

CONSOLIDATION PLAT For WAYNE LURCH

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL BAINBRIDGE TOWNSHIP LOT NUMBER 28, TRACT 1,
BAINBRIDGE TOWNSHIP.

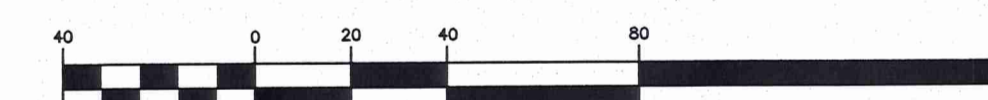
PREPARED FOR:
WAYNE LURCH
16520 MAJESTIC OAK DR
CHAGRIN FALLS, OH 44023

LEGEND

- 5/8" x 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Mon.
- Fe
- Mag
- Fnd.
- D.
- R/Rec
- M/Msd
- O/Obs
- C/Calc
- U.
- D.R.
- O.R.
- C.L. C/L
- e/p
- P



GRAPHIC SCALE



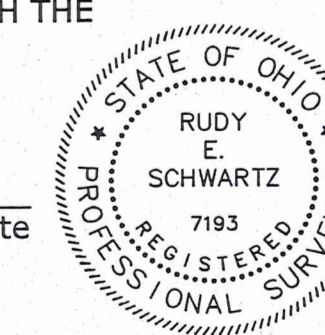
(IN FEET)
1 inch = 40 ft
MAY 7, 2012
REVISED MAY 11, 2012

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 5/15/12 Date
RUDY E. SCHWARTZ, P.S. #7193

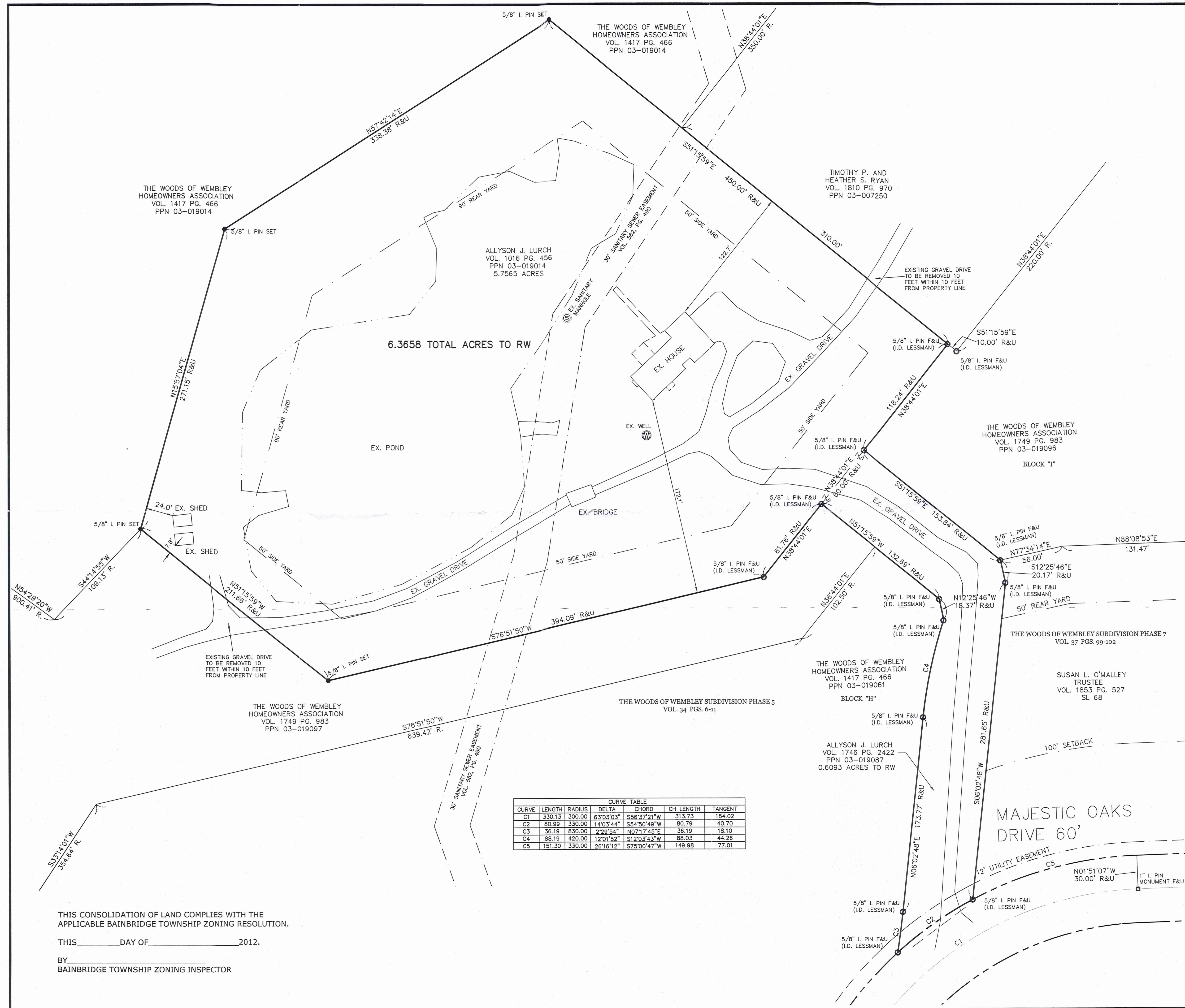
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 315.251

PAK 5/10/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	330.13	300.00	63°03'03"	S56°37'21"W	313.73	184.02
C2	80.99	330.00	14°03'44"	S54°50'49"W	80.79	40.70
C3	36.19	830.00	2°29'54"	N07°17'45"E	36.19	18.10
C4	88.19	420.00	12°01'52"	S12°03'43"W	88.03	44.28
C5	151.30	330.00	28°16'12"	S75°00'47"W	149.98	77.01

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

BA100217

Lurch (12-036)

picked up 5/15/12

VOL. 1924 pg 1866

03-019014

CONSOLIDATION
LEGAL DESCRIPTION
OF A
6.3658 ACRE PARCEL
FOR
WAYNE LURCH

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part Original Bainbridge Township Lot No. 28, Tract No. 1, in said Township, and further being known as being all of a parcel of land conveyed to Allyson J. Lurch (PPN 03-019087) by deed recorded in Volume 1746, Page 2422 of Geauga County Deed Records, also being all of a parcel of land conveyed to Allyson J. Lurch (PPN 03-019014) by deed recorded in Volume 1016, Page 456 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Lessman) on the Northerly right-of-way of Majestic Oaks Drive, 60 feet wide, at the Southwesterly corner of subplot No. 68 of the Woods of Wembely subdivision Phase 7 as shown by plat recorded in Volume 37, Pages 99 through 102;

COURSE I Thence Southwesterly along the arc of a curve deflecting to the left, also being said Northerly right-of-way of Majestic Oaks Drive, 80.99 feet, said curve having a radius of 330.00 feet, a delta of 14° 03' 44", and a chord which bears South 54° 50' 49" West a distance of 80.79 feet to a 5/8 inch iron pin found (I.D. Lessman) at a Southeasterly corner of "Block H" of lands conveyed to the Woods of Wembely Homeowners Association (PPN 03-019061) by deed recorded in Volume 1417, Page 466 of Geauga County Deed Records;

COURSE II Thence Northeasterly along the arc of a curve deflecting to the left, also being an Easterly line of land so conveyed to said "Block H" of the Woods of Wembely Homeowners Association, 36.19 feet, said curve having a radius of 830.00 feet, a delta of 2° 29' 54", and a chord which bears North 7° 17' 45" East a distance of 36.19 feet to a 5/8 inch iron pin found (I.D. Lessman);

COURSE III Thence North 6° 02' 48" East, along an Easterly line of "Block H" of lands so conveyed to the Woods of Wembely Homeowners Association, a distance of 173.77 feet to a 5/8 inch iron pin found (I.D. Lessman);

COURSE IV Thence Northeasterly, along the arc of a curve deflecting to the right, also being an Easterly line of "Block H" of lands so conveyed to said Woods of Wembely Homeowners Association, 88.19 feet, said curve having a radius of 420.00 feet, a delta of 12° 01' 52", and a chord which bears

North 12° 03' 43" East a distance of 88.03 feet to a 5/8 inch iron pin found (I.D. Lessman);

- COURSE V Thence North 12° 25' 46" West, along an Easterly line of "Block H" of lands so conveyed to Woods of Wembely Homeowners Association, a distance of 18.37 feet to a 5/8 inch iron pin found (I.D. Lessman);
- COURSE VI Thence North 51° 15' 59" West, along an Easterly line of "Block H" of lands so conveyed to Woods of Wembely Homeowners Association, and along an Easterly line of land conveyed to the Woods of Wembely Homeowners Association (PPN 03-019097) by deed recorded in Volume 1749, Page 983 of Geauga County Deed Records, a distance of 132.69 feet to a 5/8 inch iron pin found (I.D. Lessman);
- COURSE VII Thence South 38° 44' 01" West, along a Northerly line of land so conveyed to Woods of Wembely Homeowners Association, a distance of 81.76 feet to a 5/8 inch iron pin found (I.D. Lessman);
- COURSE VIII Thence South 76° 51' 50" West, along a Northerly line of land so conveyed to Woods of Wembely Homeowners Association, a distance of 394.09 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 51° 15' 59" West, along an Easterly line of land so conveyed to Woods of Wembely Homeowners Association, a distance of 211.66 feet to a 5/8 inch iron pin set on a Southerly line of land conveyed to Woods of Wembely Homeowners Association (PPN 03-019014) by deed recorded in Volume 1417, Page 466 of Geauga County Deed Records;
- COURSE X Thence North 15° 57' 04" East, along a Southerly line of land so conveyed to Woods of Wembely Homeowners Association, a distance of 271.15 feet to a 5/8 inch iron pin set;
- COURSE XI Thence North 57° 42' 14" East, along a Southerly line of land so conveyed to Woods of Wembely Homeowners Association, a distance of 338.38 feet to a 5/8 inch iron pin set;
- COURSE XII Thence South 51° 15' 59" East, along a Westerly line of land so conveyed to Woods of Wembely Homeowners Association, and along a Westerly line of land conveyed to Timothy P. and Heather S. Ryan (PPN 03-007250) by deed recorded in Volume 1810, Page 970 of Geauga County Deed Records, a distance of 450.00 feet to a 5/8 inch iron pin found (I.D. Lessman) at an interior corner of "Block I" of lands conveyed to Woods of Wembely Homeowners Association (PPN 03-019096) by deed recorded in Volume 1749, Page 983 of Geauga County Deed Records;

- COURSE XIII Thence South 38° 44' 01" West, along a Westerly line of "Block I" of lands so conveyed to Woods of Wembely Homeowners Association, a distance of 118.24 feet to a 5/8 inch iron pin found (I.D. Lessman) at an interior corner thereof;
- COURSE XIV Thence South 51° 15' 59" East, along an Westerly line of "Block I" of lands so conveyed to Woods of Wembely Homeowners Association, a distance of 153.84 feet to a 5/8 inch iron pin found (I.D. Lessman) at the Northwesterly corner of said subplot No. 68;
- COURSE XV Thence South 12° 25' 46" East, along a Westerly line of said subplot No. 68, a distance of 20.17 feet to a 5/8 inch iron pin found (I.D. Lessman);
- COURSE XVI Thence South 6° 02' 48" West, along a Westerly line of said subplot No. 68, a distance of 281.65 feet to the Place of Beginning and containing 6.3658 acres of land (0.6093 acres out of PPN 03-019087, and 5.7565 acres out of PPN 03-019014) as surveyed, calculated and described, on May 7, 2012 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 by 30 inch iron pins set are I.D. Schwartz 7193.

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

PAK 51512

OFFICE OF THE
 GEauga COUNTY ENGINEER



RECEIVED
 MAY 14 2012
 Geauga County Engineer

5-15-12

DATE

RUDY E. SCHWARTZ, P.S. 7193