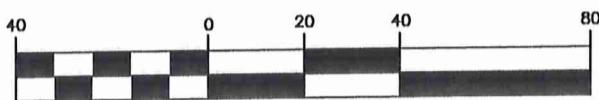


LEGEND

- 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.

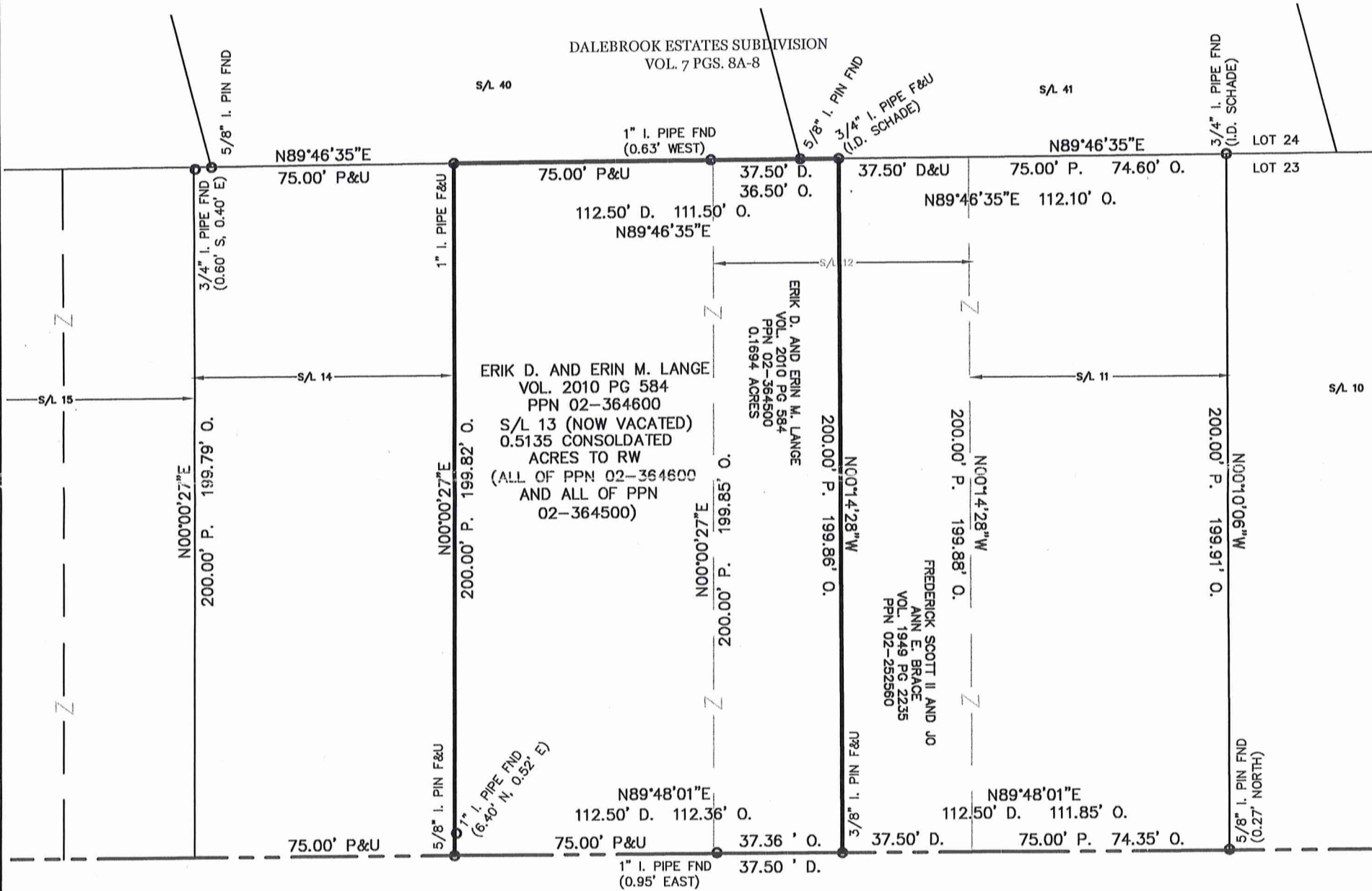
AUGUST 26, 2016

CONSOLIDATION PLAT

For

ERIK D. AND ERIN M. LANGE

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS PART OF ORIGINAL LOT NO. 23, TRACT 1, AND ALSO BEING KNOWN AS SUBLot NO. 13 (NOW VACATED) AND THE WESTERLY 37.50 FEET OF SUBLot NO. 12 OF THE LAKE LUCERNE SUBDIVISION NO. 1 AS SHOWN BY PLAT RECORDED IN VOLUME 2 PAGES 21-23 OF GEauga COUNTY PLAT RECORDS.



SUMMIT DRIVE 40' (PRIVATE)

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

[Signature] 09/16/16
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

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.



PREPARED FOR:
 ERIK AND ERIN LANGE
 8414 SUMMIT DR
 CHAGRIN FALLS, OH 44022

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

BA100244

Lange, Erik & Erin (16-102)
Picked Up 09/19/16

Vol, 2019 pg 2267

pn # 02-364600

CONSOLIDATION
LEGAL DESCRIPTION
OF A
0.5135 ACRE PARCEL
FOR
ERIK D. AND ERIN M. LANGE

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot No. 23, Tract 1, and further known as being all of subplot 13 (now vacated) of land conveyed to Erik D. and Erin M. Lange (PPN 02-364600) as shown by Lake Lucerne Subdivision No. 1 as recorded in Volume 2, Pages 21-23 of Geauga County Plat Records, and also being the Westerly half of subplot No. 12 as conveyed to Erik D. and Erin M. Lange (PPN 02-364500) by deed recorded in Volume 2010, Page 584 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found on the Northerly right-of-way of Summit Drive (private), 40 feet wide) at the Southeasterly corner of subplot 14 in said Lake Lucerne Subdivision No. 1;

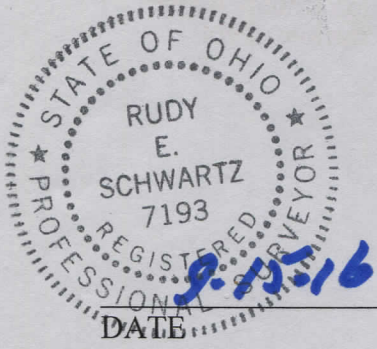
COURSE I Thence North 0° 00' 27" East, along the Easterly line of said subplot No. 14, a distance of 199.82 feet to a 1 inch iron pipe found, said pin also being on the Southerly line of subplot 40 of the Dalebrook Estates Subdivision as recorded in Volume 7, Pages 8a-8 of Geauga County Plat Records, said pipe also being on the shared line between lot Nos. 23 and 24;

COURSE II Thence North 89° 46' 35" East, along said Southerly line of said subplot 40, and along the Southerly line of subplot 41, also being said shared line between lot Nos. 23 and 24, a distance of 111.50 feet to a 3/4 inch iron pipe found (I.D. Schade) at the Northwesterly corner of the Easterly half of subplot No. 12 as conveyed to Frederick Scott II and Jo Ann E. Brace (PPN 02-252560) by deed recorded in Volume 1949, Page 2235 of Geauga County Deed Records;

COURSE III Thence South 0° 14' 28" East, along the Westerly line of land so conveyed to Frederick Scott II and Jo Ann E. Brace, a distance of 199.86 feet to a 3/8 inch iron pin found at the Southwesterly corner thereof, said pin also being on said Northerly right-of-way of Summit Drive;

** Now Vacated*

COURSE IV Thence South 89° 48' 01" West, along said Northerly right-of-way of Summit Drive, a distance of 112.36 feet to the Place of Beginning and containing 0.5135 acres of land (0.3441 acres all of subplot No. 13 (PPN 02-364600), and 0.1694 acres all of the Westerly half of subplot No. 12 (PPN 02-364500) as surveyed, calculated and described, on August 30, 2016 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.



[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 09/16/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.