

**FOR
ANTHONY P. DEBEVC**

FEBRUARY 2008

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REFERENCE DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE
LAKE COUNTY RECORDER'S OFFICE.

IPS = 5/8" DIAMETER X 30" LONG REBAR SET WITH
● A PLASTIC CAP STAMPED "PEZAR PS 7772".

THIS PLAT WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SPECIFIED IN THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

2-6-03
DATE

TOWNSHIP OF MADISON, COUNTY OF LAKE, STATE OF OHIO KNOWN AS BEING PART OF LOT 4 IN TRACT 13 IN MADISON TOWNSHIP, BEING IN TOWNSHIP 11, RANGE 6, OF THE CONNECTICUT WESTERN RESERVE FEBRUARY 2008

DOTY ROAD (60' R/W)

S88°17'28"E
651.62'

S88°17'28"E
400.00'

S88°17'28"E
358.55'

S88°17'28"E
321.44'

CONC. R/W POST FND. & USED
5/8" I.PIN IN MON. BOX FND. & USED

IPS 30.04'

IPS 30.04'

IPS 30.04'

IPS 30.04'

CHALET DEBONN'E VINEYARDS, INC.
D.R. VOL. 800, PG. 710
PP# 01-A-059-0-00-007-0
5.0442 ACRES (219,725 SF) TOTAL
-0.2755 ACRES (12,000 SF) IN R/W
4.7687 ACRES (207,725 SF) NET

S01°09'20"E
550.00'

EXISTING BUILDINGS

EXISTING BUILDINGS

SEE ENCROACHMENT DETAIL

400.00'
S88°17'28"E

IPS

550.00'
N01°09'20"W

N01°07'10"W
1168.95'

1140.27'
S01°09'20"E

MADISON TWP.
LAKE COUNTY
ASHTABULA COUNTY
HARPERSFIELD TWP.

TRACT 13, LOT 3
TRACT 13, LOT 4

1516.13'
N01°07'25"W

ENCROACHMENT DETAIL
NOT TO SCALE

BLDG. IS 1.3' EAST OF PROP. COR.

IPS

16.3'
11.5'
28.5'
6.4'
5.7'
39.3'

NEW PARCEL
8.5194 ACRES (371,104 SF) TOTAL
-0.2214 ACRES (9,644 SF) IN R/W
8.2980 ACRES (361,460 SF) NET

ANTHONY P. DEBEVC
D.R. VOL. 800, PG. 708
PP# 01-A-059-0-00-003-0

RESIDUAL PARCEL
46.6802 ACRES (2,033,388 SF) TOTAL
-0.6957 ACRES (30,305 SF) IN R/W
45.9845 ACRES (2,003,083 SF) NET RESIDUAL

RESIDUAL FRONTAGE = 1010.17'

S86°35'59"W
322.03'

IPS

IPS

377.55'
N01°09'20"W

N88°14'13"W
1732.55'

TRACT 13, LOT 4
TRACT 13, LOT 5

BOARD OF SUPERVISORS OF THE LAKE COUNTY SOIL AND WATER CONSERVATION DISTRICT
DOC.# 1997R035034
PP# 01-A-060-0-00-001-0

5/8" I.PIN CAPPED #7126, FND. & USED

SURVEY THIS TO MEET IN T ADM JAM

1516.13' TRACT 13, LOT 3
N01°07'25"W TRACT 13, LOT 4

N88°14'13"W
592.52'

BOARD OF SUPERVISORS OF THE LAKE COUNTY
SOIL AND WATER CONSERVATION DISTRICT
DOC.# 1997R035034
PP# 01-A-060-0-00-001-0

TRACT 13, LOT 4
TRACT 13, LOT 5

5/8" I.PIN CAPPED
#7126, FND. & USED