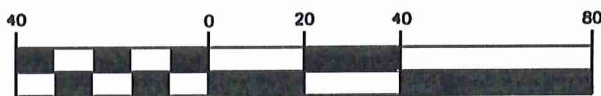


LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
■	Mon.	Monument
□	Fe	Fence post
✕	Mag	Mag Nail Set
	Fnd.	Found
	D.	Deed
	R/Rec	Record
	M/Msd	Measured
	O/Obs	Observed
	C/Calc	Calculated
	U.	Used
	D.R.	Deed Record
	O.R.	Official Record
	C.L. C/L	Centerline
	e/p	Edge of Pavement
	P	Plat record information

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.
OCTOBER 18, 2011
REVISED OCTOBER 18, 2011

CONSOLIDATION PLAT

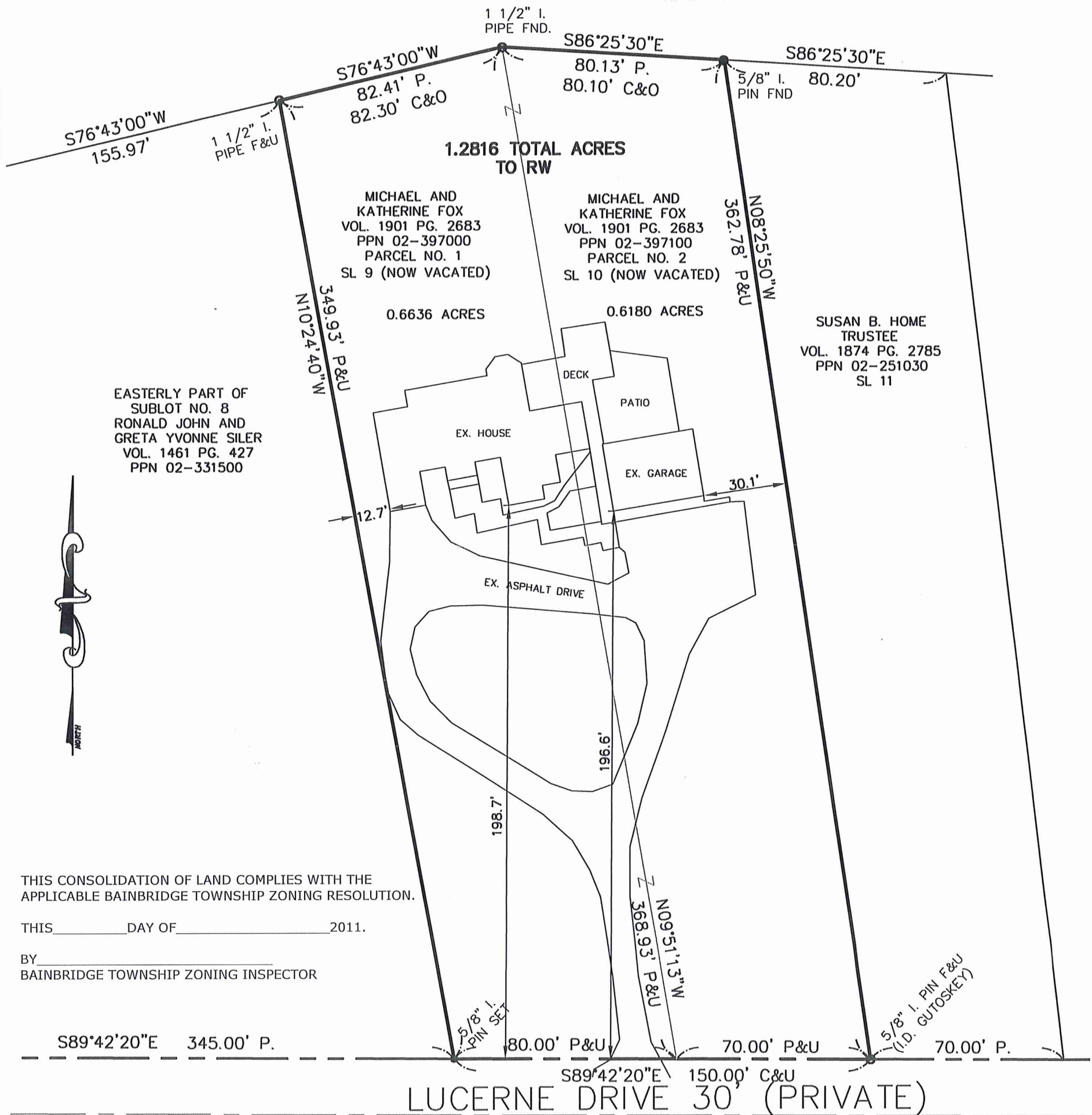
For
MICHAEL AND KATHERINE FOX

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 22, TRACT 1, AND ALSO KNOWN AS BEING FORMER SUBLot NOS. 9 AND 10, IN BLOCK P OF THE LAKE LUCERNE SUBDIVISION NO. 2 AS RECORDED IN VOLUME 3 PAGE 19 OF GEAGA COUNTY PLAT RECORDS.

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

R.S. 12/03/12
OFFICE OF THE *Revised*
GEAGA COUNTY ENGINEER

THE LAKE LUCERNE CLUB COMPANY
VOL. 169 PG. 499
PPN 02-211500



THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2011.

BY _____
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

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 MERIDAN 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

10.20.11



PREPARED FOR:
MICHAEL AND KATHERINE FOX
8394 LUCERNE DR.
BAINBRIDGE, 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

Picked up 1-3-12

02-397000

Vol. 1915- Pg. 3088

CONSOLIDATION
LEGAL DESCRIPTION
OF A
1.2816 ACRE PARCEL
FOR
MICHAEL AND KATHERINE FOX

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 22, Tract 1, and further being known as all of subplot No. 9 in Block P (now vacated) of the Lake Lucerne Subdivision No. 2 as shown by plat recorded in Volume 3, Page 19 of Geauga County Plat Records, conveyed to Michael and Katherine Fox (PPN 02-397000) by deed recorded in Volume 1901, Page 2683, and also being all of subplot No. 10, in Block P (now vacated) of said Lake Lucerne Subdivision No. 2, conveyed to Michael and Katherine Fox (PPN 02-397100) by deed recorded in Volume 1901, Page 2683 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Gutoskey) on the Northerly right-of-way of Lucerne Drive, 30 feet wide (private), at the Southwesterly corner of subplot No. 11, in Block P, of said Lake Lucerne Subdivision No. 2, as conveyed to Susan B. Home (PPN 02-251030) by deed recorded in Volume 1874, Page 2785 of Geauga County Deed Records;

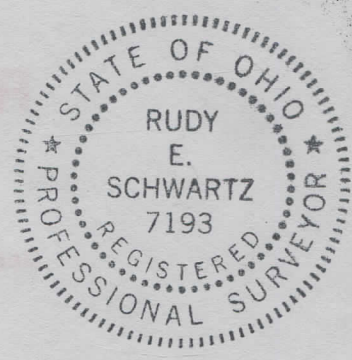
- COURSE I Thence North 89° 42' 20" West, along said Northerly right-of-way of Lucerne Drive, a distance of 150.00 feet to 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Ronald John and Greta Yvonne Siler (PPN 02-331500) by deed recorded in Volume 1461, Page 427 of Geauga County Deed Records, also being known as the Easterly part of subplot 8, in Block P, in said Lake Lucerne Subdivision No. 2;
- COURSE II Thence North 10° 24' 40" West, along the Easterly line of land so conveyed to Ronald John and Greta Yvonne Siler, a distance of 349.93 feet to a 1 1/2 inch iron pipe found at the Northeasterly corner thereof, said pipe also being on a Southerly line of land conveyed to The Lake Lucerne Club Company (PPN 02-211500) by deed recorded in Volume 169, Page 499 of Geauga County Deed Records;
- COURSE III Thence North 76° 43' 00" East, along said Southerly line of land so conveyed to The Lake Lucerne Club Company, a distance of 82.30 feet to 1 1/2 inch iron pipe found at an angle point therein;
- COURSE IV Thence South 86° 25' 30" East, along a Southerly line of land so conveyed to The Lake Lucerne Club Company, a distance of 80.10 feet to a 5/8 inch iron pin found at the Northwesterly corner of said subplot No. 11;

COURSE V

Thence South 8° 25' 50" East, along the Westerly line of said subplot No. 11, a distance of 362.78 feet to the Place of Beginning and containing 1.2816 acres of land as surveyed, calculated and described on October 18, 2011 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

R.S. 12/03/12
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



10-20-11

DATE

RUDY E. SCHWARTZ, P.S. 7193