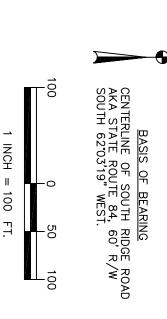
## RETRACEMENT SURVEY NORTH IS NEITHER TRUE NOR MAGNETIC AND IS USED TO DENOTE ANGLES ONLY

RONALD LAKE REVOCABLE ELLIS, SOLE TRUST DATED TRUSTEE YJUL VAUGHN

ENCROACHMENT

LANDCAPING IS  $\pm$  8.4' OVER THE LINE FOR  $\pm$  30.0'.

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE, STATE OF OHIO, AND BEING PART OF LOT 8, TRACT 4, IN TOWNSHIP 11, RANGE 6, OF THE CONNECTICUT WESTERN RESERVE SEPTEMBER 2023



SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD.

SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

"BM" 5/8" DIA. I.PIN FND. @ 30.00

ENCROACHMENT SEE NOTE ABOVE

N7713'28"E

5/8" FND.

% USED

3.99.10.87.

1" I. PIPE FND. 0.94 ELY OF LINE

5/8" I. FND. @

PIN 30.67

\$9.97E

(270 REC.)

42.79 W"64'01'01N

(ABOUT 103 REC.)

R.G. RUSSELL INST# 2022R023732 PP# 1A-13A-002

LOT 7, TRACT 4 LOT 8, TRACT 4

5/8" I. PIN FND. & USED

N77.32'46"E

M.D. & M. TANKERSLEY INST# 2022R032789 PP# 1A-13A-005

.67

5/8" FND.

" I. PIN & USED

D.L. BYRNES INST# 2019R023125 PP# 1A-13A-004

LOT

PK NAIL SET

(123.43 REC.) 123.37 N01°43′50″E

DUDLEY" 5/8" FND. & USED

" DIA. I.PIN ) @ 30.51

RONALD J. ELLIS, SOLE TRUSTEE OF THE VAUGHN ALLAN LAKE REVOCABLE TRUST DATED JULY 14, 2021
INST# 2023R004148
PP# 1A-13A-003

2.9543 AC. (128,692 S.F.) TOTAL 0.5193 AC. (22,622 S.F.) IN R/W 2.4350 AC. (106,070 S.F.) NET

COFFMAN" 5/8" DIA. I.PIN FND. @ 29.21

000M

0409 W\A

M. 02, 612

SOUTH RIDGE ROAD (AKA STATE ROUTE 84)

OF ONLOW

3/4" I. PIN BOX, FND.

% USED

9.5 = LAKE COUNTY DEED RECORD = LAKE COUNTY OFFICIAL RECORD

- 5/8" DIA. X 30" LONG REBAR SET WITH A PLASTIC CAP BEARING THE IMPRINT "PEZAR PS 7772"
- I. PIN OR PIPE FOUND AS NOTED

0 WOODEN FENCE FOUND NEAR LINE

REFERENCE DOCUMENTS:

SURVEYS OF RECORD ON FILE AT THE LAKE COUNTY ENGINEER'S OFFICE.

DEEDS OF RECORD ON FILE AT THE LAKE COUNTY RECORDER'S OFFICE.

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. SURVEYORS STATEMENT

JAMES ⋋ PEZAR, P.S. OHIO #7772

9/7/2023

PEZAR LAND SURVEYING JAMES A. PEZAR, P.S. (440) 666–0602