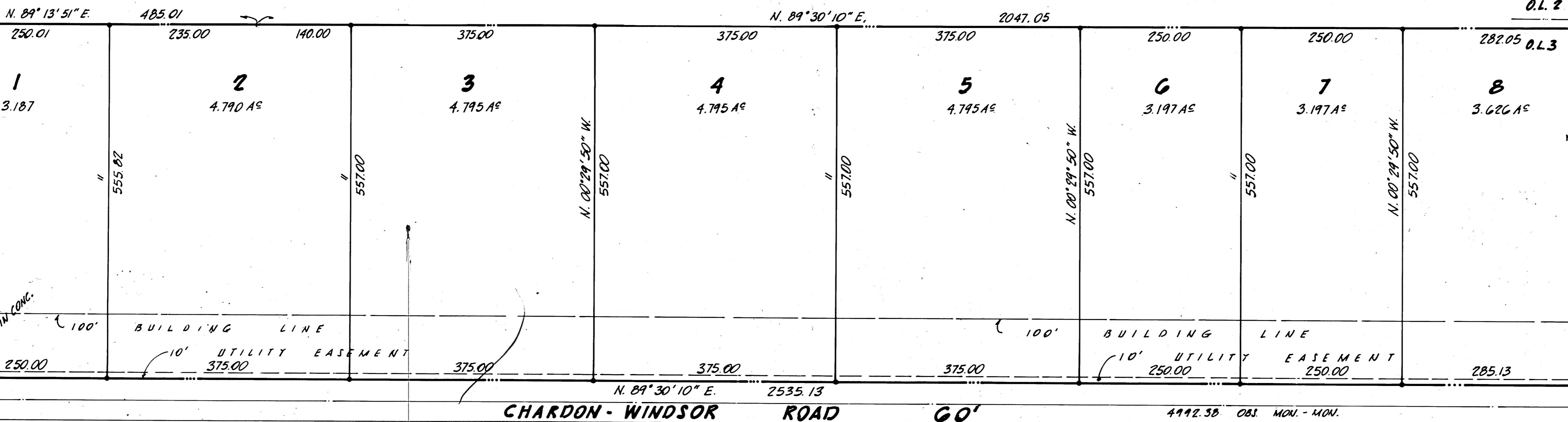
COMPLETE CONSTRUCTION SERVICE, INC.
673-1329

COMPLETE CONSTRUCTION SERVICE, INC.
673-1329

V. F. CARDENZANA
832-861

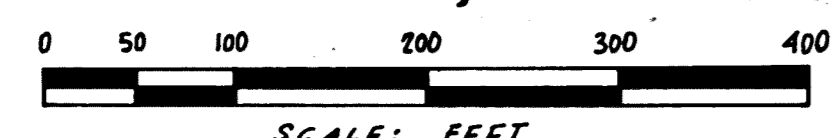
R. A. MCKENZIE
828-45

STONELEDGE DRIVE 60'



(S.R. 608)
OLD STATE ROAD 66'

NORTH
SCALE: 1" = 100'
APRIL, 1993



- INDICATES IRON PIN SET.
- * INDICATES IRON PIN SET IN CONCRETE.

Howard R. Selee & Associates, Inc.
Professional Land Surveyors
9701 Brookpark Road Cleveland, Ohio 44129

PHASE I
PEPPERWOOD ESTATES SUBDIVISION
CLARIDON TOWNSHIP, OHIO

21-124

SHEET 2 OF 2

FILE NO. 92476-5