

# RETRACEMENT SURVEY

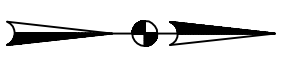
FOR

**RONALD J. ELLIS, SOLE TRUSTEE OF THE VAUGHN ALLAN  
LAKE REVOCABLE TRUST DATED JULY 14, 2021**

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

**ENCROACHMENT**

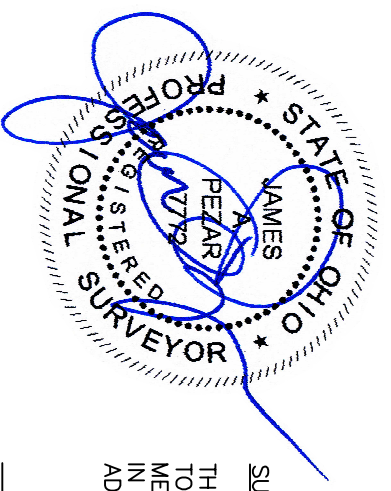
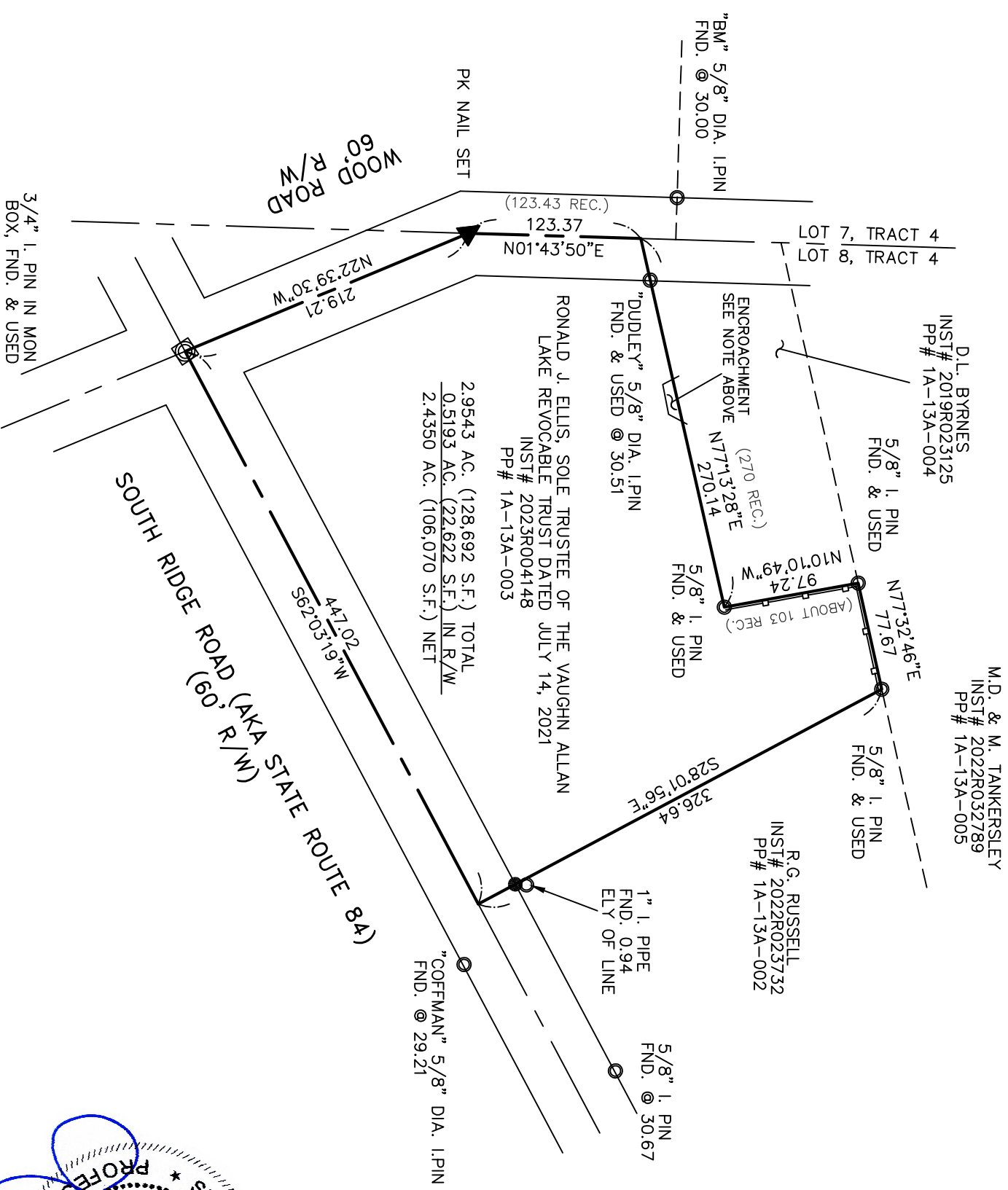
LANDCAPING IS ± 8.4' OVER  
THE LINE FOR ± 30.0'.



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

BASIS OF BEARING

CENTERLINE OF SOUTH RIDGE ROAD  
AKA STATE ROUTE 84, 60' R/W  
SOUTH 62°03'19" WEST.



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 #77772  
DATE 9/7/2023

- D.R. = LAKE COUNTY DEED RECORD
- O.R. = LAKE COUNTY OFFICIAL RECORD
- - 5/8" DIA. X 30" LONG REBAR SET WITH A PLASTIC CAP BEARING THE IMPRINT "PEZAR PS 7772"
- - 1. PIN OR PIPE FOUND AS NOTED
- - 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.

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