

# PLAT OF LOT SURVEY

OF  
1547 BENNETT ROAD  
TOWNSHIP OF MADISON  
PARCEL NO. 01-B-105-0-00-025-0

Situated in the Township of Madison, County of Lake, State of Ohio and known as being part of the Bolles Lot in said Township, Tract 2.

## OWNERS ACCEPTANCE

We the undersigned owners of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

*Patrick Horvath*  
Patrick Horvath

*Halle Horvath*  
Halle Horvath

## NOTARY

State of Ohio  
County of Lake

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at AINESVILLE, OHIO this 10th day of November, 2014.



*Neil J. Conway*  
Neil J. Conway  
Notary Public - State of Ohio  
My commission expires 11/10/2016

## APPROVALS

This Plat of Lot Split is accepted and approved by the Lake County Planning Commission of the Madison Township, Ohio this 10th day of November, 2014.

*David J. Barbarek*  
David J. Barbarek  
Lake County Planning Commission

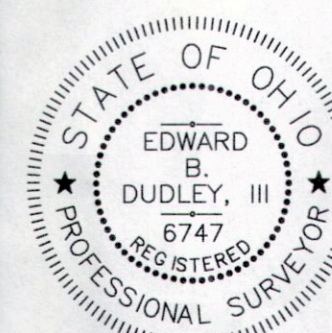
APPROVED BY LAKE COUNTY PLANNING COMMISSION  
No Plat Required under ORC 71.133  
Approved by *David J. Barbarek*  
Log No. 4989 Date: 11/10/2014

## CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

*Edward B. Dudley*  
Edward B. Dudley P.S. No. 6747  
October 7, 2014 Date

Note: ● All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"



## DRAWN BY

BDK, BS

## APPROVED

EBD PS NO. 6747

## RIVERSTONE

LAND SURVEYING - ENGINEERING - DESIGN  
2310 SUPERIOR AVENUE - SUITE 110  
CLEVELAND, OHIO 44114  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM

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## LINE TABLE

Line	Length	Bearing
L1	25.00'	N89°23'51"E
L2	25.00'	N89°23'51"E
L2	25.00'	N89°23'51"E
L4	25.00'	N89°18'05"E

## LOT AREA

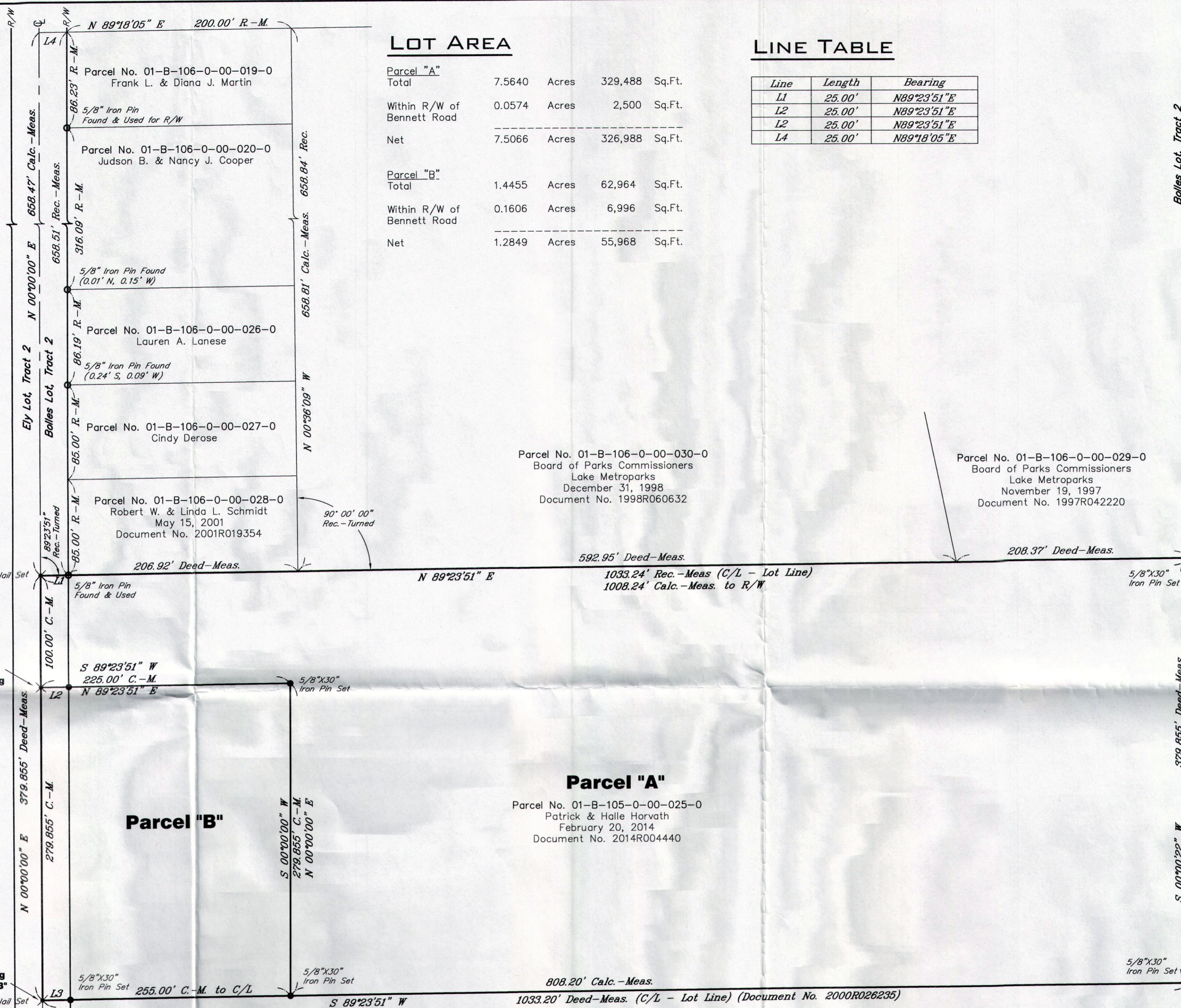
Parcel	Total	Acres	Sq.Ft.
Parcel "A"	7.5640	Acres	329,488
Within R/W of Bennett Road	0.0574	Acres	2,500
Net	7.5066	Acres	326,988
Parcel "B"	1.4455	Acres	62,964
Within R/W of Bennett Road	0.1606	Acres	6,996
Net	1.2849	Acres	55,968

## BASIS OF BEARINGS

The centerline of Bennett Road as North 00°00'00" East in land conveyed to Patrick & Halle Horvath by deed dated February 20, 2014 and recorded in Document No. 2014R004440 of Lake County Deed Records.

## NOTE

The intent is to split 1.4455 acres of land from Parcel No. 01-B-105-0-00-025-0 with a remaining of 7.5640 acres of land.



**BENNETT ROAD 50'**  
(COUNTY ROAD 5)  
(A PUBLIC RIGHT-OF-WAY)

## LEGEND

- = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8"x30" Iron Pin Set
- ⊙ = Drill Hole Set / Found
- ⊙ = P.K. Nail Set / Found
- ⊙ = Centerline
- ℙ = Property Line
- Adj. = Adjacent
- B.N. = Building Number
- Calc./C. = Calculated
- E. = East
- H.N. = House Number
- Meas./M. = Measured
- N. = North
- N/A = Not Available
- O.D.O.T. = Ohio Department of Transportation
- Obs. = Observed
- PARCEL = Permanent Parcel Number
- P/L = Property Line
- R/W = Right-of-Way
- Rec./R. = Record
- S. = South
- Sq.Ft. = Square Feet
- V/Vol. = Volume
- W. = West

## DEED OF RECORD

Land conveyed to Patrick & Halle Horvath by deed dated February 20, 2014 and recorded in Document No. 2014R004440 of Lake County Deed Records.

