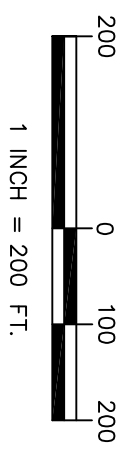


NORTH IS NEITHER TRUE
NOR MAGNETIC AND IS USED
TO DENOTE ANGLES ONLY

BASIS OF BEARING
CENTERLINE OF COUNTY LINE ROAD
60° R/W, SOUTH 00°57'58" EAST.

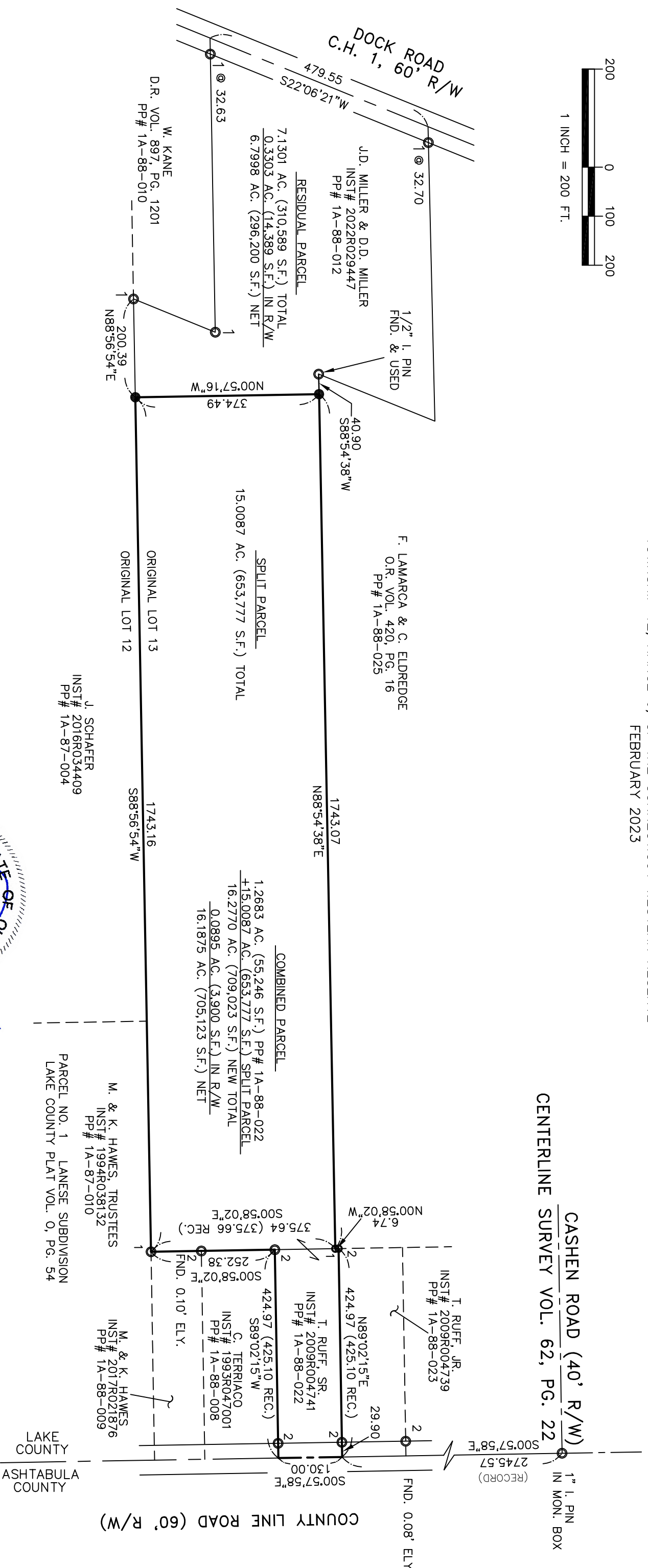


LOT SPLIT \ COMBINATION SURVEY

FOR
J.D. MILLER & D.D. MILLER

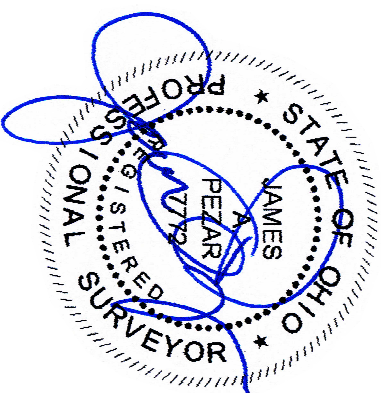
SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE,
STATE OF OHIO, AND BEING PART OF LOT 13, TRACT 1, IN
TOWNSHIP 12, RANGE 6, OF THE CONNECTICUT WESTERN RESERVE
FEBRUARY 2023

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.



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.

- 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
 - ⊙ - "KOSIE" CAPPED 5/8" IRON PIN FOUND & USED
 - ⊖ - 1/2" IRON PIPE FOUND & USED



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 #7772
DATE 3/29/2023

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