

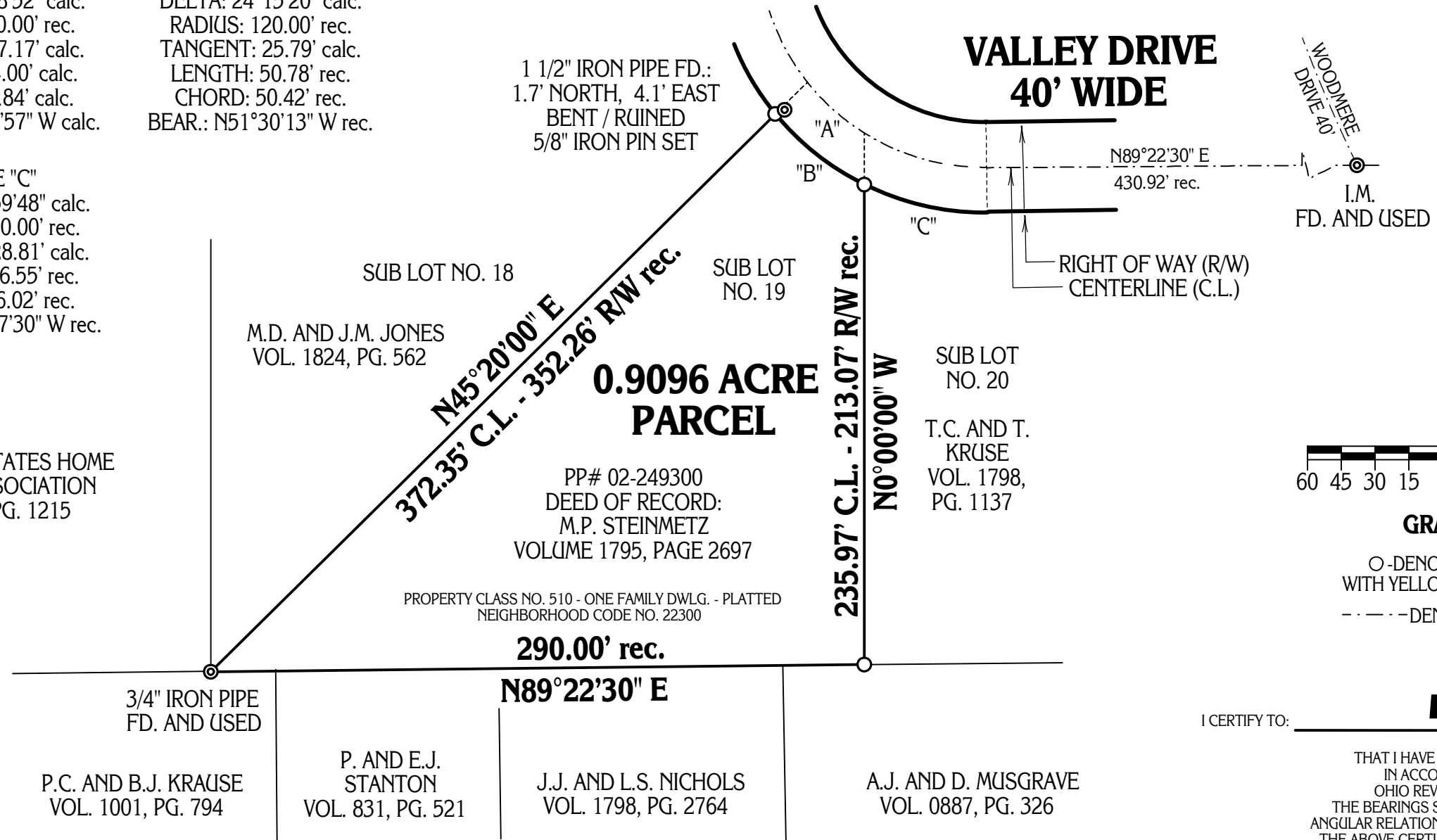
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING SUB-LOT NO. 19 IN THE LAKE LUCERNE LAND COMPANY'S LAKE LUCERNE SUBDIVISION NO. 1 (BLOCK "C") AS RECORDED (MAY 4TH, 1924) IN PLAT VOLUME 2, PAGE 21 OF GEauga COUNTY RECORDS AND DEEDS.

TOWNSHIP/CITY/VILLAGE: <b>BAINBRIDGE TOWNSHIP</b>	MONTH: <b>MAY</b> YEAR: <b>2009</b>	PAGE: <b>ONE</b> OF <b>ONE</b>
SURVEY FOR: _____		

**CURVE "A"**  
 DELTA: 19°28'52" calc.  
 RADIUS: 100.00' rec.  
 TANGENT: 17.17' calc.  
 LENGTH: 34.00' calc.  
 CHORD: 33.84' calc.  
 BEAR.: N48°02'57" W calc.

**CURVE "B"**  
 DELTA: 24°15'20" calc.  
 RADIUS: 120.00' rec.  
 TANGENT: 25.79' calc.  
 LENGTH: 50.78' rec.  
 CHORD: 50.42' rec.  
 BEAR.: N51°30'13" W rec.

**CURVE "C"**  
 DELTA: 26°59'48" calc.  
 RADIUS: 120.00' rec.  
 TANGENT: 28.81' calc.  
 LENGTH: 56.55' rec.  
 CHORD: 56.02' rec.  
 BEAR.: N77°07'30" W rec.



BRIDGEWAY ESTATES HOME OWNERS ASSOCIATION  
 VOL. 972, PG. 1215

3/4" IRON PIPE FD. AND USED

P.C. AND B.J. KRAUSE  
 VOL. 1001, PG. 794

P. AND E.J. STANTON  
 VOL. 831, PG. 521

J.J. AND L.S. NICHOLS  
 VOL. 1798, PG. 2764

A.J. AND D. MUSGRAVE  
 VOL. 0887, PG. 326

**LAKE LUCERNE SUBDIVISION NO. 1 BLOCK "C"**  
**PLAT VOLUME 2, PAGE 21**

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
 Registered Land Surveyors  
 11040 Madison Road  
 Montville, Ohio 44064  
 (440) 286-2131  
 or (440) 968-3578  
<http://www.dbksurveys.com>

**BASIS OF RESEARCH AND RECORDS**  
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.  
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEauga COUNTY ENGINEER'S OFFICE.  
 ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.



ASSUMED MERIDIAN

GRAPHIC SCALE: 1" EQUALS 60 FEET

0 15 30 45 60 75 90 105 120 135 150 165 180

○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET  
 - - - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

I CERTIFY TO: \_\_\_\_\_

THAT I HAVE SURVEYED THESE PREMESIS AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.

ROBERT L. KOSIE, P.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 8167

