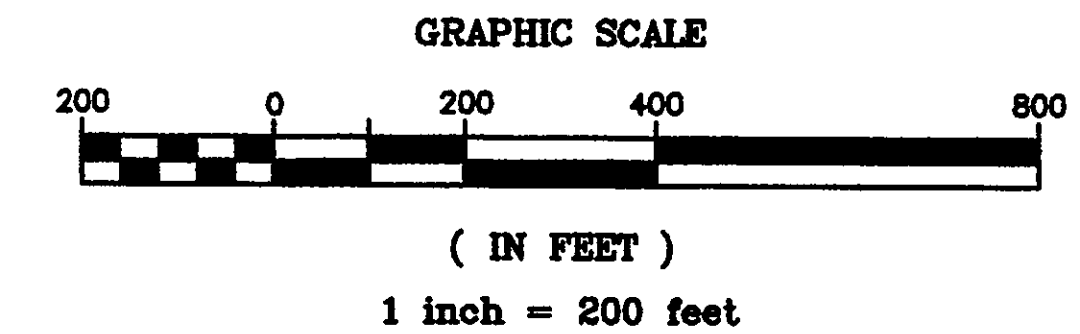


LOT SPLIT & COMBINATION SURVEY

FOR ELLEN A. WOODWORTH & MARK S. WOODWORTH

SITUATED IN THE TOWNSHIP AND VILLAGE OF MADISON, COUNTY OF LAKE, STATE OF OHIO, AND BEING PART OF TRACT 3, LOTS 1, 2, 4 & 5, IN TOWNSHIP 12, RANGE 6, OF THE CONNECTICUT WESTERN RESERVE
FEBRUARY 2013



NORTH IS NEITHER TRUE
NOR MAGNETIC AND IS USED
TO DENOTE ANGLES ONLY

BASIS FOR BEARINGS (COMBINED PARCEL 2)
CENTERLINE OF MIDDLE RIDGE ROAD (55' R/W),
ASSUMED NORTH 89°25'07" EAST

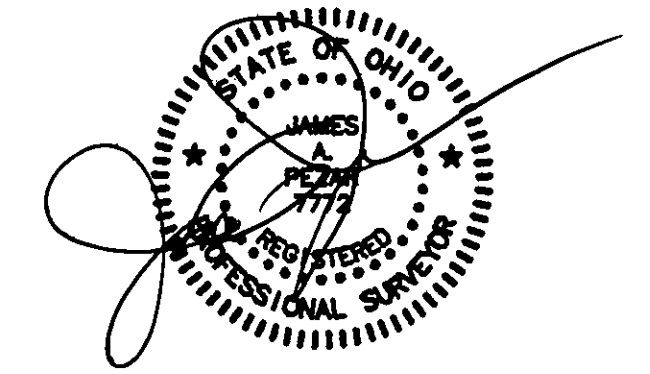
BASIS FOR BEARINGS (COMBINED PARCEL 1,
SPLIT PARCELS 1 & 2, RESIDUAL PARCEL 1)
CENTERLINE OF BURNS ROAD (50' R/W),
ASSUMED NORTH 00°14'22" WEST

LEGEND

- - IRON PIN OR PIPE FOUND AS NOTED
- O.R. - LAKE COUNTY OFFICIAL RECORD
- D.R. - LAKE COUNTY DEED RECORD
- - 5/8" DIA. X 30" LONG REBAR SET WITH A PLASTIC CAP STAMPED "PEZAR PS 7772"
- x-x- - BARBED WIRE FENCE
- - - - MADISON VILLAGE/MADISON TOWNSHIP BOUNDARY

ACREAGE BREAKDOWN FOR NEW COMBINED PARCEL	
COMBINED PARCEL 2	
CONSISTS OF:	
SPLIT PARCEL 1 & 2	
PP# 1B-107-32	
PP# 2A-15-11	
PP# 2A-15-13	
PP# 2A-15-18	
TOTAL PARCEL	
105.0258 AC. (4,574,922 S.F.) TOTAL*	
0.4244 AC. (18,485 S.F.) IN R/W	
104.6014 AC. (4,556,437 S.F.) NET	
*AREA WITHIN VILLAGE OF MADISON	
81.2444 AC. (3,539,002 S.F.) TOTAL	
0.4244 AC. (18,485 S.F.) IN R/W	
80.8200 AC. (3,520,517 S.F.) NET	
*AREA WITHIN TOWNSHIP OF MADISON	
23.7814 AC. (1,035,920 S.F.) TOTAL	

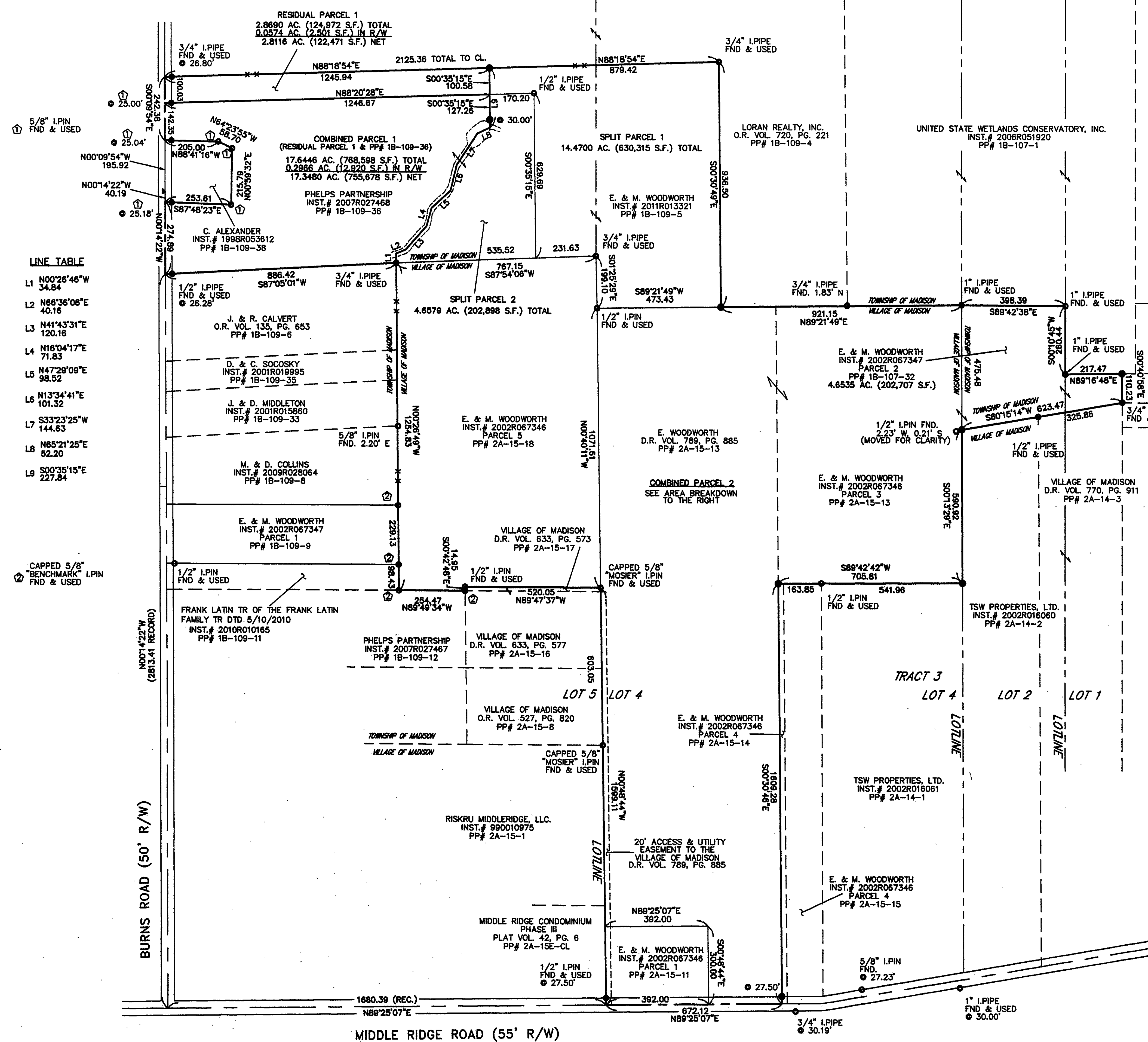
REFERENCE DOCUMENTS:
DEEDS OF RECORD ON FILE AT THE
LAKE COUNTY RECORDER'S OFFICE
SURVEYS OF RECORD ON FILE AT THE
LAKE COUNTY ENGINEER'S OFFICE



PREPARED BY:
JAMES A. PEZAR, P.S.
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MADISON, OHIO 44067
(440) 668-0602

SURVEYORS STATEMENT
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.

JAMES A. PEZAR, P.S. OHIO #7772 3-8-13
DATE



LINE TABLE

L1	N00°26'46"W	34.84
L2	N88°36'06"E	40.16
L3	N41°43'31"E	120.18
L4	N16°04'17"E	71.83
L5	N47°29'09"E	98.52
L6	N13°34'41"E	101.32
L7	S33°23'25"W	144.63
L8	N85°21'25"E	52.20
L9	S00°35'15"E	227.84

Ⓢ CAPPED 5/8" BENCHMARK I.PIN FND & USED

N001°42'22"W (2813.41 RECORD)

BURNS ROAD (50' R/W)

MIDDLE RIDGE ROAD (55' R/W)