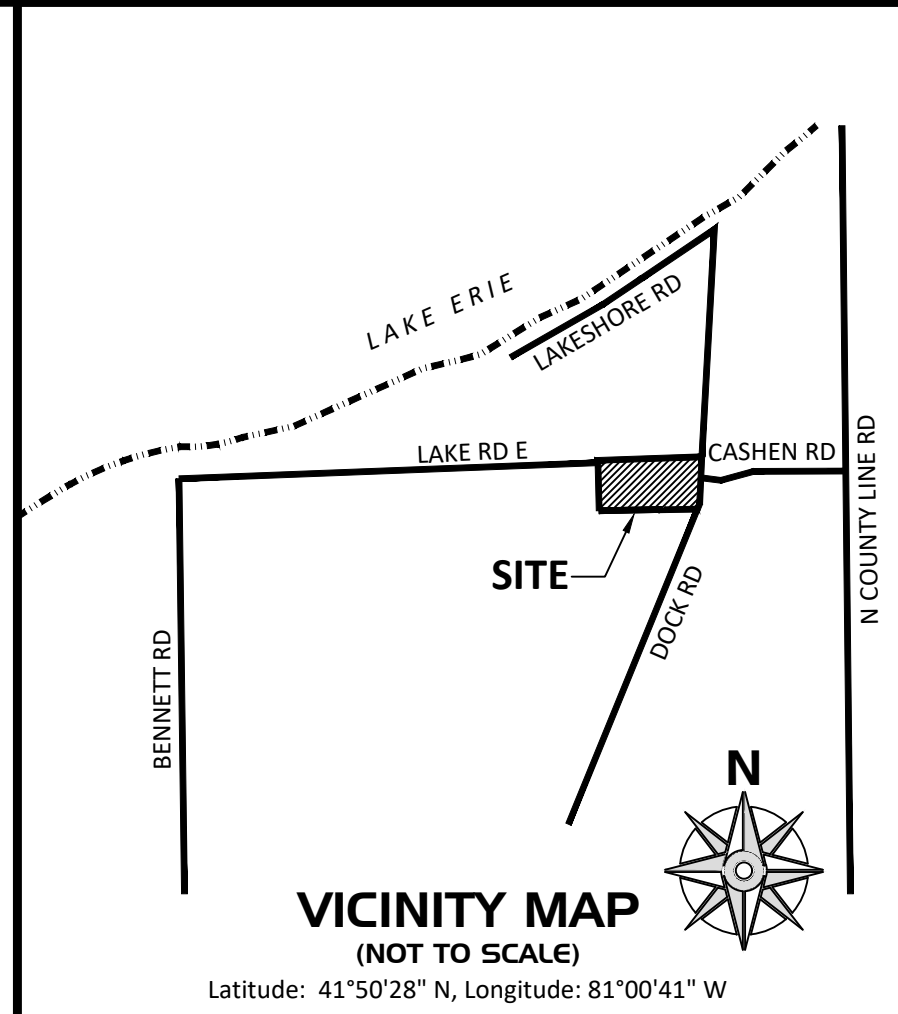
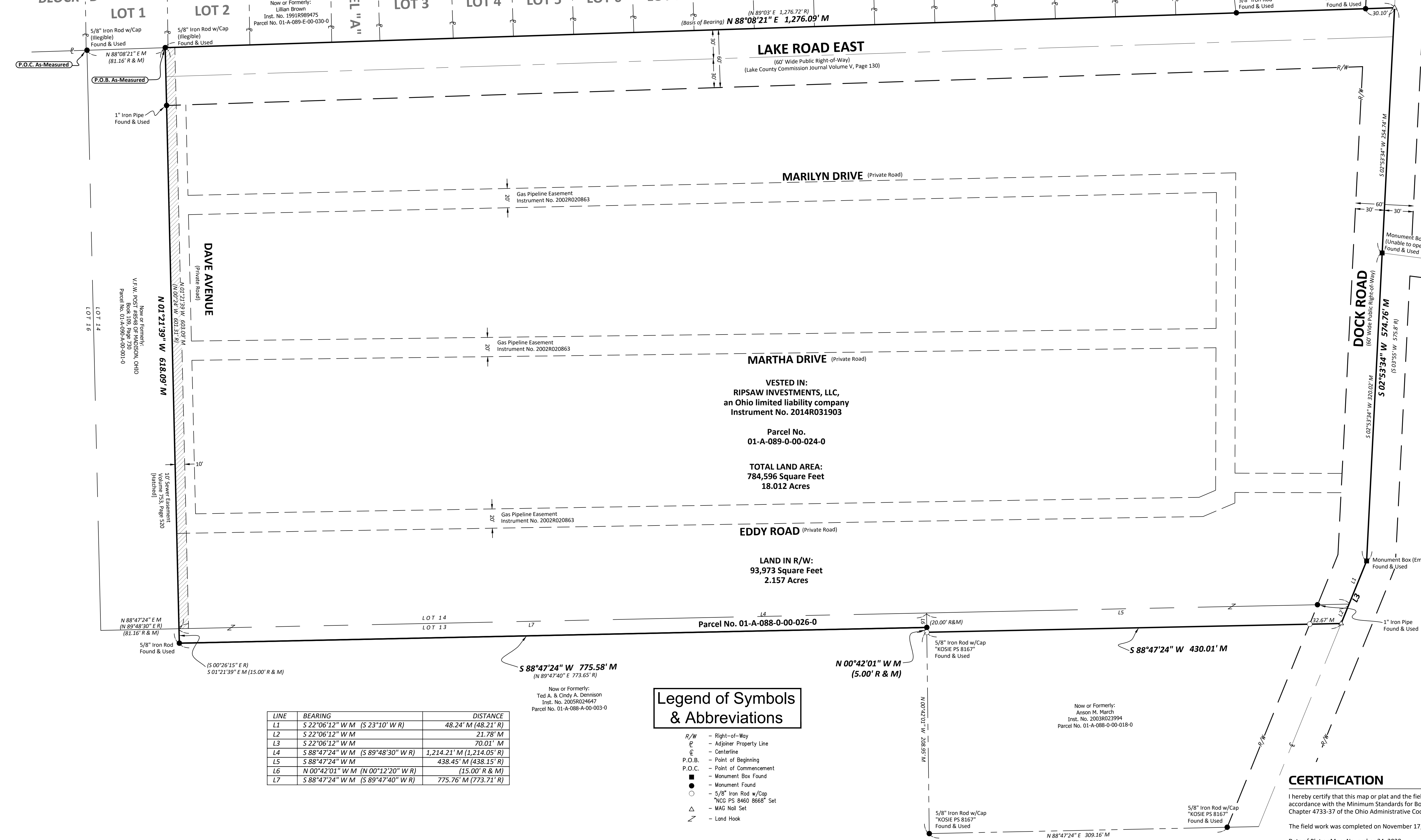


LAKE BREEZE PARK  
PLAT VOL. "D", PAGE 8  
BLOCK "B"

EUGENIA ESTATES  
PLAT VOL. "L", PAGE 45

PARCEL "B"



**LAKE ROAD EAST**  
(60' Wide Public Right-of-Way)  
(Lake County Commission Journal Volume V, Page 130)

**MARILYN DRIVE** (Private Road)

**MARTHA DRIVE** (Private Road)

VESTED IN:  
**RIPSAW INVESTMENTS, LLC,**  
an Ohio limited liability company  
Instrument No. 2014R031903

Parcel No.  
**01-A-089-0-00-024-0**

**TOTAL LAND AREA:**  
784,596 Square Feet  
18.012 Acres

**EDDY ROAD** (Private Road)

**LAND IN R/W:**  
93,973 Square Feet  
2.157 Acres

Parcel No. 01-A-088-0-00-026-0

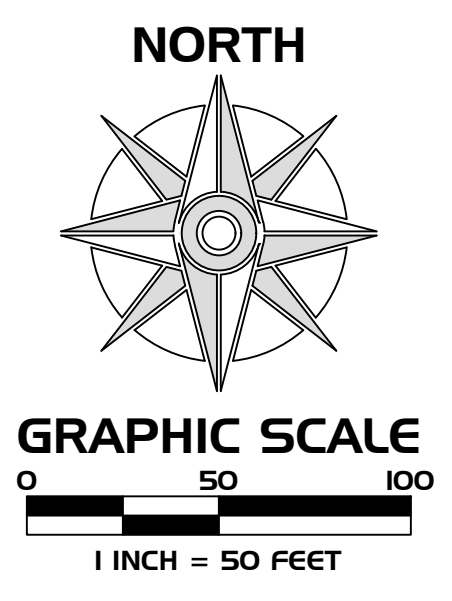
**CASHEN ROAD**  
(40' Wide Public Right-of-Way)  
(Lake County Commission Journal Volume 62, Page 22)

**DOCK ROAD**  
(60' Wide Public Right-of-Way)

LINE	BEARING	DISTANCE
L1	S 22°06'12" W M (S 23°10' W R)	48.24' M (48.21' R)
L2	S 22°06'12" W M	21.78' M
L3	S 22°06'12" W M	70.01' M
L4	S 88°47'24" W M (S 89°48'30" W R)	1,214.21' M (1,214.05' R)
L5	S 88°47'24" W M	438.45' M (438.15' R)
L6	N 00°42'01" W M (N 00°12'20" W R)	(15.00' R & M)
L7	S 88°47'24" W M (S 89°47'40" W R)	775.76' M (773.71' R)

**Legend of Symbols & Abbreviations**

- R/W - Right-of-Way
- AP - Adjoiner Property Line
- CL - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monument Box Found
- - Monument Found
- - 5/8" Iron Rod w/Cap
- △ - "KOSIE PS 8167"
- ▽ - "MAG Nail Set"
- ⋈ - Land Hook

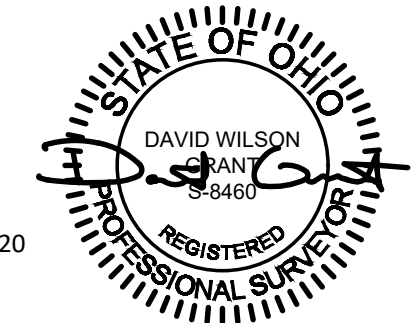


**CERTIFICATION**

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code.

The field work was completed on November 17, 2020.  
Date of Plat or Map: November 24, 2020

*David Grant*  
David W. Grant, PS  
Ohio Professional Surveyor No. 8460  
dgrant@northcoastgeo.com



**REFERENCE DOCUMENTS**

- Lake County Auditor's Office Geographic Information System and Tax Maps
- All Documents of record as shown

**BASIS OF BEARING**

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 0.9999279460226. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 88°08'21" East for the northerly line of the subject property, and a Northing of 795,958.87 and Easting of 2,373,572.88 (U.S. Survey Feet) for the 5/8-inch iron rod w/cap found at the northwest corner of the subject property.

**LOT CONSOLIDATION SURVEY**  
**SITUATED IN ORIGINAL TOWNSHIP LOT Nos. 13 & 14, TRACT I,**  
**TOWNSHIP OF MADISON, COUNTY OF LAKE, STATE OF OHIO**  
**COMBINE PARCEL Nos. 01-A-089-0-00-024-0 & 01-A-088-0-00-026-0**

**REVISION HISTORY**

DATE	COMMENT
2020-12-01	REVISIONS
2020-12-02	REVISIONS

**LOT CONSOLIDATION SURVEY**  
**PREPARED FOR:**

**MADISON ESTATES MHP**

**Madison Estates MHP**

**1200 & 1220 Dock Road**  
**City of Madison**  
**County of Lake**  
**State of Ohio**

**NORTH COAST GEOMATICS**  
Mapping & Surveying - northcoastgeo.com

173 Owasso Ave  
Fairlawn, OH 44333  
(614) 519-3611

Project No. NCG 2237  
Drafted by: DWG

SHEET  
OF

