

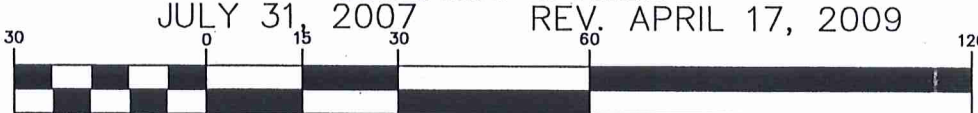
LEGEND

- I.Pipe Set
- I.Pin
- I.Pipe
- Mon.
- Fnd.
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- GV Gas Valve
- WV Water Valve
- LP Power/Light Pole

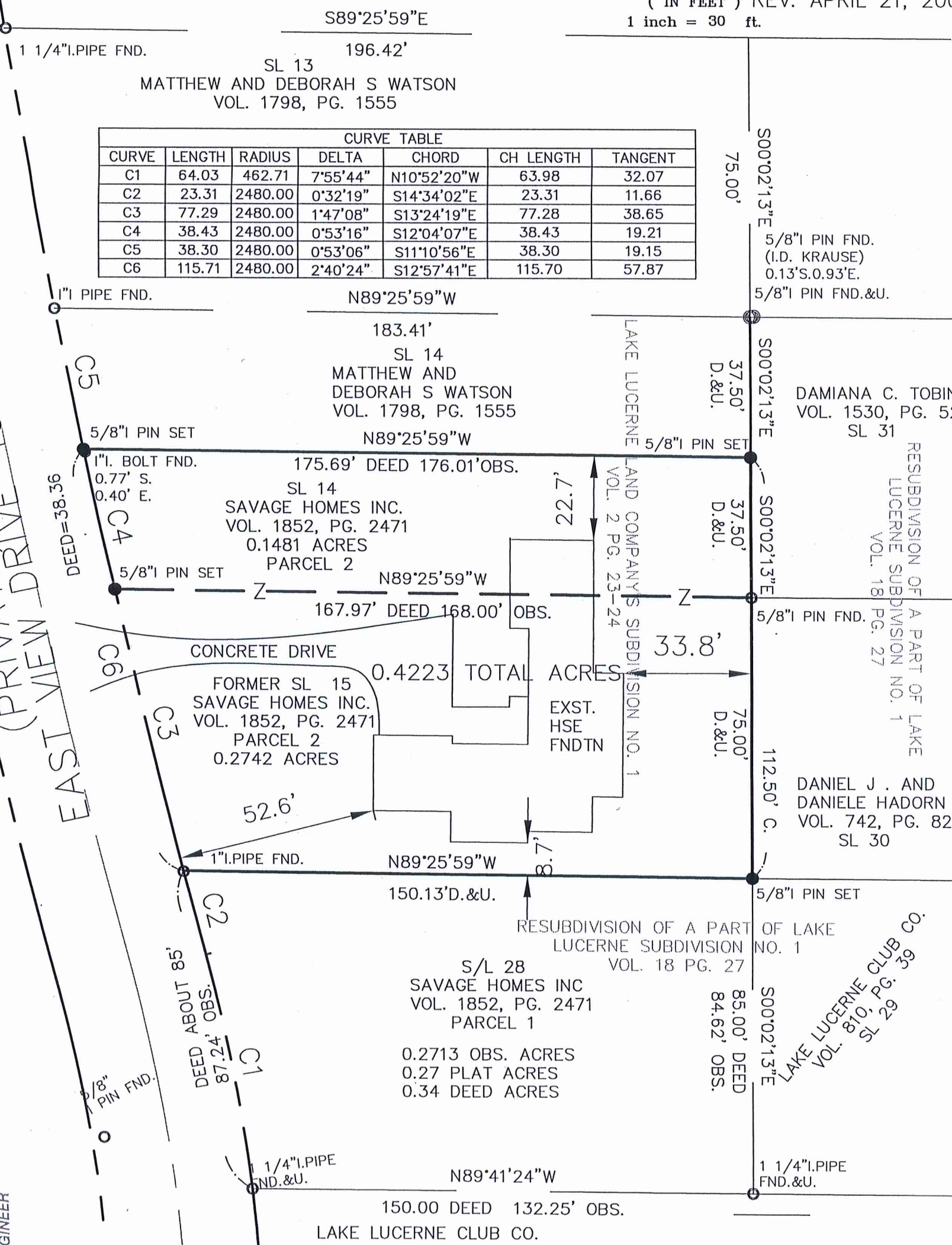
**PLAT OF SURVEY
AND CONSOLIDATION
For
SAVAGE HOMES INC.**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NUMBER 23, TRACT NO. 1 AND ALSO KNOWN AS BEING THE SOUTHERLY HALF OF SUBLot 14, AND ALL OF FORMER SUBLot 15 IN THE LAKE LUCERNE LAND COMPANY'S SUBDIVISION NUMBER 1 VOLUME 2, PAGES 23 AND 24 OF THE GEAGA COUNTY PLAT RECORDS.

GRAPHIC SCALE



(IN FEET) REV. APRIL 21, 2009
1 inch = 30 ft.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	64.03	462.71	7°55'44"	N10°52'20"W	63.98	32.07
C2	23.31	2480.00	0°32'19"	S14°34'02"E	23.31	11.66
C3	77.29	2480.00	1°47'08"	S13°24'19"E	77.28	38.65
C4	38.43	2480.00	0°53'16"	S12°04'07"E	38.43	19.21
C5	38.30	2480.00	0°53'06"	S11°10'56"E	38.30	19.15
C6	115.71	2480.00	2°40'24"	S12°57'41"E	115.70	57.87

EAST VIEW DRIVE 40'
(PRIVATE)

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 5/18/09
OFFICE OF THE
GEAGA COUNTY ENGINEER
Per R.S.

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 4.21.09

PREPARED FOR:
SAVAGE HOMES INC.
17184 SUNSET DR
CHAGRIN FALLS, OH 44023

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

BA1 00192
BA100192

Savage Homes Inc. (09-025)

PICK UP DATE
5-20-09

02-309 200

VOL 1861 PG 938

CONSOLIDATION
LEGAL DESCRIPTION
OF A
0.4223 ACRE PARCEL
FOR
SAVAGE HOMES INC.

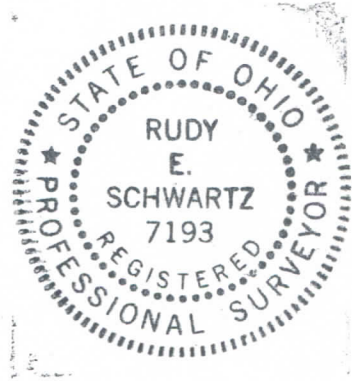
Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 23, Tract No. 1, and further being known as all of former subplot No. 15, and half of subplot No. 14 in the Lake Lucerne Land Company's Subdivision as shown by plat recorded in Volume 2, Pages 23 and 24 of Geauga County Plat Records, also being part of lands conveyed to Savage Homes Inc. by deed recorded in Volume 1852, Page 2471 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pipe found at the Northwesterly corner of subplot No. 28 of the resubdivision of a part of Lake Lucerne Subdivision No. 1 as shown by plat recorded in Volume 18, Page 27 of Geauga County Plat Records, also being parcel No. 1 of lands conveyed to Savage Homes Inc. by deed recorded in Volume 1852, Page 2471 of Geauga County Deed Records, said pipe also being on the Easterly right-of-way of East View Drive (Private), 40 feet wide;

- COURSE I Thence Northwesterly along the arc of a curve deflecting to the right, also being said Easterly right-of-way of East View Drive, 115.71 feet, said curve having a radius of 2480.00 feet, a delta of $2^{\circ} 40' 24''$, and a chord which bears North $12^{\circ} 57' 41''$ West a distance of 115.70 feet to a 5/8 inch iron pin set at the Southwesterly corner of the Northerly half of subplot No. 14 in said Lake Lucerne Land Company's Subdivision, said Northerly half of subplot No. 14 is conveyed to Matthew and Deborah S. Watson by deed recorded in Volume 1798, Page 1555 of Geauga County Deed Records;
- COURSE II Thence South $89^{\circ} 25' 59''$ East, along the Southerly line of said Northerly half of subplot No. 14, a distance of 176.01 feet to a 5/8 inch iron pin set on the Westerly line of subplot No. 31 of said resubdivision of a part of Lake Lucerne Subdivision No. 1, said subplot No. 31 is conveyed to Damiana C. Tobin by deed recorded in Volume 1530, Page 525 of Geauga County Deed Records;
- COURSE III Thence South $0^{\circ} 02' 13''$ East, along said Westerly line of subplot No. 31 and along the Westerly line of subplot No. 30, of said resubdivision, which is conveyed to Daniel J. and Daniele Hadorn by deed recorded in Volume 742, Page 82 of Geauga County Deed Records, a distance of 112.50 feet to a 5/8 inch iron pin set at the Northwesterly corner of subplot No. 29, of said resubdivision, which is conveyed to Lake Lucerne Club Co. by deed recorded in Volume 810, Page 39 of Geauga County Deed Records, said pin also being at the Northeasterly corner of said subplot No. 28;

COURSE IV

Thence North 89° 25' 59" West, along the Northerly line of said subplot No. 28, a distance of 150.13 feet to Place of Beginning and containing 0.4223 acres of land (0.1481 acres of land out of the Southerly half of subplot No. 14, and 0.2742 acres of land out of former subplot No. 15) as surveyed, calculated and described on April 21, 2009 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 I.D. Schwartz 7193.



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

PAX *5/20/09*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Per R. S.

9.21.09

DATE

RUDY E. SCHWARTZ, P.S. 7193