

# BOUNDARY SURVEY

## FOR GERALDINE IMHOFF

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE, STATE OF OHIO, AND BEING PART OF  
TRACT 2, COWLES LOT, IN TOWNSHIP 12, RANGE 6, OF THE CONNECTICUT WESTERN RESERVE  
SEPTEMBER 2009



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

### BASIS FOR BEARINGS

CENTERLINE OF CHAPEL ROAD (50'),  
ASSUMED SOUTH 89°35'06" WEST.

### REFERENCE DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE  
LAKE COUNTY RECORDER'S OFFICE  
SURVEYS OF RECORD ON FILE AT THE  
LAKE COUNTY ENGINEER'S OFFICE

### LEGEND

- - IRON PIN OR PIPE FOUND AS NOTED
- O.R. - LAKE COUNTY OFFICIAL RECORD



CW ONE REALTY, LLC  
INST.# 2009R018275  
PP# 1B-97-19

GERALDINE IMHOFF  
INST.# 2007R024408  
PP# 1B-97-20

1.0758 AC. (46,863 S.F.) TOTAL  
0.0824 AC. (3,593 S.F.) IN R/W  
0.9934 AC. (43,271 S.F.) NET

J.J. BROTZMAN  
INST.# 2007R028231  
PP# 1B-97-31

HUBBARD ROAD, (60' R/W)

3/4" I.P.I.PE  
FND & USED  
IN MON. BOX

N84°20'08"E  
1522.17'

3/4" I.P.I.PE  
FND & USED  
● 24.96'

N89°35'06"E  
4.61'

S89°35'06"W  
143.85'

CHAPEL ROAD, (50' R/W)

1/2" I.P.I.PE  
FND & USED

158.07'

5/8" I.P.I.PE  
FND & USED  
● 20.70'

S01°07'40"E  
333.76' TO CL.

N00°26'13"W  
326.98' TO CL.

N86°49'08"E  
139.98'

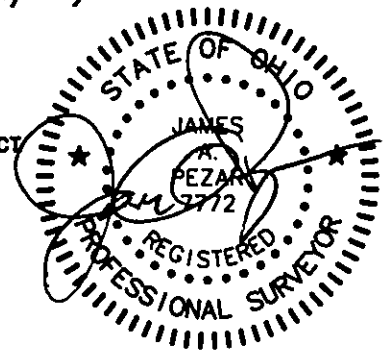
1/2" I.P.I.PE  
FND & USED

### 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

9-1-09  
DATE



### PREPARED BY:

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