MAG NAIL FOUND
℄ INT OF
DEERFIELD DRIVE
60' R/W
(P.O.B.)

P.P.∫02-A-005-0-00-017-0
LAKE COUNTY YMCA
DOC.∫2003R056628

STORM SEWER EASEMENT
DOC∫2003R065913

20' SANITARY
SEWER EASEMENT
VOL. 896, PAGE 927

P.P.∫02-A-005-0-00-017-0
LAKE COUNTY YMCA
DOC.∫2003R056628

5/8" IPC FND & USED
"P.S. ∫7094" 0.14' W

20' SANITARY
SEWER EASEMENT
VOL. 896, PAGE 933

613.52' REC & USED

S86°25'11"E 921.14' CALC

5/8"IPC FND & USED
"P.S. ∫7094" 0.11' W

P.P.∫02-A-005-0-00-001-0
LAKE COUNTY YMCA
DOC.∫2003R056628

307.62' CALC

IP SET

371.82' REC & USED

S87°16'17"E
30.00' REC
& USED

(P.O.B.)

5/8"IPC FND & USED
P.S. ∫7094" 0.19' W

P.P.∫02-A-005-0-00-001-0
LAKE COUNTY YMCA
DOC.∫2003R056628

20' SANITARY
SEWER EASEMENT
DOC∫2003R065913

N03°34'49"E
149.00' REC
& USED

STORM EASEMENT
DOC∫2003R065913

DRILL HOLE W/
CROSS FND & USED
0.15' W

S87°18'51"E
281.80' REC
& USED

5/8" IPC FND &
USED "P.S.∫7094"

C1

C2

S59°55'55"E
211.51'
REC & USED

5/8" IPC FND &
USED "P.S.∫7094"
0.29'W, 0.11'S

5/8"IPC FND & USED
"P.S. ∫7094" 0.16' W

N02°50'22"E 130.11'
REC & USED

LOT 1
LOT 3

P.P.∫02-A-005-0-00-001-0
LAKE COUNTY YMCA
DOC.∫2003R056628

SPLIT
80,240 sq. ft.
1.8420 acres

20' STORM
SEWER EASEMENT
DOC∫2004R020517

260.01' CALC O/A
171.43' CALC

S03°34'49"W 260.00' REC & USED

SANITARY
SEWER EASEMENT
DOC∫2003R065913

20' SANITARY
SEWER EASEMENT
VOL. 896, PAGE 927

5/8"IP FND CAPPED
"FORESIGHT ENG."

430.22' CALC

IP SET

N87°18'51"W 460.22'
REC & USED

3/4"IPp FND
& USED 0.19' S

P.P.∫02-A-006-0-00-034-0
LAKE COUNTY YMCA
DOC.∫2003R056628

TEMPORARY ROADWAY
EASEMENT
DOC∫2003R065913

5/8"IPC FND & USED
"P.S. ∫7094" 0.14" W

IP SET

S86°25'11"E 309.61' REC & USED

P.P.∫02-A-006-0-00-033-0
SCOTT J. & MARY E. ROTH
V.663,P.65

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
| C1 | 47.20' | 30.00' | 30.09' | 42.40' | S42°14'15"E | 90°08'41" |
| C2 | 111.28' | 230.00' | 56.75' | 110.18' | S73°27'23"E | 27°43'00" |

5/8"IP FND

1"IPp FND
0.12'S, 0.22'W

BEARINGS ARE BASED PER THE CENTERLINE BEARING OF LAKE AVENUE (STATE ROUTE 528), NORTH 02°50'22" EAST, PER A LOT SPLIT SURVEY FOR LAKE COUNTY YMCA CONDUCTED BY FORESIGHT ENGINEERING GROUP DATED: MARCH, 2003.

P.P.∫02-A-006-0-00-032-0
ROBERT B. & TERI OWEN
DOC.∫1997R009665

ALL IRON PINS SET ARE
5/8" x 30" REBAR CAPPED "AZTECH ∫8249"

5/8"IP FND
0.11'S, 0.45'E

P.P.∫02-A-006-0-00-031-0
KAREN L. SAEGER
DOC.∫1997R014189

LAKE AVENUE 60' R/W
(S.R. 528)

= SANITARY SEWER EASEMENT
DOC∫2003R065913

= STORM SEWER EASEMENT
DOC∫2003R065913

= SANITARY SEWER EASEMENT
VOL. 896, PAGE 933

= TEMPORARY ROADWAY EASEMENT
DOC∫2003R065913

= STORM SEWER EASEMENT
DOC∫2001R020517

= SANITARY SEWER EASEMENT
VOL. 896, PAGE 927

OVERALL
980,904 sq. ft.
22.5185 acres

AREA IN R/W
3,903 sq. ft.
0.0896 acres

P.P.∫02-A-005-0-00-022-0
CROCK REAL ESTATE INVESTMENTS LLC
DOC.∫2007R019590

P.P.∫02-A-006-0-00-030-0
ROBERT E. & NETTIE G. FIKE
V.403,P.524

1-1/4"IPp FND
& USED

P.P.∫02-A-006-0-00-029-0
JANINE ZIERNICKI
DOC.∫1999R055959

400.14' REC & OBS
N02°49'29"E 800.14' REC & USED

P.P.∫02-A-006-0-00-028-0
ED ZIERNICKI
DOC.∫1999R055958

P.P.∫02-A-006-0-00-027-0
ARUTA PROPERTIES LIMITED PARTNERSHIP
DOC.∫2001R007359

20' SANITARY EASEMENT
VOL. 896, PAGE 927 (SEE 200')

P.P.∫02-A-006-0-00-026-0
PHILIP R. PAGON II
DOC.∫2007R013261

BERGUE T. OSBORNE
P.P.∫02-A-006-0-00-021-0
V.621,P.441

737.74' REC & USED
S03°08'28"W 997.75' CALC

R-2
M-1

1-1/4"IPp FND
W/ MAGNAIL

N87°10'55"W 930.62' REC & USED

1"IPp FND

P.P.∫02-A-006-0-00-025-0
JEROME T. OSBORNE
V.621,P.441

LEGEND
○ = IRON PIN FND
⊙ = IRON PIPE FND
◎ = 5/8" x 30" IP SET CAPPED "AZTECH ∫8249"

GRAPHIC SCALE
50 0 25 50
1 inch = 50 ft. ( IN FEET )

REFERENCES:
1.) COUNTY TAX MAPS
2.) MAP OF SURVEY FOR LAKE COUNTY YMCA
BY: JAMES A. ZIEMBA
DATED: MARCH, 2000
3.) LOT SPLIT SURVEY FOR LAKE COUNTY YMCA
BY: FORESIGHT ENGINEERING GROUP
DATED: MARCH, 2003

STAN R. LOCH 8249 REGISTERED PROFESSIONAL SURVEYOR

I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STAN LOCH DATE
REG SURVEYOR ∫8249


38979 MENTOR AVENUE SUITE A
WILLOUGHBY OHIO 44094
440-602-9071
AZTECH
FAX 602-9401
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying


SHEET CONTENT

# LOT SPLIT & CONSOLIDATION SURVEY

## FOR

## CROCK REAL ESTATE INVESTMENTS LLC

BEING PART OF LOT 1 & LOT 3, TRACT 1
RANGE VI, TOWNSHIP 11
OF THE CONNECTICUT WESTERN RESERVE

SITUATED IN THE
VILLAGE OF MADISON

LAKE COUNTY

STATE OF OHIO

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
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| HORIZ. SCALE | VERT. SCALE |
|---|---|
| 1" = 50' | |
| DRAWN BY | DATE |
| KEG | 4-16-2009 |
| CHECKED BY | DRAWING NO |
| SRL | LS-CON |
| JOB NO | SHEET |
| 182069 | 1 OF 1 |