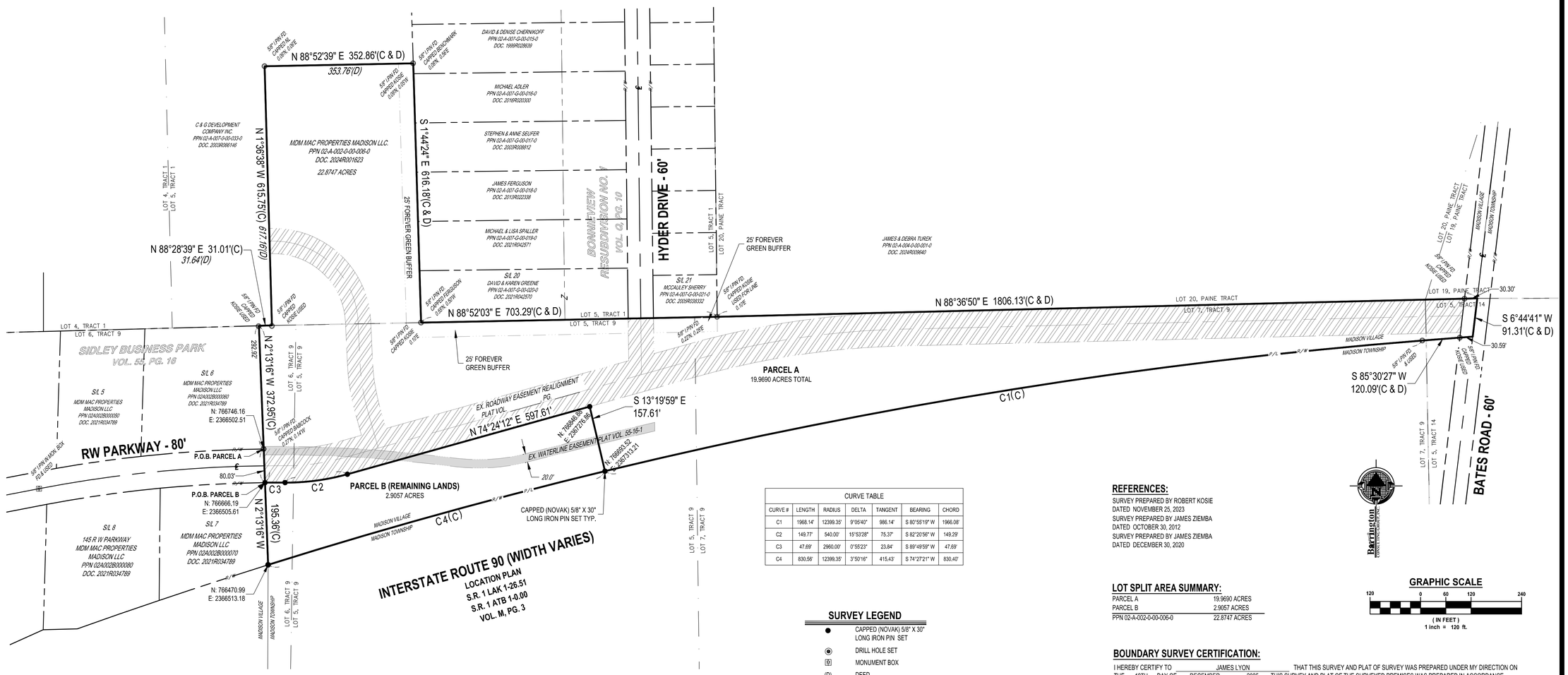
LOT SPLIT

SITUATED IN THE VILLAGE OF MADISON, COUNTY OF LAKE AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL LOT 5, TRACT 1, ORIGINAL LOTS 5, 6 AND 7,
TRACT 9, AND ORIGINAL LOT 5, TRACT 14 WITHIN SAID VILLAGE AND TOWNSHIP 11
NORTH, RANGE 6 WEST IN THE CONNECTICUT WESTERN RESERVE
P.P.N. 02-A-002-0-00-006-0



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	1968.14'	12399.35'	9°05'40"	986.14'	S 80°55'15" W	1966.08'
C2	149.77'	540.00'	15°53'28"	75.37'	S 82°20'56" W	149.29'
C3	47.69'	2960.00'	0°55'23"	23.84'	S 89°49'59" W	47.69'
C4	830.56'	12399.35'	3°50'16"	415.43'	S 74°27'21" W	830.40'

SURVEY LEGEND

●	CAPPED (NOVAK) 5/8" X 30" LONG IRON PIN SET
◉	DRILL HOLE SET
▣	MONUMENT BOX
(D)	DEED
(U)	USED
(R)	RECORD
FD.	FOUND
(OBS.)	OBSERVED
I.PIN	IRON PIN
I.PIPE	IRON PIPE
R/W	RIGHT OF WAY
℄	CENTERLINE OF RIGHT OF WAY
P/L	PROPERTY LINE
	EXISTING WATERLINE EASEMENT PLAT VOL. 55-16-1
	EXISTING ROADWAY EASEMENT REALIGNMENT PLAT VOL. _____, PG. _____

STATE OF OHIO
DAVID W. NOVAK
S-7507
REGISTERED SURVEYOR

REFERENCES:

SURVEY PREPARED BY ROBERT KOSIE
DATED NOVEMBER 25, 2023
SURVEY PREPARED BY JAMES ZIEMBA
DATED OCTOBER 30, 2012
SURVEY PREPARED BY JAMES ZIEMBA
DATED DECEMBER 30, 2020

LOT SPLIT AREA SUMMARY:

PARCEL A	19.9690 ACRES
PARCEL B	2.9057 ACRES
PPN 02-A-002-0-00-006-0	22.8747 ACRES

GRAPHIC SCALE

120 0 60 120 240
(IN FEET)
1 inch = 120 ft.

BOUNDARY SURVEY CERTIFICATION:

I HEREBY CERTIFY TO JAMES LYON THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 18TH DAY OF DECEMBER , 2025 . THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS AS SHOWN HEREON. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. 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 UNDERSIGNED 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. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83 (2011), NAVD88, GRS80, GEOID12B)

September 4, 2026

DAVID W. NOVAK

OHIO PROFESSIONAL SURVEYOR NO. 7507

25110

W:\2025\25110\PLAT\25110-LS.DWG – 9/4/2026 9:33:28 AM – GEENAM

DATE	REVISIONS	BY

Barrington
CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060
PHONE 440.205.1260
www.BarringtonCGI.com

MEYER'S RV SUPERSTORES
JIM LYON
3342 CALEDONIA AVON RD
CALEDONIA, NY 14423
PH: (815) 751-6677

LOT SPLIT
517 RIVER ROAD
MADISON VILLAGE, OH 44057

LOT SPLIT

DRAWN	GCM
CHECKED	DWN
DATE	JULY 28, 2026
SCALE	1" = 120'
JOB NO.	25110
SHEET	

Barrington
CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, (OHIO 44060) 440.205.1260 www.BarringtonCGI.com