SHEET / OF

NORTH MADISON LLC
1B-99-1

JEFFREY L. QUIRK
No. 2002R017327
1B-99-10

COR IN 24" ASH
S 0°47' W
10.00'
5/8" IP SET

S 88°52'12" E 1228.87' (OBS)
668.79'
5/8" IP FND
5/8" IP FND
24.40'

ELEANOR GERAK
VOL. 473 – PG. 274
1B-99-2

ORIGINAL – 11.1867 Ac.
SPLIT – 0.5841 Ac.
BALANCE – 10.6026 Ac.

MILDRED A. &
THOMAS M. SPICUZZA
VOL. 887 – PG. 671
1B-99-5

397.24' (OBS)
N 01°38'49" E 852.22' (OBS)
1229.90' (CALC)

5/8" IP SET
(10')
S 88°30'00" E 461.67'
5/8" IP SET
25.00'
EXIST POOL HSE
POOL AREA
0.5841 Ac.
S 01°30'00" W 400.00'
FENCE
5/8" IP SET
(5')
1" IRON PIPE FND
24.84'
53.31'

342.23'
N 1°30'00" E
BENNETT ROAD - 50'

TOTAL – 24.0276 Ac.
SPLIT "A" – 5.2913 Ac.
BALANCE – 18.7363 Ac.
R/W – 0.1964 Ac.
NET – 18.5399 Ac.

SPLIT "A" – 5.2913 Ac.
R/W – 0.2913 Ac.
NET – 5.0000 Ac.

EXIST HSE
EXIST BLDG
EXIST BLDG

ELEANOR GERAK
VOL. 473 – PG. 274
1B-99-3

ORIGINAL – 12.8409 Ac.
SPLIT – 4.7072 Ac.
BALANCE – 8.1337 Ac.

4.7072 Ac.

297.75' (OBS)
157.24' (OBS)
1230.65' (CALC)
S 01°32'28" E 421.83'
507.52'
239.68' (OBS)
154.53' (OBS)
1" IRON PIPE FND
24.98'

791.77'
N 88°59'04" W 1231.08' (OBS)
5/8" IP SET
439.31'
1" IRON PIPE FND
25.11'
1,796.90' (DEED & MSMD)

5/8" IP MONUMENT

NORTH RIDGE ROAD (S.R. 20) – 60'

JBS LIMITED PARTNERSHIP
No. 1996R027008
1B-99-4

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

Bearings are based upon the centerline of Bennett Road being North 1°30'00" East and are used to describe angles only.

HARRY J. JONES JR. 7864 REGISTERED PROFESSIONAL SURVEYOR STATE OF OHIO

7/24/06

REV NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISED PER L.C. ENGINEER	7-24-06	HJ	HJ

BABCOCK, JONES AND ASSOCIATES, INC
CIVIL ENGINEERS – SURVEYORS – LAND PLANNERS
PAINESVILLE OHIO 44077

DATE	7/18/06
DESIGN BY	H.J.
DRAWN BY	B.P.
APPROVED BY	H.J.
CREW CHIEF	W.B.

PLAT OF SURVEY
FOR
APRIL GOODWIN
ELY LOT – TRACT No. 2
2526 BENNETT ROAD (1B-99-2&3)
MADISON TOWNSHIP LAKE COUNTY STATE OF OHIO

SCALE	1"=50'
JOB NO	06-144
SHEET	1
OF	1