

5/8" REBAR W/ I.D. CAP "BABCOCK" FD. & USED  
 N 89°24'11" E 249.94' OBS. & USED (REC. 250.00')  
 90°00'17" REC. & USED  
 5/8" REBAR W/ I.D. CAP "BABCOCK" FD. & USED

- LEGEND**
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
  - REBAR FOUND AS NOTED
  - ⊠ MONUMENT BOX FOUND AS NOTED
  - PIPE FOUND AS NOTED
  - STONE FOUND AS NOTED
  - CENTERLINE
  - R/W RIGHT-OF-WAY
  - CALC. CALCULATED DISTANCE OR ANGLE
  - OBS. OBSERVED DISTANCE OR ANGLE
  - REC. RECORD DISTANCE OR ANGLE
  - FD. FOUND
  - MON. MONUMENT
  - L.C.M.R. LAKE COUNTY MAP RECORDS
  - L.C.D.R. LAKE COUNTY DEED RECORDS

**LOT CONSOLIDATION**  
 FOR  
**3530 COUNTY LINE ROAD**  
 KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOTS 6 AND 11 IN PAINE TRACT, RANGE 6 WEST, TOWNSHIP 11 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE  
**TOWNSHIP OF MADISON**  
**COUNTY OF LAKE- STATE OF OHIO**

**McSteen**  
 LAND SURVEYORS  
 1415 East 286th Street Wickliffe, OH 44092  
 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

*Ronald W. Hinton*  
 RONALD W. HINTON  
 REG. PROF. SURV. No. 7917



Job No.: 24-267  
 Field Date: JANUARY 8, 2025  
 Survey Date: FEBRUARY 18, 2025  
 Drawn By: TEE & AJS

**SOUTH RIDGE ROAD**  
**STATE ROUTE 84 (60')**  
 LAKE COUNTY, O.L. 6  
 ASHTABULA COUNTY  
 1" REBAR IN MON. BOX FD. & USED  
 POINT OF COMMENCEMENT

**SOUTHERN STREET (40')**  
 5/8" REBAR W/ ILLEGIBLE ID CAP IN MON. BOX FD. & USED  
 1,098.07' E (1098.18' REC.)  
 614.73' CALC. & USED

S 0°36'06" E 455.34' REC. & USED

PPN 01-A-070-D-00-025-0  
 NORFOLK AND WESTERN RAILWAY COMPANY  
 INSTR. #1991R992698 L.C.D.R. (MERGER)  
 FAIRPORT, PAINESVILLE & EASTERN RAILROAD  
 VOLUME 142, PAGE 255 L.C.D.R.

PPN 01-A-070-D-00-016-0  
 NORFOLK AND WESTERN RAILWAY COMPANY  
 INSTR. #1991R992698 L.C.D.R. (MERGER)  
 FAIRPORT, PAINESVILLE & EASTERN RAILROAD  
 VOLUME 142, PAGE 255 L.C.D.R.

LAURA ROSECRANS AND PATRICK ROSECRANS  
 INSTR. #2020R008382 L.C.D.R.

PPN 01-A-071-B-00-017-0  
 LAURA A SCHULTZ  
 INSTR. #2004R057023 L.C.D.R.

665.86' CALC. & USED

N 83°21'23" E 1,145.40' CALC. & USED (1,145.75' REC.)

N 83°21'23" E 479.54' CALC. & USED

S 89°24'07" W 566.51' CALC. & USED (566.71' REC.)

PPN 01-A-070-B-00-021-0  
 JOHN FELLOWS & BONNIE FELLOWS  
 INSTR. #2004R027468 L.C.D.R.  
 1.334 ACRES CALC.  
 (0.071 ACRES CALC. WITHIN R/W)

**CONSOLIDATED PARCEL "A-1"**  
**8.138 ACRES CALC.**  
**(0.071 ACRES CALC. WITHIN R/W)**

S 89°24'25" W 565.55' CALC. & USED (563.88' REC.)

PPN 01-A-070-B-00-014-0  
 BONNIE G. CRAIG  
 INSTR. #200132509 L.C.D.R.

1" IRON PIPE FD.  
 4.45' EAST & USED FOR LINE

S 1°02'41" E 516.63' OBS. & USED (517.17' REC.)

SPLIT PARCEL "A"  
 6.804 ACRES CALC.

PPN 01-A-070-B-00-015-0  
 GEORGE CHORMANN  
 INSTR. #2005R031709 L.C.D.R.

**SURVEY REFERENCES**

- "MAP OF SURVEY FOR LAURA SCHULTZ" PERFORMED BY JAMES A. ZIEMBA, P.S. 7094, DATED MAY 25, 2004.
- "PLAT OF SURVEY FOR COTTAGE GARDENS" PERFORMED BY HARRY S. JONES, JR. P.S. 6343, ON BEHALF OF BABCOCK, JONES & ASSOCIATES INC., JOB NO. 02-016, DATED MARCH 12, 2002
- "LOT SPLIT FOR PETORIA PROPERTIES, INC." PERFORMED BY JAMES A. ZIEMBA, P.S. 7094, DATED NOVEMBER 10, 2004.
- LAKE COUNTY DEED RECORDS
- LAKE COUNTY TAX MAPS

NEW SPLIT LINE  
 N 0°32'07" W 565.98' CALC. & USED

PART OF PPN 01-A-072-0-00-012-0  
 POT-IN-THE-GROUND, LLC  
 A MICHIGAN LIMITED LIABILITY COMPANY  
 INSTR. #2002R015430 L.C.D.R.

5/8" REBAR W/ I.D. CAP "7094" FD. 1.68' EAST & USED FOR LINE

N 89°25'03" E  
 128.07' OBS. & USED  
 (127.10' REC.)

5/8" REBAR W/ I.D. CAP "BABCOCK" FD. & USED

PPN 01-A-070-B-00-023-0  
 GEORGE CHORMANN  
 INSTR. #2005R031710 L.C.D.R.

5/8" REBAR FD. 25.25' WEST OF C/L

PPN 01-A-072-0-00-001-0  
 ROBERT MICHAEL PASSAFUME  
 INSTR. #2022R006885 L.C.D.R.

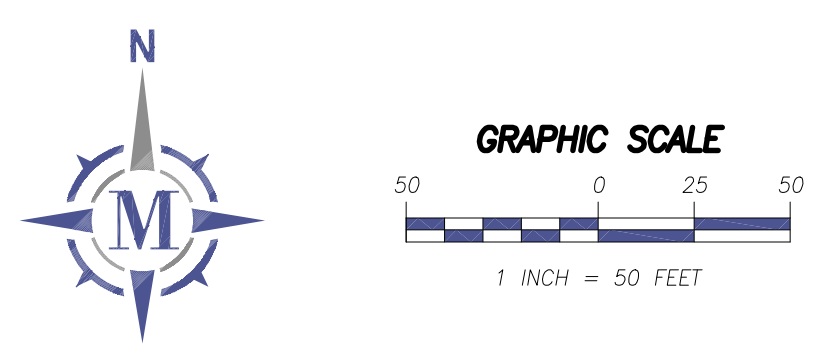
5/8" REBAR W/ I.D. CAP "BABCOCK" FD. & USED

S 0°35'57" E  
 100.00' REC. & USED

433.47' CALC. & USED (REC. 435.00')

NEW SPLIT LINE  
 S 89°25'03" W 609.59' CALC. & USED

5/8" REBAR W/ ILLEGIBLE ID CAP IN MON. BOX FD. & USED



**BASIS OF BEARING**

BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY LINE ROAD, OBSERVED AS SOUTH 0°30'37" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

**INTENT STATEMENT**

THE INTENT OF THIS SURVEY IS TO CONSOLIDATE PPN 01-A-070-B-00-021-0 A 1.334 ACRES PARCEL WITH A 6.804 ACRES SPLIT FROM PPN 01-A-072-0-00-012-0.