

# LOT SPLIT

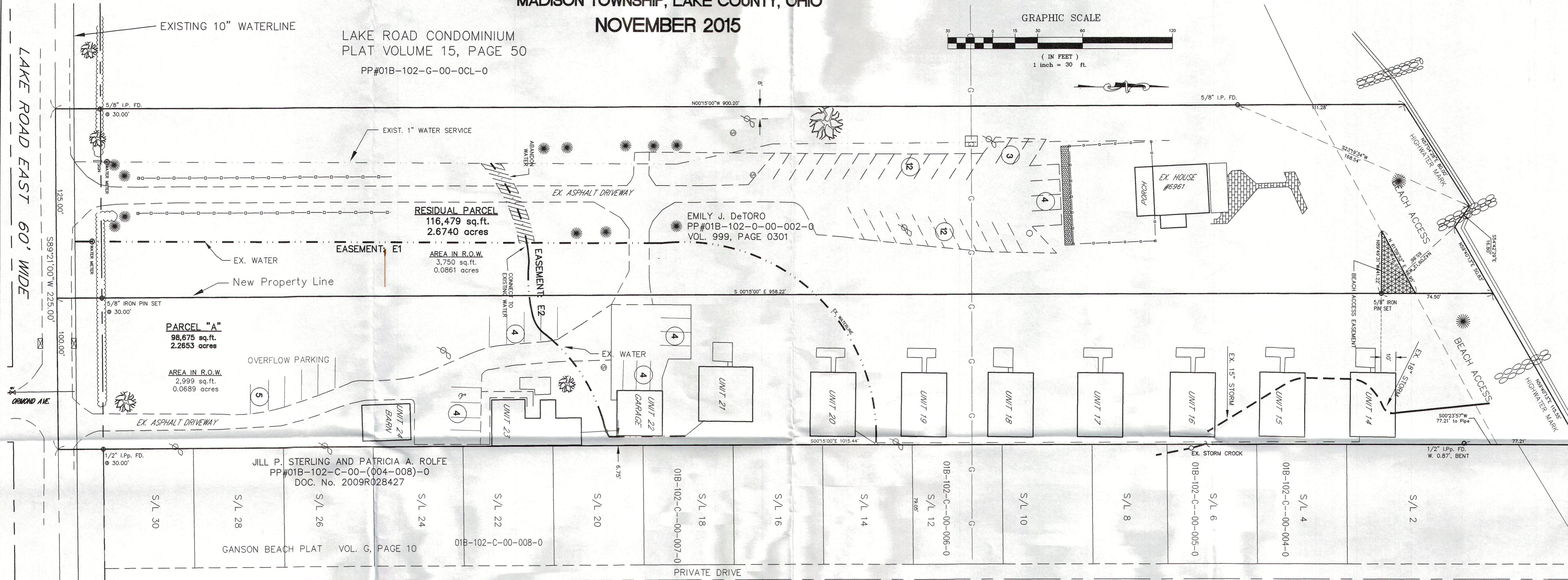
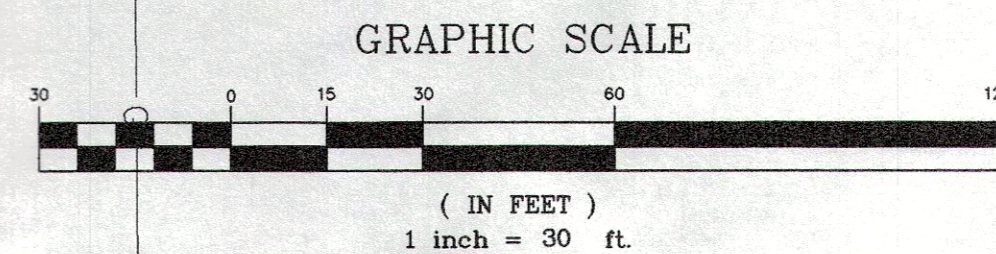
PP#01B-102-00-0-002-0

MADISON TOWNSHIP, LAKE COUNTY, OHIO

NOVEMBER 2015

LAKE ROAD CONDOMINIUM  
PLAT VOLUME 15, PAGE 50

PP#01B-102-G-00-0CL-0



LAKE ROAD EAST 60' WIDE

ORMOND AVE

BENNETT ROAD 50' WIDE

**PARCEL "A"**  
98,675 sq.ft.  
2.2653 acres  
AREA IN R.O.W.  
2,999 sq.ft.  
0.0689 acres

**RESIDUAL PARCEL**  
116,479 sq.ft.  
2.6740 acres  
AREA IN R.O.W.  
3,750 sq.ft.  
0.0861 acres

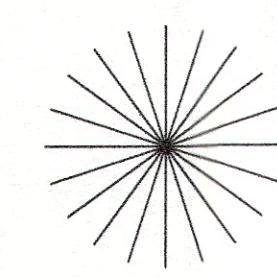
EMILY J. DeTORO  
PP#01B-102-0-00-002-0  
VOL. 999, PAGE 0301

JILL P. STERLING AND PATRICIA A. ROLFE  
PP#01B-102-C-00-(004-008)-0  
DOC. No. 2009R028427

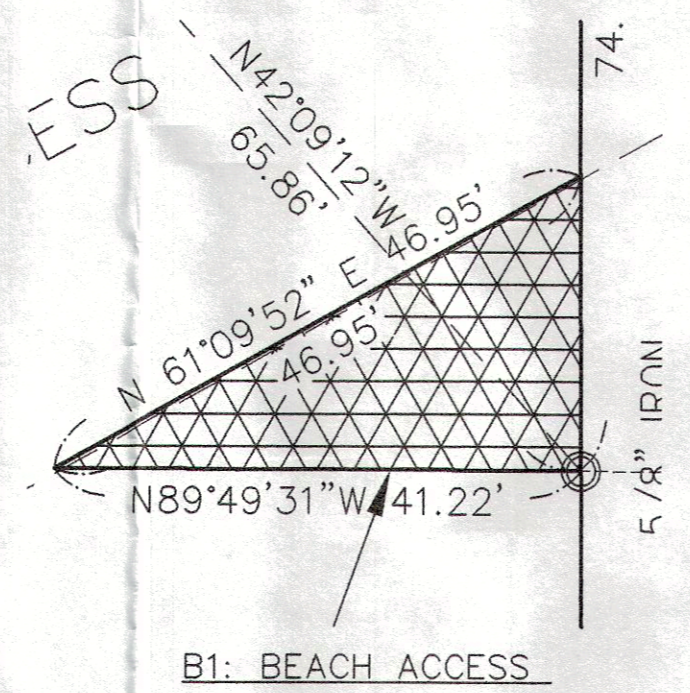
GANSON BEACH PLAT VOL. G, PAGE 10

01B-102-C-00-008-0

PRIVATE DRIVE



Per Deed Volume 338, Page 573 said land: together with the right and easement hereby granted to the grantee, its successors and assigns, in common with the grantor, its successors and assigns, to use the beach area of Grantor's remaining parcel adjacent to and east of the parcel hereby conveyed to grantee, for the benefit of the Grantee, its shareholder/tenants, guests, invites, successors and assigns; and RESERVING ONTO THE GRANTOR, its successors and assigns, the right and easement to use the beach area of the parcel hereby conveyed to the grantee, for the benefit of the grantor, its tenants, guests, invites, successors and assigns.



**EASEMENTS:**

**E1: WATERLINE EASEMENT**  
THE CONDO ASSOCIATION SHALL MAINTAIN AND REPAIR THIS LINE UNTIL SUCH TIME IT IS TO BE REPLACED, AT WHICH TIME A NEW TAP AT LAKE ROAD SHALL BE MADE ON CONDO PROPERTY AND EXTEND IN SUCH A WAY AND SIZE TO SERVICE ALL BUILDINGS ON SAID PROPERTY.

**E2: WATERLINE EASEMENT**  
THIS WATERLINE SHALL FOLLOW THE SAME GUIDELINES AS E1.

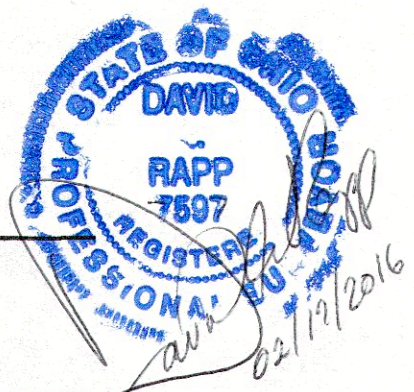
**B1: BEACH ACCESS**  
BEACH ACCESS SHALL BE GRANTED THROUGH A PORTION OF THE ADJACENT PROPERTY AS SHOWN HEREON

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY INsofar AS POSSIBLE, THE LOCATION OF THE BOUNDARIES, BUILDING AND OTHER IMPROVEMENTS, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT. ALL NON-UNIT AREAS ARE CONSIDERED COMMON AREAS. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT NOR FROM THE THE SUBJECT PREMISES. THESE DRAWINGS ACCURATELY SHOW THE BUILDING PER THE PLANS.

BY: DAVID A. RAPP P.E.#62085, P.S.#7597

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