

| CURVE TABLE |        |        |         |           |        |             |
|-------------|--------|--------|---------|-----------|--------|-------------|
| CURVE       | RADIUS | LENGTH | TANGENT | DELTA     | CHORD  | BEARING     |
| C1          | 700.00 | 204.12 | 102.79  | 16°42'26" | 203.39 | N02°34'26"E |
| C2          | 200.00 | 83.36  | 42.29   | 23°52'51" | 82.76  | N01°00'47"W |
| C3          | 700.00 | 179.67 | 90.33   | 14°42'22" | 179.18 | N05°36'01"W |
| C4          | 720.00 | 25.81  | 12.91   | 2°03'14"  | 25.81  | N04°45'10"W |
| C5          | 720.00 | 153.36 | 76.97   | 12°12'14" | 153.07 | N02°22'35"E |
| C6          | 720.00 | 30.78  | 15.39   | 2°26'57"  | 30.78  | N09°42'10"E |

### LOT CONSOLIDATION PLAT

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEUGA AND STATE OF OHIO AND KNOWN AS BEING ALL OF FORMER SUBLT NOS. 10 and 11 IN BLOCK M OF THE LAKE LUCERNE SUBDIVISION NO. 1, OF PART OF ORIGINAL LOT NO. 23, TRACT NO. 1 IN SAID TOWNSHIP AS SHOWN BY THE RECORDED PLAT IN VOLUME 2, PAGES 21-24 OF GEUGA COUNTY PLAT RECORDS.

FOR: ROGER J. ATWELL and DONNA CHERYL ATWELL

DEED REFERENCE: P.N. 02-386770 (LOT 10-M ~ PARCEL 1)  
 P.N. 02-386780 (LOT 11-M ~ PARCEL 2)  
 VOL. 771, PG. 47

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 R.S. 10/23/09  
 OFFICE OF THE REVISOR  
 GEUGA COUNTY ENGINEER



NORTH  
 GRAPHIC SCALE



(IN FEET)  
 1 INCH = 50 FT.

JULY 6, 2009  
 REVISED: JULY 23, 2009

| LEGEND: |  |
|---------|--|
| ○       | IRON PIN FOUND & USED.                               |
| ⊙       | IRON PIPE FOUND & USED.                              |
| ⊕       | 5/8" CAPPED "SELEE #5471"<br>IRON PIN SET (30" LONG) |

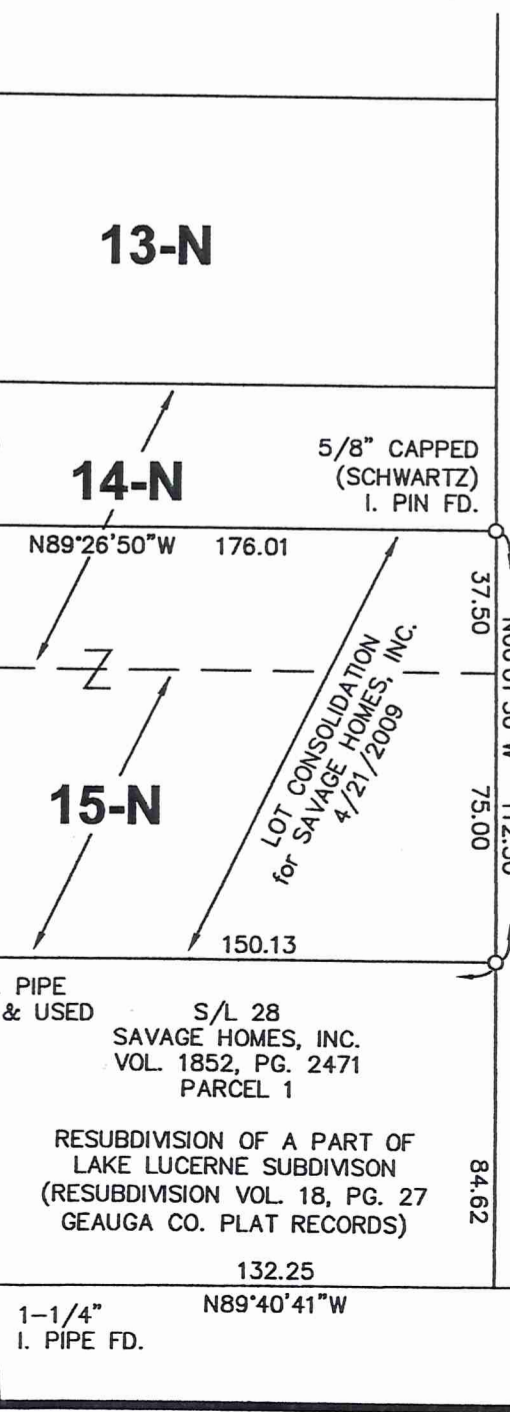
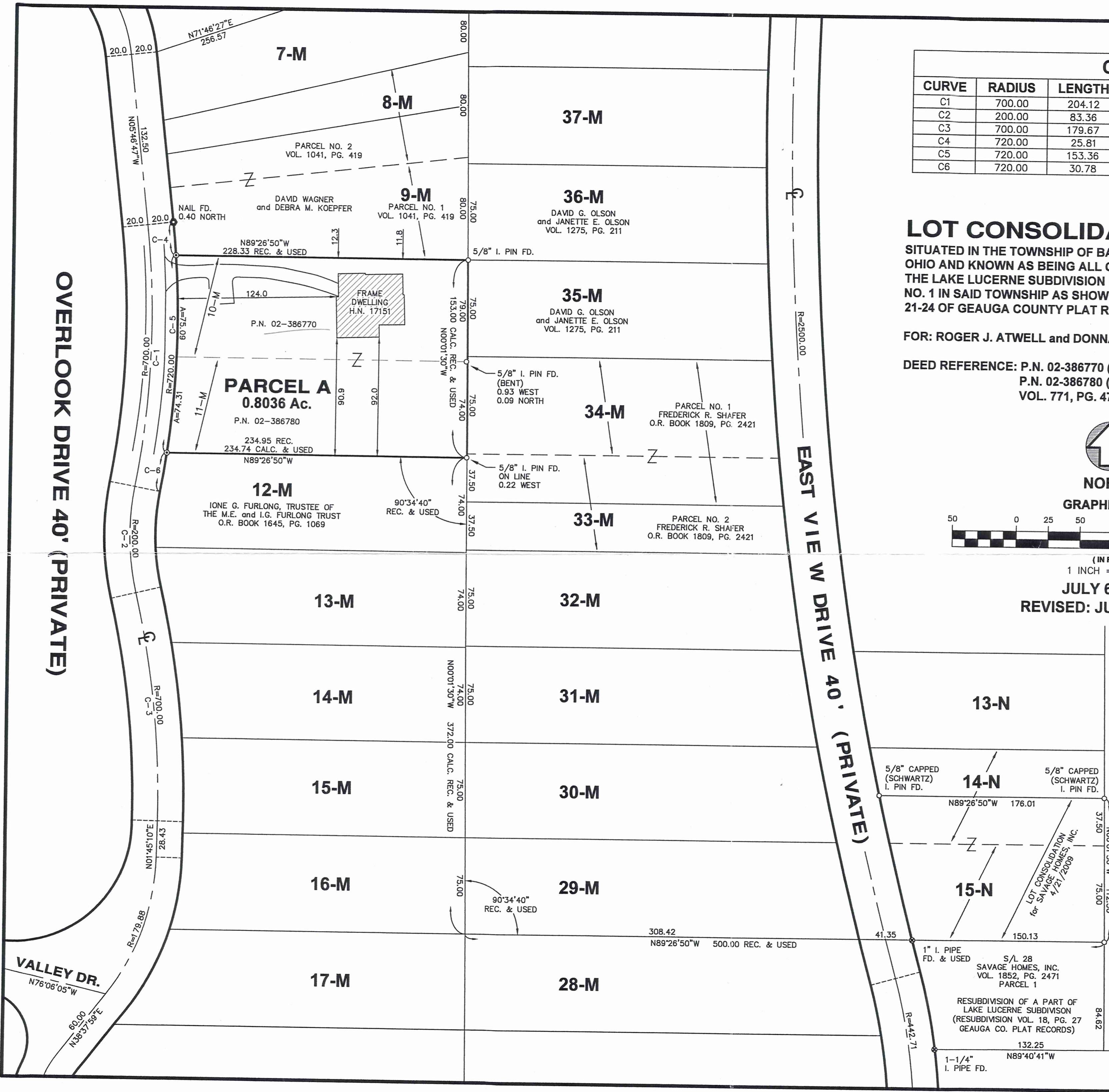
### CERTIFICATION

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*  
 HOWARD R. SELEE, REGISTERED SURVEYOR #5471, July 23, 2009



**HOWARD R. SELEE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
 (216) 398-0280 Scale: 1" = 50' File No. 09041-LC



BA1 00199

Atwell (09-061)  
Picked up 10-22-09  
02-386770

# HOWARD R. SELEE & ASSOCIATES, INC.

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Vol. 1870-  
Pg. 897

July 14, 2009  
File No. 09041-LC  
**REVISED July 23, 2009**

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

R.S. 10/15/09  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
0.8036 ACRE PARCEL  
FOR ROGER J. ATWELL & DONNA CHERYL ATWELL

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being all of former Sublot Nos. 10 and 11 in Block M of the Lake Lucerne Subdivision No. 1, of a part of Original Lot No. 23. Tract No. 1, in said Township as shown by the recorded Plat in Volume 2, Pages 21, 22, 23 and 24 of the Geauga County Plat Records, also being lands conveyed to Roger J. Atwell and Donna Cheryl Atwell by deed recorded in Volume 771, Page 47 of Geauga County Deed Records, bounded and described as follows:

Starting at a 5/8 inch capped (Schwartz # 7193) iron pin found at the northeasterly corner of Sublot No. 28 in the Resubdivision of a part of Lake Lucerne Subdivision No. 1, as shown by the recorded Plat in Volume 18, Page 27 of Geauga County Plat Records;

Thence North 89° 26' 50" West, along the northerly line of said Sublot No. 28 and its westerly prolongation thereof, passing thru a 1 inch iron pipe found at the northwesterly corner thereof and in the easterly right-of-way line of East View Drive (Private) 40.00 feet wide, at a distance of 150.13 feet, a total distance of 500.00 feet to the southeasterly corner of Sublot No. 16 in Block M in said Lake Lucerne Subdivision No. 1;

Thence North 00° 01' 30" West, along the easterly line of said Sublot No. 16 in Block M and its northerly prolongation thereof a distance of 372.00 feet to the northeasterly corner of Sublot No. 12 in Block M of said Lake Lucerne Subdivision No. 1, said Sublot being conveyed to Ione G. Furlong, Trustee of the M. E. and I. G. Furlong Trust, by deed recorded in OR Book 1645, Page 1069 of Geauga County Deed Records and the PRINCIPAL PLACE of BEGINNING OF THE PREMISES herein intended to be described, said corner being referenced by a 5/8 inch pin found 0.22 feet south;

Thence North 89° 26' 50" West, along the northerly line of said Sublot No. 12 in Block M, a distance of 234.74 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the northwesterly corner thereof and in the easterly curved right-of-way line of Overlook Drive (Private) 40.00 feet wide;

Thence northerly along the said curved easterly right-of-way line of Overlook Drive, by a curve to the left an arc distance of 153.36 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the southwesterly corner of Sublot No. 9 in Block M of the Lake Lucerne Subdivision No. 1, said Sublot being conveyed to David Wagner and Debra M. Koepfer by deed recorded in Volume 1041, Page 419 of Geauga County Deed Records, said curve having a radius of 720.00 feet, a central angle of 12° 12' 14" and a chord which bears North 02° 22' 35" East, a chord distance of 153.07 feet;

Thence South 89° 26' 50" East, along the southerly line of said Sublot No. 9 in Block M, a distance of 228.33 feet to a 5/8 inch iron pin found at the southeasterly corner thereof, said point being also the northwesterly corner of Sublot No. 35 in Block M, said Sublot No. 35 being conveyed to David G. Olson and Janette E. Olson by deed recorded in Volume 1275, Page 211 of Geauga County Deed Records;

Thence South 00° 01' 30" East, along the westerly line of said Sublot No. 35 in Block M and the westerly line of Sublot No. 34 in Block M and the northerly one half of Sublot No. 33 in Block M in said Lake Lucerne Subdivision No 1, said Sublot No. 34 and the northerly one half of Sublot No. 33 in Block M, being conveyed to Frederick R. Shafer by deed recorded in OR Book 1809, Page 2421 of Geauga County Deed Records, a distance of 153.00 feet to the PRINICIPAL PLACE OF BEGINNING and containing 0.8036 acres of land ( 0.4149 acres in former Sublot No. 10 and 0.3887 acres in former Sublot No. 11) as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated July 6, 2009, 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.

  
Howard R. Selee, Registered Surveyor No. 5471



RECEIVED

OWNER: Roger J. Atwell and Donna Cheryl Atwell

DEED REFERENCE: Volume 771, Page 47 of Geauga County Deed Records