

GRAPHIC SCALE
 0 40 80
 1 INCH = 80 FEET

NOTE: The intent of this survey is to split 1.941 Acres from PPN 01-B-126-0-00-033-0

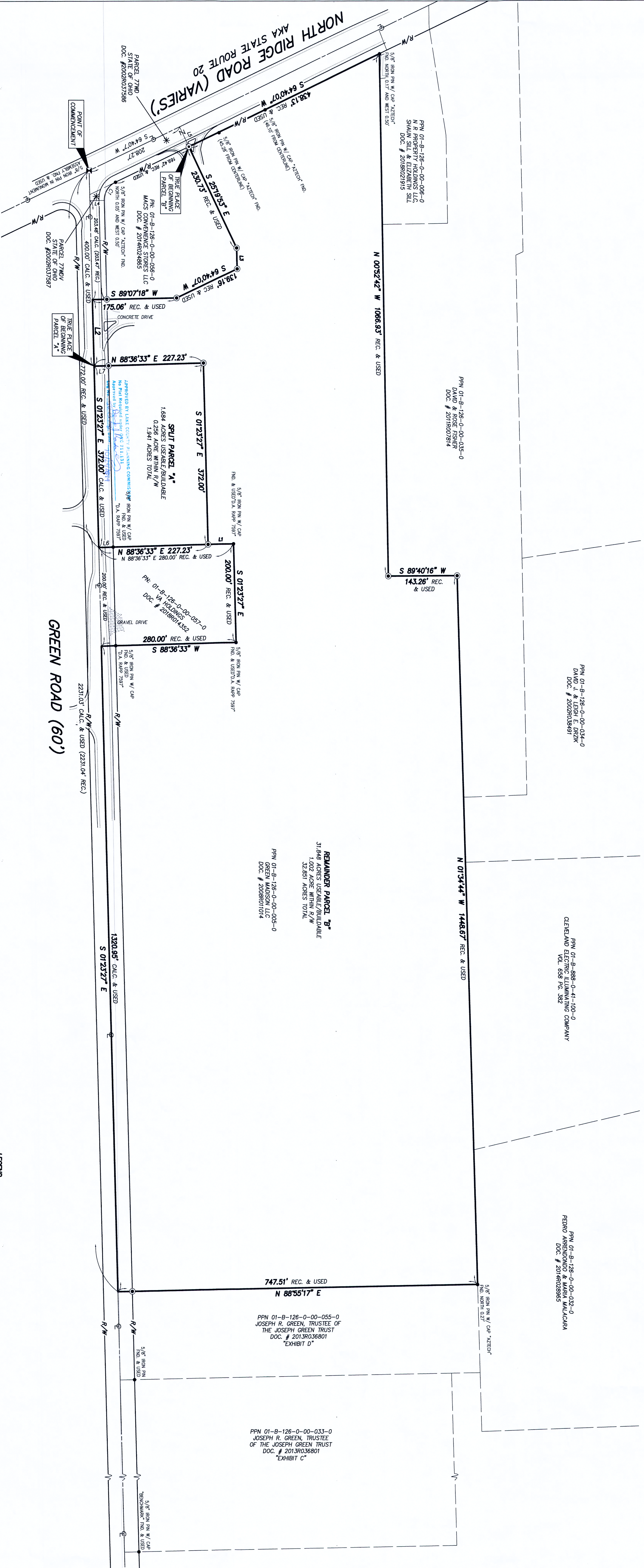
LOT SPLIT
 CLASSIC CLEAN AUTO WASH MADISON
 Known as being Part of Lot 12, Tract 4, now situated in the
 TOWNSHIP OF MADISON
 COUNTY OF LAKE - STATE OF OHIO

McSteen
 LAND SURVEYORS
 1415 East 289th Street, Middlefield, OH 44032
 Phone: 440.358.9800
 www.mcsteen.com



WILLIAM R. LOETZ
 REG. PROF. SURV. NO. 7522
 144 West 10-109
 Field Date: September 12, 2019
 Survey Date: October 8, 2019
 Drawn By: WMH & TEE

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is the National Grid. The bearings and distances were measured using a total station. Distances are given in feet and decimal parts thereof. All iron pins shown on set are 3/8" long 5/8" rebar with an identification cap stamped "MS1218" or "88-528".



LINE DATA

LINE	BEARING	DISTANCE
L1	N 88°36'33" E	52.77' CALC.
L2	S 01°23'27" E	134.60' CALC. & USED
L3	S 01°23'27" E	43.00' REC. & USED
L4	S 88°36'33" W	30.00' REC. & USED
L5	S 88°36'33" W	30.00' REC. & USED
L6	S 88°36'33" W	30.00' REC. & USED
L7	S 88°36'33" W	30.00' REC. & USED

CHORD DATA

CHORD	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	68°33'34"	40.00' REC. & USED	46.12' REC. & USED	26.07' REC. & USED	43.61' REC. & USED	N 31°38'20" E

AREA OF SURVEYED PREMISES
 SPLIT PARCEL A (1.941 ACRES)
 REMAINDER PARCEL B (32.891 ACRES)
 TOTAL AREA (34.792 ACRES)

LEGEND

- REBAR FOUND AS NOTED
- ▣ REBAR IN MONUMENT BOX
- ⊠ FOUND AS NOTED
- ⊠ P-K (MASONRY) WALL SET
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH MONUMENT ON 30'-0" TO CORNER SET
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- PAVEMENT AREA

SURVEY REFERENCES

- "Lot Split Survey for Green Madison LLC" by Attech Engineering and Surveying dated July 1, 2008.
- "Lot Split Plat" by James D. Wallert P.S. 7545, dated March 7, 2008.
- "Lot Split from PPN 01-B-126-0-00-033-0" by David Hoop P.S. 7581, dated April 17, 2018.
- "Map of Survey for Walter L. Green and Joseph R. Green" by James A. Zumbo P.S. 7094, dated February 7, 2013.