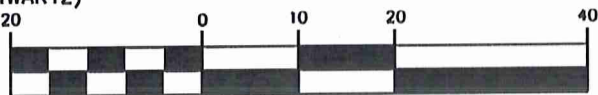


LEGEND

- 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
- NDD No Deed Distance
- 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 = 20 ft.

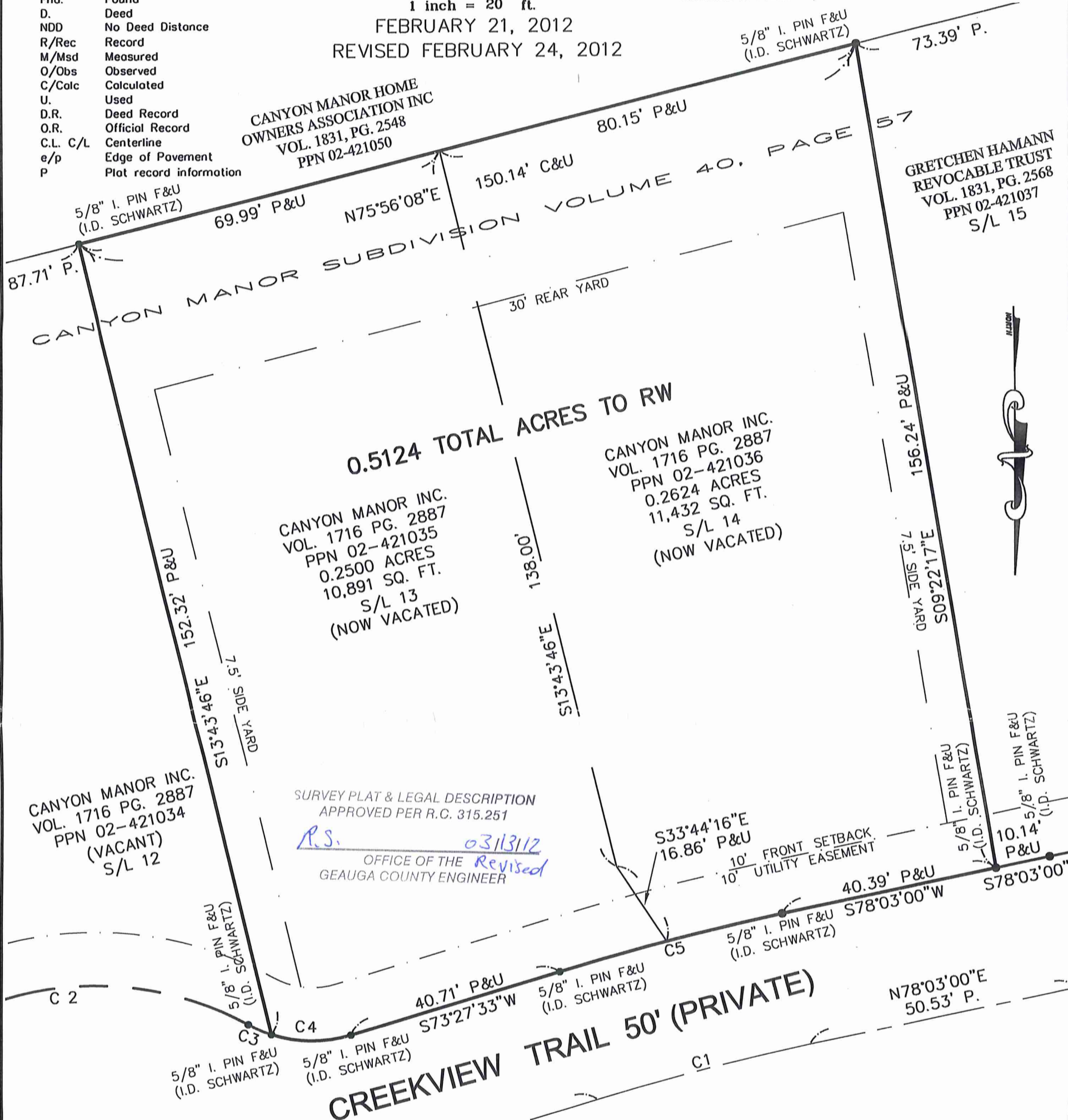
FEBRUARY 21, 2012  
REVISED FEBRUARY 24, 2012

CONSOLIDATION PLAT

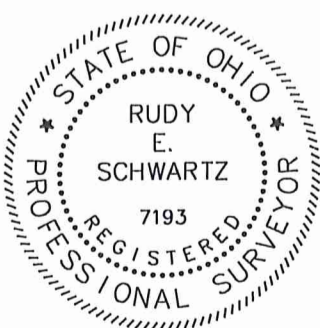
For

**PALMIERI BUILDERS**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NO. 4, TRACT 2, AND ALSO BEING FORMER SUBLT NOS. 13, AND 14 OF THE CANYON MANOR SUBDIVISION AS RECORDED IN VOLUME 40, PAGE 57 OF GEAUGA COUNTY RECORDS.



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	40.86	510.00	4°35'27"	N75°45'17"E	40.85	20.44
C2	68.05	60.00	64°59'05"	N86°23'57"E	64.46	38.21
C3	4.73	25.00	10°50'55"	N66°31'59"W	4.73	2.37
C4	15.09	25.00	34°35'00"	N89°14'56"W	14.86	7.78
C5	42.87	535.00	4°35'27"	N75°45'17"E	42.86	21.45



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.

*[Signature]* *2.27.12*  
RUDY E. SCHWARTZ, P.S. #7193 Date

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
BY \_\_\_\_\_  
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

PREPARED FOR:  
**PALMIERI BUILDERS**  
31005 BAINBRIDGE RD #5  
SOLON, OH 44139

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

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
0.5124 ACRE PARCEL  
FOR  
PALMERI BUILDERS

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 4, Tract 2, and further being known as all of subplot No. 13 (now vacated) of the Canyon Manor Subdivision as shown by plat recorded in Volume 40, Page 57 of Geauga County Plat Records, as conveyed to Canyon Manor Inc. (PPN 02-421035) by deed recorded in Volume 1716, Page 2887, and also being all of subplot No. 14 (now vacated) of the Canyon Manor Subdivision as shown by plat recorded in Volume 40, Page 57 of Geauga County Plat Records, as conveyed to Canyon Manor Inc (PPN 02-421036) by deed recorded in Volume 1716, Page 2887 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Schwartz) on the curved southerly right-of-way of Creekview Trail (private), 50 feet wide, at the Northwesterly corner of subplot No. 12 of said Canyon Manor Subdivision, as conveyed to Canyon Manor Inc (PPN 02-421036) by deed recorded in Volume 1716, Page 2887 of Geauga County Deed Records;

- |            |   |
|------------|---|
| COURSE I   | Thence South 13° 43' 46" East, along the Westerly line of said subplot No. 12, a distance of 152.32 feet to 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Canyon Manor Home Owners Association (PPN 02-421050) by deed recorded in Volume 1831, Page 2548 of Geauga County Deed Records; |
| COURSE II  | Thence South 75° 56' 08" West, along said Northerly line of land so conveyed to Canyon Manor Home Owners Association, a distance of 150.14 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of subplot No. 15 as conveyed to Gretchen Hamann Revocable Trust (PPN 02-421037) by deed recorded in Volume 1831, Page 2568 of Geauga County Deed Records;   |
| COURSE III | Thence North 9° 22' 17" West, along the Easterly line of said subplot No. 15, a distance of 156.24 feet to 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner thereof, said pin also being on the Southerly right-of-way of Creekview Trail (private);   |
| COURSE IV  | Thence North 78° 03' 00" East, along said Southerly right-of-way of Creekview Trail (private), a distance of 40.39 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a point of curvature;   |

