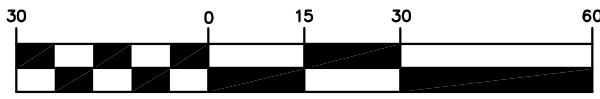


LEGEND

- 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 = 30 ft.

APRIL 17, 2009
NOVEMBER 18, 2020

NOTES:

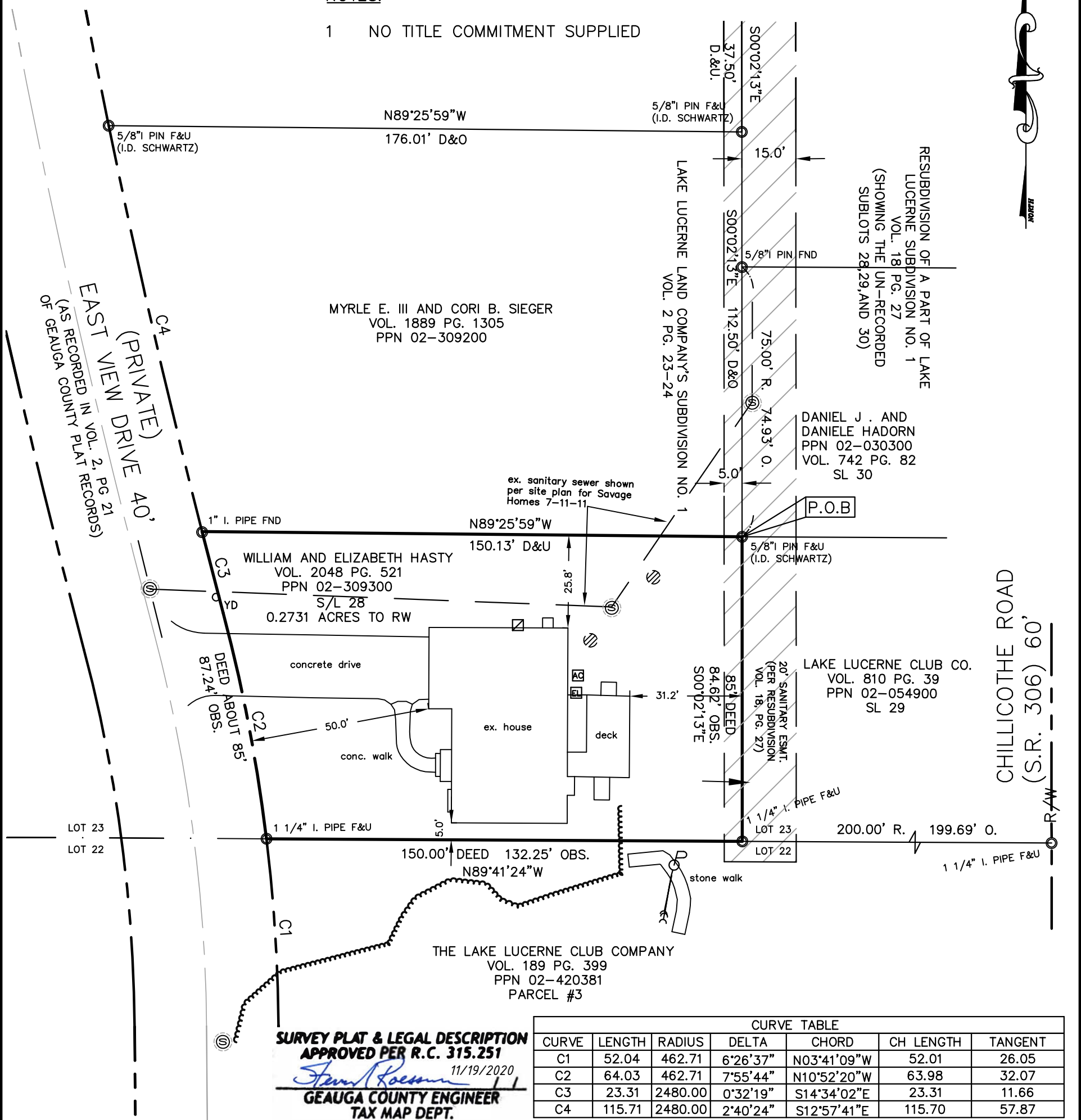
1 NO TITLE COMMITMENT SUPPLIED

PLAT OF SURVEY
For
TITLE FIRST AGENCY, INC.

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING SUBLOT 28, OF BLOCK "N", IN THE RESUBDIVISION OF A PART OF LAKE LUCERNE SUBDIVISION NO. 1 AS SHOWN BY PLAT RECORDED IN VOLUME 18, PAGE 27 OF GEauga COUNTY PLAT RECORDS, SHOWING THE UN-RECORDED SUBLOTS 28, 29, AND 30.

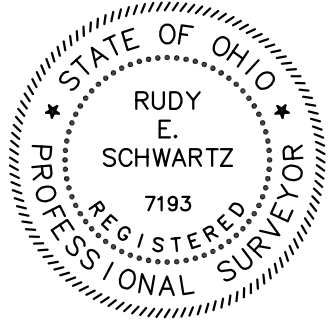
SYMBOL LEGEND

⊙	SANITARY MANHOLE
⊠	GAS METER
⊞	CLEAN OUT



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	52.04	462.71	6°26'37"	N03°41'09"W	52.01	26.05
C2	64.03	462.71	7°55'44"	N10°52'20"W	63.98	32.07
C3	23.31	2480.00	0°32'19"	S14°34'02"E	23.31	11.66
C4	115.71	2480.00	2°40'24"	S12°57'41"E	115.70	57.87

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 11/19/2020
GEauga COUNTY ENGINEER
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 MERIDIAN 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] 11-19-20
RUDY E. SCHWARTZ, P.S. #7193 Date

PREPARED FOR:
TITLE FIRST AGENCY, INC.
495 EXECUTIVE CAMPUS DR, STE 100
WESTERVILLE, OH 43082

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

LEGAL DESCRIPTION
OF A
0.2731 ACRE PARCEL
FOR
TITLE FIRST AGENCY, INC.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 23, Tract No. 1, and further being known as all of the un-recorded subplot No. 28, of Block "N", in the Resubdivision of a part of Lake Lucerne Subdivision No. 1, as shown by plat recorded in Volume 18, Pages 27 of Geauga County Plat Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner of the un-recorded subplot No. 29 of said Resubdivision of a part of Lake Lucerne Subdivision No. 1;

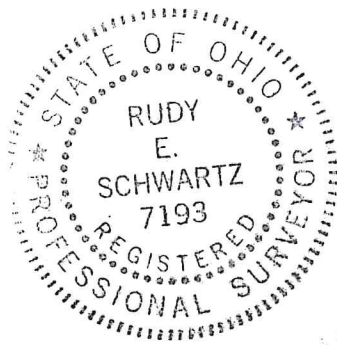
- COURSE I Thence **South 0° 02' 13" East**, along the Westerly line of said subplot 29, a distance of **84.62 feet** to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof, said pipe also being on the Northerly line of parcel #3 of lands conveyed to The Lake Lucerne Club Company (PPN 02-420381) by deed recorded in Volume 189, Page 399 of Geauga County Deed Records, said pipe also being on the shared line between Lot Nos. 22 and 23;
- COURSE II Thence **North 89° 41' 24" West**, along the Northerly line of said parcel #3 of lands conveyed to The Lake Lucerne Club Company, also being said shared line between Lot Nos. 22 and 23, a distance of **132.25 feet** to a 1 1/4 inch iron pipe found at on the Easterly right-of-way of East View Drive (Private), 40 feet wide, as recorded in Volume 2, Page 21 of Geauga County Plat Records;
- COURSE III Thence Northwesterly along the arc of a curve deflecting to the left, also being said Easterly right-of-way of East View Drive, 64.03 feet, said curve having a radius of 462.71 feet, a delta of 7° 55' 44", and a chord which bears **North 10° 52' 20" West** a distance of **63.98 feet** to a point of reverse curvature;
- COURSE IV Thence Northwesterly along the arc of a curve deflecting to the right, also being said Easterly right-of-way of East View Drive, 23.31 feet, said curve having a radius of 2480.00 feet, a delta of 0° 32' 19", and a chord which bears **North 14° 34' 02" West** a distance of **23.31 feet** to a 1 inch iron pipe found at the Southwesterly corner of land conveyed to Myrle E. III and Cori B. Sieger (PPN 02-309200) by deed recorded in Volume 1889, Page 1305 of Geauga County Deed Records;

COURSE V

Thence **South 89° 25' 59" East**, along the Southerly line of land so conveyed to Myrle E. III and Cori B. Sieger, a distance of **150.13 feet** to Place of Beginning and containing **0.2731 acres** of land as surveyed April 17, 2009 and November 18, 2020, and calculated and described on November 18, 2020 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
Sam Roessum 11/19/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-123



11-19-20
DATE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193