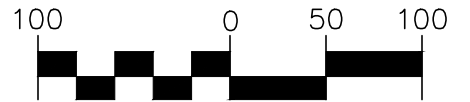
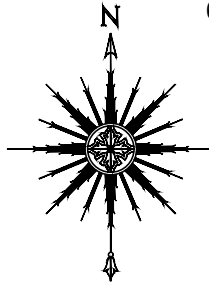


**PLAT OF SURVEY**

Situated in the Township of Madison, County of Lake, and State of Ohio:  
Known as being a part Tract 10.

01-A-041-0-00-010-0

6720 River Road, Madison OH



1 inch = 100 ft.

**PERTINENT DOCUMENTS USED:**

- 1) Current GIS Map.
- 2) Archived Tax Maps.
- 3) Deeds shown.
- 4) Lake County Probate Court Journal Entry Settlement Case No. 7-271 filed Aug 16, 1961. (Stations and offsets shown on State Plans LAK-528-1.24)
- 5) Survey by M.A. Ferguson, April 15, 2001.
- 6) Survey by Frank N Riley, Sept 1961.
- 7) Survey by Clark and Pike Co., Sept 5, 1931.

01-A-042-0-00-002-0  
FRANZ THOMAS R & KAREN A  
6782 RIVER RD  
2002R022559  
(FORMERLY "HOGAN"  
DEED V. 450-106)

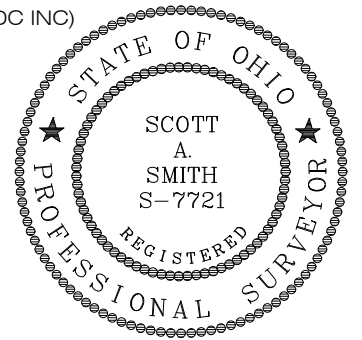
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions measured are expressed in feet and decimal parts thereof. Bearings refer to State Plane Ohio North NAD 83 (2011adj) geoid 12B ODOT VRS network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat 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.

*Scott A. Smith*  
Scott A. Smith, P.S. # 7721

July 7, 2021

Iron Pins set are 5/8" x 30" rebar with cap (LDC INC)

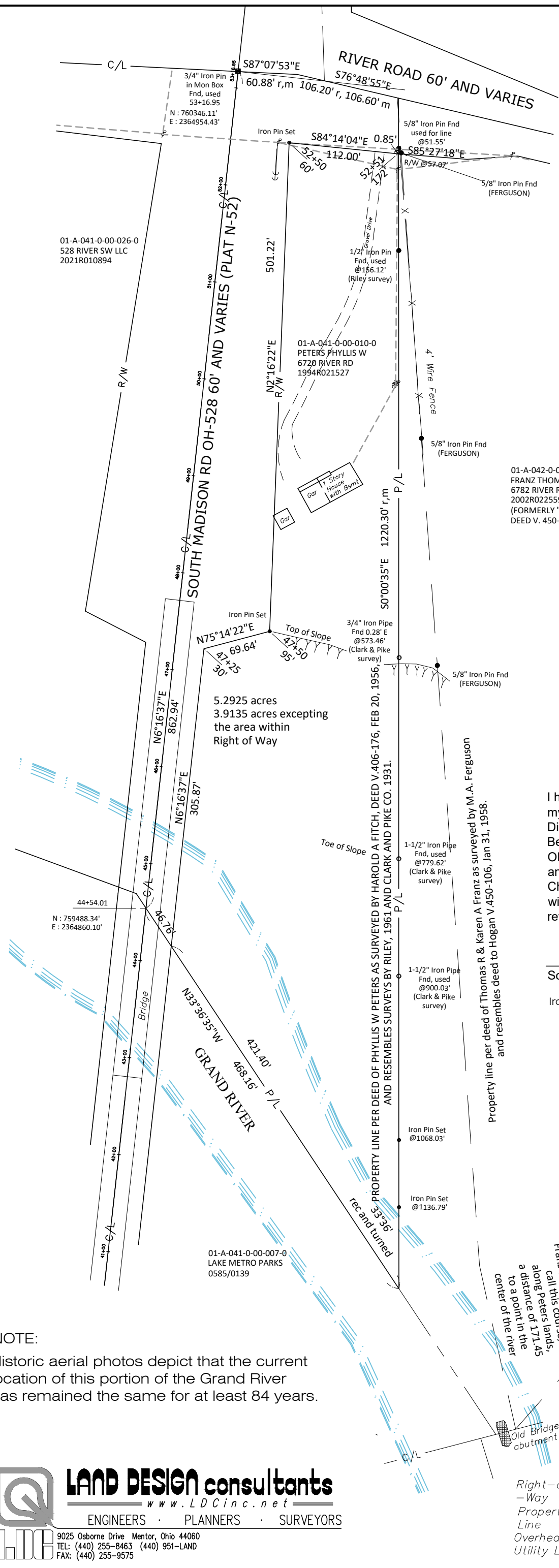
r = Record  
m = Measured  
c = Calculated  
Fnd = Found



Property line per deed of Thomas R & Karen A Franz as surveyed by M. A. Ferguson and resembles deed to Hogan V. 450-106, Jan 31, 1958.

PROPERTY LINE PER DEED OF PHYLLIS W PETERS AS SURVEYED BY HAROLD A FITCH, DEED V. 406-176, FEB 20, 1956, AND RESEMBLES SURVEYS BY RILEY, 1961 AND CLARK AND PIKE CO., 1931.

5.2925 acres  
3.9135 acres excepting  
the area within  
Right of Way



**NOTE:**  
Historic aerial photos depict that the current location of this portion of the Grand River has remained the same for at least 84 years.

⊕ UTILITY POLE  
→ GUIDE WIRE

Right-of-Way \_\_\_\_\_ R/W  
Property Line \_\_\_\_\_ P/L  
Overhead Utility Line \_\_\_\_\_

**LDC, Inc. d.b.a. LAND DESIGN consultants**  
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