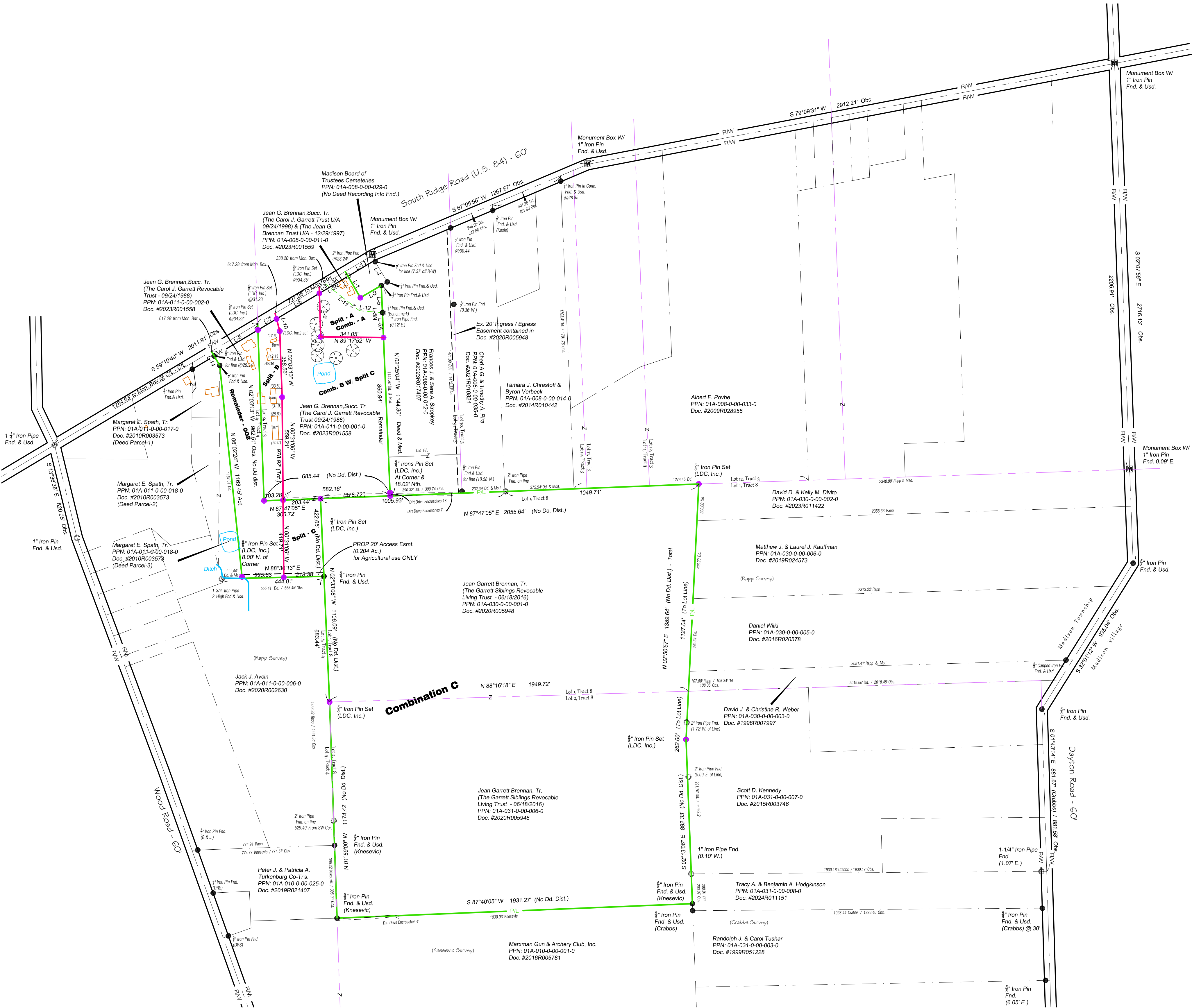
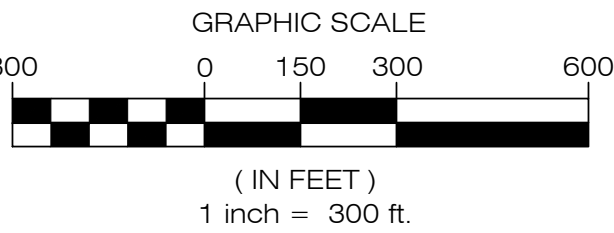
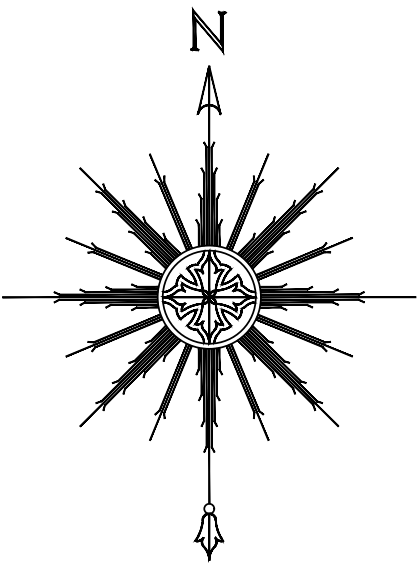


Plat of Survey

For: Jean Brennan

Situated in the Township of Madison, County of Lake and State of Ohio & known as being part of Original Township Lot 4, Tract 4, Lot 9, Tract 3 & Lot 1 & 2, Tract 8.

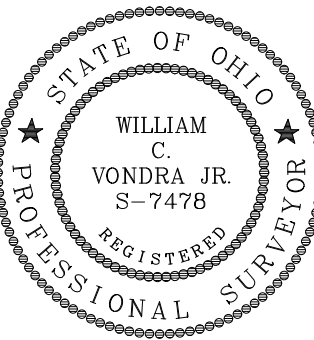
November 2025 Scale 1"=300'



Survey Certification:

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 Ohio North NAD 83(2011) geoid 12B ODOT VRS Network. 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. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

William C. Vondra Jr.
William C. Vondra Jr., P.S. #7478
12/4/2025



Lot Split & Consolidation

LAND DESIGN consultants
www.LDcinc.net
ENGINEERS PLANNERS SURVEYORS
5555 East Avenue Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575

L.D.C. Inc. d.b.a.

DATE	12/4/25
SCALE: HOR.	1"=300'
VERT.	
FILENAME	SUR-S. Ridge.
COMPUTER S:	
TAB NAME	Overall

Plat of Survey
Jean Brennan
Township of Madison - Lake County - Ohio

SHEET	OF
1	2
CONTRACT No.	
BRENJ1-2501	

Plat of Survey

For: Jean Brennan Successor Tr.

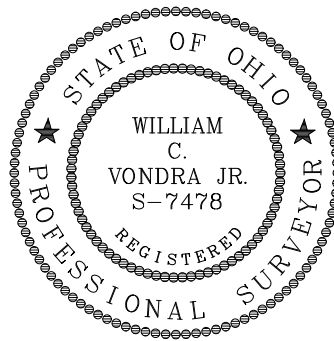
Situated in the Township of Madison, County of Lake and State of Ohio & known as being part of Original Township Lot 4, Tract 4, Lot 9, Tract 3 & Lot 1 & 2, Tract 8.

November 2025 Scale 1"=200'

Survey Certification:

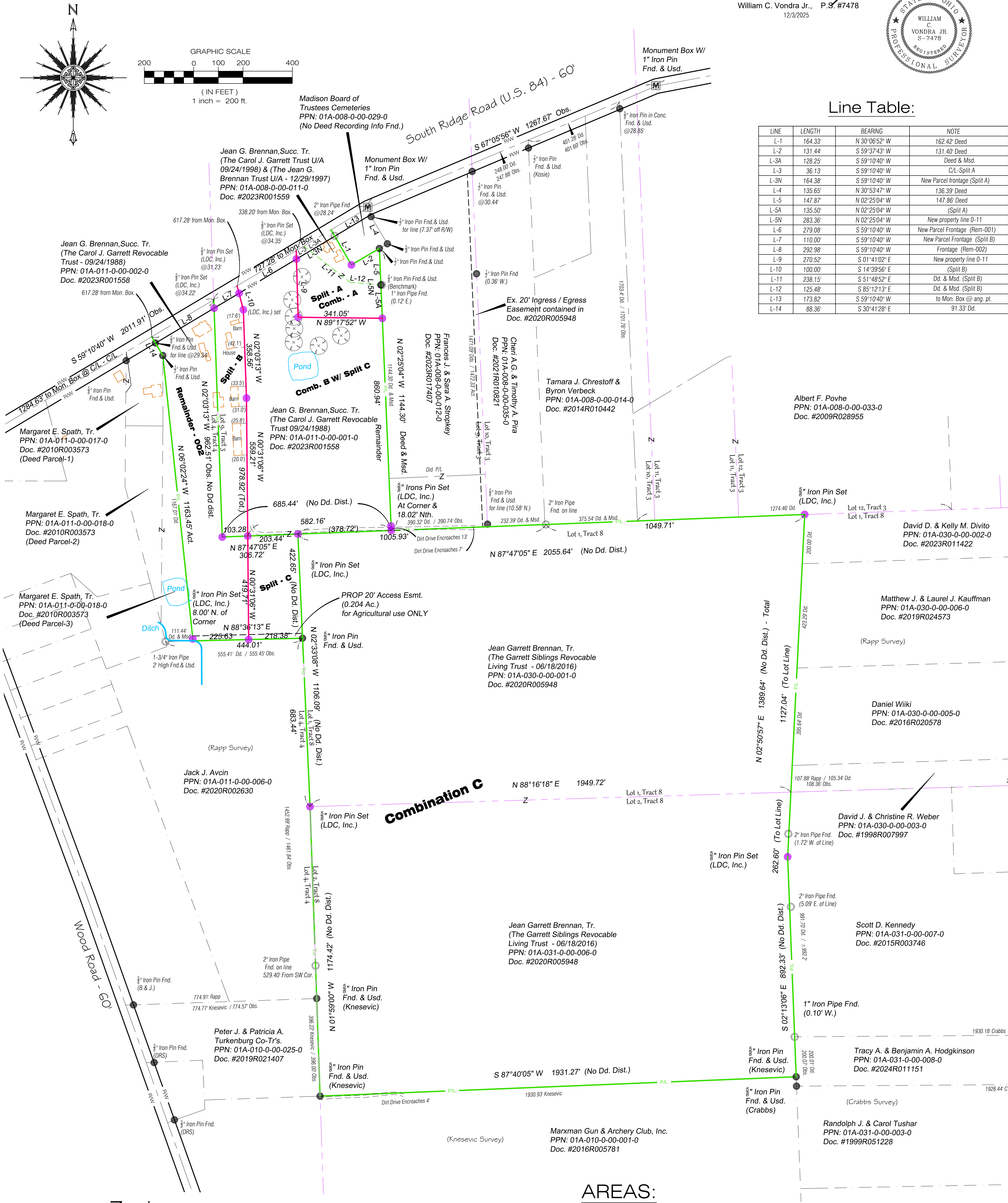
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William C. Vondra Jr., P.S. #7478
12/3/2025



Line Table:

LINE	LENGTH	BEARING	NOTE
L-1	164.33'	N 30°06'52" W	162.42' Deed
L-2	131.44'	S 59°37'43" W	131.40' Deed
L-3A	128.25'	S 59°10'40" W	Deed & Msd.
L-3	36.13'	S 59°10'40" W	C/L-Split A
L-3N	164.38'	S 59°10'40" W	New Parcel frontage (Split A)
L-4	135.65'	N 30°53'47" W	136.39' Deed
L-5	147.87'	N 02°25'04" W	147.86' Deed
L-5A	135.50'	N 02°25'04" W	(Split A)
L-5N	283.36'	N 02°25'04" W	New property line 0-11
L-6	279.08'	S 59°10'40" W	New Parcel Frontage (Rem-001)
L-7	110.00'	S 59°10'40" W	New Parcel Frontage (Split B)
L-8	292.98'	S 59°10'40" W	Frontage (Rem-002)
L-9	270.52'	S 01°41'02" E	New property line 0-11
L-10	100.00'	S 14°39'56" E	(Split B)
L-11	238.15'	S 51°48'52" E	Dd. & Msd. (Split B)
L-12	125.48'	S 85°12'13" E	Dd. & Msd. (Split B)
L-13	173.82'	S 59°10'40" W	to Mon. Box @ ang. pt.
L-14	88.36'	S 30°41'28" E	91.33' Dd.



Zoning:

Madison Township Zoning:
R-1 Suburban Residential District

Lot Area: 20,000 sq.ft. Min.
Lot Frontage: 50' Min.
Front Setback: 130' Min. From C/L
Rear Yard: 40'
Side Yards: 15' Min. 35' Min. Total

AREAS:

Split A (Out of 01A-011-0-00-001-0): 1.5161 Ac. (66,041 sq.ft.) - C/L
1.4815 Ac. (64,533 sq.ft.) - R/W

Split B (Out of 01A-011-0-00-001-0): 2.5771 Ac. (112,260 sq.ft.) - C/L
2.4987 Ac. (108,844 sq.ft.) - R/W

Split C (Out of 01A-011-0-00-002-0): 2.0389 Ac. (88,813 sq.ft.)

Comb. A: 2.2185 Ac. (96,638 sq.ft.) - C/L
2.0997 Ac. (91,462 sq.ft.) - R/W

Rem. -002: 6.4135 Ac. (279,370 sq.ft.) - C/L
6.2172 Ac. (270,823 sq.ft.) - R/W

Combination C: 01A-030-0-00-001-0 & 01B-031-0-00-006-0:
102,8645 Ac. (4,480,776 sq.ft.)

Rem. - 001 & Split C: 14.5412 Ac. (633,413 sq.ft.) - C/L
Combination B 14.3517 Ac. (625,162 sq.ft.) - R/W