

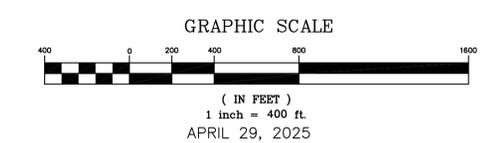
PLAT OF SURVEY For ROSS ROAD PROPERTY LLC

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOTS 1,5,6,7,8,9 TRACTS 12 AND 13.

PREPARED FOR:
ROSS ROAD PROPERTY LLC
7497 ROSS ROAD
MADISON, OHIO 44057

SYMBOL LEGEND	
	TELEPHONE PEDISTAL
	TRANSFORMER
	CURB INLET
	MANHOLE
	WATER VALVE
	FIRE HYDRANT
	YARD DRAIN
	POWER POLE
	LIGHT POLE
	LIGHT POWER POLE
	GAS MARKER
	CABLE TV BOX
	GUARD POST
	CATCH BASIN
	WATER VALVE
	CITY WIRE
	GAS VALVE
	MAIL BOX
	GAS VALVE
	CLEAN OUT

LEGEND	
•	ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ # 7193)
○	i.Pin Iron Pin
○	i.Pipe Iron Pipe
□	Mon. Monument
□	Fe Fence post
□	Mag Mag Nail Set
□	Fnd. Found
□	D. Deed
R/Rec	Record
M/Msd	Measured
O/Obs	Observed
C/Calc	Calculated
U.	Used
D.R.	Deed Record
O.R.	Official Record
C.L./C/L	Centerline
e/p	Edge of Pavement
p	Plat record information



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 ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED UPON TRUE NORTH USING THE ODOT CORRS 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.

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. #7193 Date 4-29-2025



PREPARED BY:
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RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
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PROPERTY DETAILS	REFERENCES USED
1 ROSS ROAD PROPERTY LLC DOC# 2024R02187 PPN 01-A-060-0-00-001-0 PARCEL NO. 2	1 DEEDS OF RECORD
2 ROSS ROAD PROPERTY LLC DOC# 2024R02187 PPN 01-A-060-0-00-008-0	2 COUNTY TAX MAPS
3 CLAY AND MELISSA M. NIELSON DOC# 2021R05444 PPN 01-A-060-0-00-007-0	3 MAP OF SURVEY FOR WILLIAM HENDRICK BY JAMES A. ZIEMBA 11/27/2002 (ASHTABULA COUNTY)
4 ROBERT G. AND MARY E. ROTH DOC# 1988R900909 PPN 01-A-056-0-00-008-0	4 MAP OF SURVEY FOR MICHAEL AND MARIANNE BRADY BY JAMES A. ZIEMBA 4/29/2005 (ASHTABULA COUNTY)
5 PETER PUGLIESE BK. 509 PG. 1807-1808 PPN 22-020-00-006-00	5 MAP OF SURVEY FOR ROGER AND JANE SIBELL BY JAMES A. ZIEMBA 3/09/2002 (ASHTABULA COUNTY)
6 EDWARD A. AND MARJORIE N. SHOOK PPN 01-A-056-0-00-006-0	6 LOT SPLIT/COMBINATION SURVEY FOR ANTHONY P. DEBEVEC BY JAMES A. PEZAR 1/1/2012 (LAKE COUNTY)
7 EDWARD A. AND MARJORIE N. SHOOK PPN 01-A-056-0-00-005-0	7 SHILLING ROAD ROAD ALIGNMENT RECORD (ASHTABULA COUNTY)
8 CLAY AND MELISSA M. NIELSON DOC# 2020R016150 PPN 01-A-060-0-00-002-0	1 NO TITLE COMMITMENT SUPPLIED
9 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-060-0-00-002-0	
10 ANTHONY P. DEBEVEC DOC# 2009R008976 PPN 01-A-059-0-00-003-0	
11 ANTHONY P. DEBEVEC DOC# 2018R019907 PPN 01-A-059-0-00-010-0	
12 SUZANNE BURK DOC# 2025R001741 PPN 01-A-058-0-00-002-0	
13 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-058-0-00-003-0	
14 P S & T J DOC# 2016R01901 PPN 01-A-058-0-00-005-0	
15 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-061-0-00-011-0	
16 ROSS ROAD PROPERTY LLC DOC# 2024R02187 PPN 01-A-061-0-00-004-0	
17 JAYSON M. FABIAN DOC# 2005R055609 PPN 01-A-061-0-00-001-0	
18 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-061-0-00-002-0	
19 ROSS RD PROPERTIES LLC DOC# 2020R016150 PPN 01-A-061-0-00-003-0	
20 ROSS ROAD PROPERTIES LLC DOC# 2020R016150 PPN 01-A-061-0-00-012-0	
21 ELIZABETH BASKIN TRUSTEE DOC# 2024R011335 PPN 01-A-061-0-00-013-0	
22 JOHN R. ROTH DOC# 98051233 PPN 01-A-061-0-00-007-0	
23 JOHN R. ROTH VOL. 1 PG. 220 PPN. 01-A-061-0-00-005-0	
24 PENNY A. SCOTT DOC# 2016R008674 PPN 01-A-061-0-00-015-0	
25 JOSEPH M. & MARY SULLENS DOC# 2019R022286 PPN 01-A-061-0-00-014-0	
26 DEBART LLC DOC# 2017R008600 PPN 01-A-061-0-00-010-0	
27 DEBART LLC DOC# 2017R008600 PPN 01-A-061-0-00-009-0	
28 DEBART LLC DOC# 2017R008600 PPN 01-A-061-0-00-008-0	
29 DEBART LLC DOC# 2017R008600 PPN 01-A-55-0-00-010-0	
30 DEBART LLC DOC# 2017R008600 PPN 01-A-055-0-00-003-0	
31 ESTHER R. BERIS DOC# 2015R005620 PPN 01-A-055-0-00-001-0	
32 7263 ROSS ROAD LLC DOC# 2021R006058 PPN 01-A-055-0-00-004-0	
33 BILLIE WILLIS & BOBBIE OWENS DOC# 2017R014293 PPN 01-A-055-0-00-009-0	
34 BOBBIE OWENS DOC# 2019R026367 PPN 01-A-055-0-00-013-0	
35 JOHN A. OWENS PPN 01-A-055-0-00-015-0	
36 BOBBIE OWENS DOC# 2019R026367 PPN 01-A-055-0-00-011-0	
37 MELISSA A. OWENS PPN 01-A-055-0-00-014-0 VOL. 97 PG. 933	
38 DAVID M. LENZ TRUSTEE DOC #2021R006057 PPN 01-A-055-0-00-005-0	
39 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-055-0-00-012-0	
40 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-055-0-00-002-0	
41 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-055-0-00-006-0	
42 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-055-0-00-007-0	
43 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-060-0-00-003-0	
44 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-060-0-00-004-0	
45 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-060-0-00-005-0	
46 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-056-0-00-001-0	
47 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-056-0-00-004-0	
48 ROSS ROAD PROPERTY LLC DOC# 2020R016150 PPN 01-A-055-0-00-008-0	
49 CLAY & MELISSA M. NIELSON DOC# 2003R046225 PPN 01-A-056-0-00-002-0	
50 EDWARD A. & MARJORIE N. SHOOK DOC# 1988R99947 PPN 01-A-056-0-00-007-0	
51 ERIC B. HAIBACH DOC # 2002R061631 PPN 01-A-059-0-00-003-0	
52 ANTHONY P. & BETHANY A. DEBEVEC TRUSTEE PPN 22-020-00-010-01	
53 DEBEVEC VINEYARDS LLC. DOC # 2009R008675 PPN 01-A-056-0-00-008-0	

LINE	LENGTH	BEARING
L1	106.93	N88°27'45"W
L2	416.54	S62°38'44"W
L3	23.97	S57°36'45"W
L4	60.48	N77°02'31"W
L5	154.59	S73°30'32"W
L6	205.84	S39°29'32"W
L7	233.15	S23°10'22"W
L8	180.77	S23°25'56"W
L9	170.00	S00°29'46"W
L10	180.00	S23°49'34"E
L11	234.16	S55°56'14"E
L12	107.70	S62°14'09"E
L13	186.26	S00°41'58"E
L14	326.26	N88°07'05"E
L15	330.00	N02°37'23"W
L16	99.00	N88°07'05"E
L17	330.00	S02°37'23"E
L18	934.38	N88°07'05"E
L19	22.00	N88°07'05"E
L20	18.02	N89°45'33"E
L21	496.74	S88°50'03"W
L22	22.00	N02°35'59"W
L23	20.00	N88°50'03"E
L24	18.00	N00°27'25"E
L25	516.49	N88°50'03"E
L26	465.10	S88°50'03"W
L27	932.21	S88°34'19"W
L28	498.67	N88°50'03"E
L29	99.00	N88°07'05"E

