

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF BURNS ROAD, OBSERVED AS SOUTH 1°18'43" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), MAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

LINE DATA

LINE	BEARING	DISTANCE
L1	N 2°49'28" W	47.01' CALC. & USED (41.36" REC.)
L2	N 2°51'14" W	46.35' CALC. & USED (41.20" REC.)
L3	S 1°18'43" E	37.95'
L4	N 89°25'53" W	25.02'
L5	N 89°25'53" W	25.02'

SURVEY REFERENCES

- "RESURVEY OF LANDS FOR PPN 01-B-111-0-00-025-0" PERFORMED BY TIMOTHY E. STOCKER, P.S. 7245 ON BEHALF OF CRABBS SURVEYING SERVICE, DATED APRIL 30, 2004.
- "BOUNDARY SURVEY FOR CIMACO PROPERTIES" PERFORMED BY ROBERT A. DORNER, P.S. 6943 ON BEHALF OF MCSTEEN LAND SURVEYORS JOB NO. 20-159, DATED OCTOBER 20, 2020.
- ODOT LAK/ATB-20-24.89/0.00, DATED MARCH 1994.
- CENTERLINE PLAT - LAK-20-24.99 VOL. 69, PG. 28.
- LAKE COUNTY ROAD RECORDS VOLUME A, PAGE 240 VOLUME A, PAGE 299 VOLUME A, PAGE 390
- LAKE COUNTY DEED RECORDS
- LAKE COUNTY TAX MAPS

INTENT STATEMENT

THE INTENT OF THIS LOT SPLIT SURVEY IS TO SPLIT PPN 01-B-111-0-00-008-0 INTO A NEW 10.007 ACRE PARCEL AND A NEW 3.084 ACRE PARCEL.

LOT SPLIT SURVEY
FOR
6214 NORTH RIDGE ROAD
KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOT 9, TRACT 3, RANGE 6 WEST, TOWNSHIP 12 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE
TOWNSHIP OF MADISON
COUNTY OF LAKE - STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

Ronald W. Hinton
RONALD W. HINTON REG. PROF. SURV. No. 7917
Job No.: S25-00245
Field Date: JANUARY 05, 2026
Survey Date: JANUARY 22, 2026
Drawn By: JEC

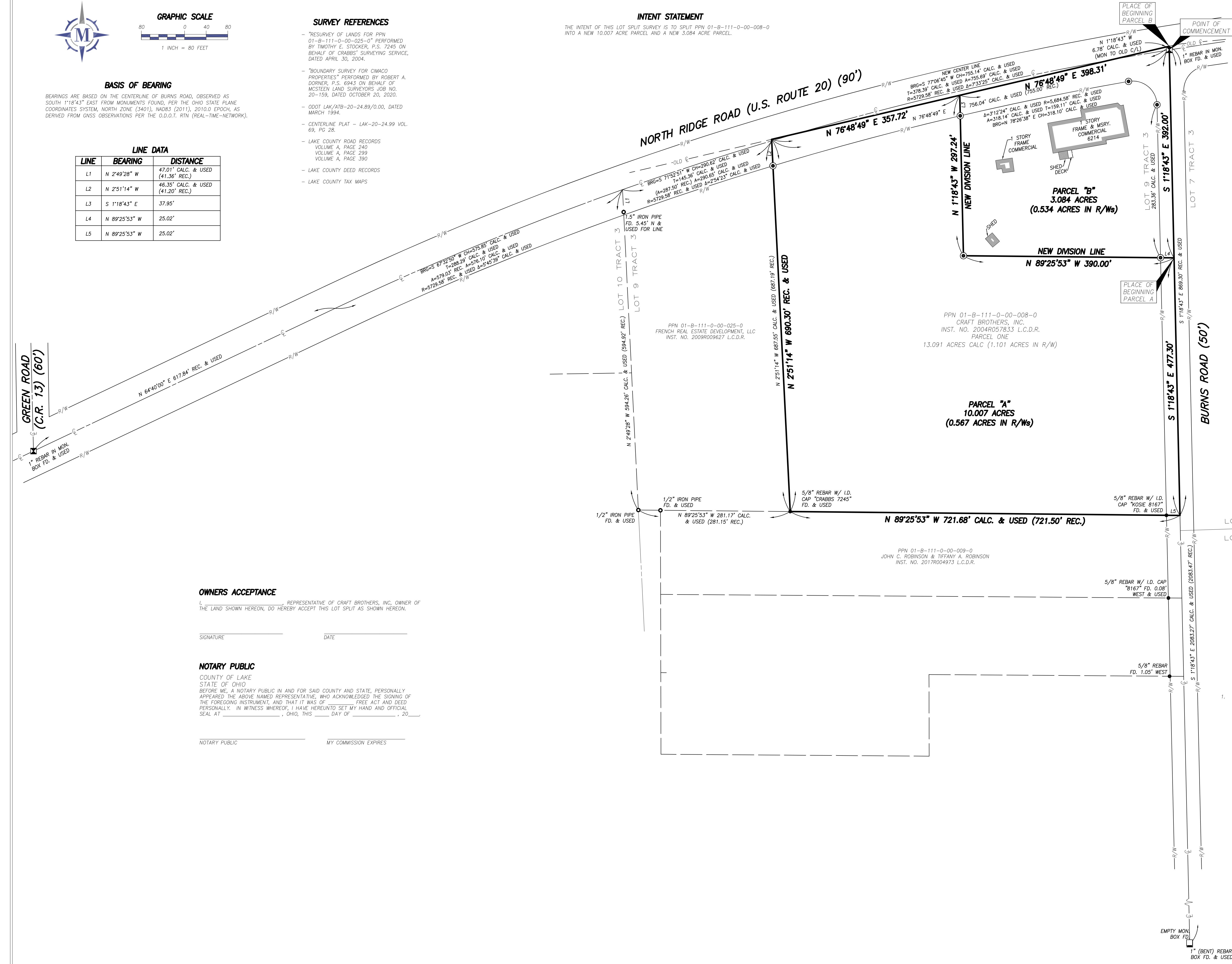
LEGEND

- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ☒ MONUMENT BOX FOUND AS NOTED
- EMPTY MONUMENT BOX FOUND
- PIPE FOUND AS NOTED
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS

MISCELLANEOUS NOTES

1. AT THE TIME OF THE FIELD SURVEY, SNOW AND ICE COVERED AREAS OF THE SURVEYED PREMISES. SOME LOCATIONS MAY NOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED AT THE TIME OF THE FIELD SURVEY.

GREEN ROAD (C.R. 13) (60')



OWNERS ACCEPTANCE

I, _____ REPRESENTATIVE OF CRAFT BROTHERS, INC. OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE _____ DATE _____

NOTARY PUBLIC

COUNTY OF LAKE
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF _____ FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____