

PLAT OF CONSOLIDATION

OF
1561 REDBIRD ROAD
PARCEL NO. 01-B-115-K-00-008-0
TOWNSHIP OF MADISON, OHIO

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

Shannon D. Callahan

NOTARY

State of _____ }
County of _____ }

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 _____, this _____ day of _____, 2017.

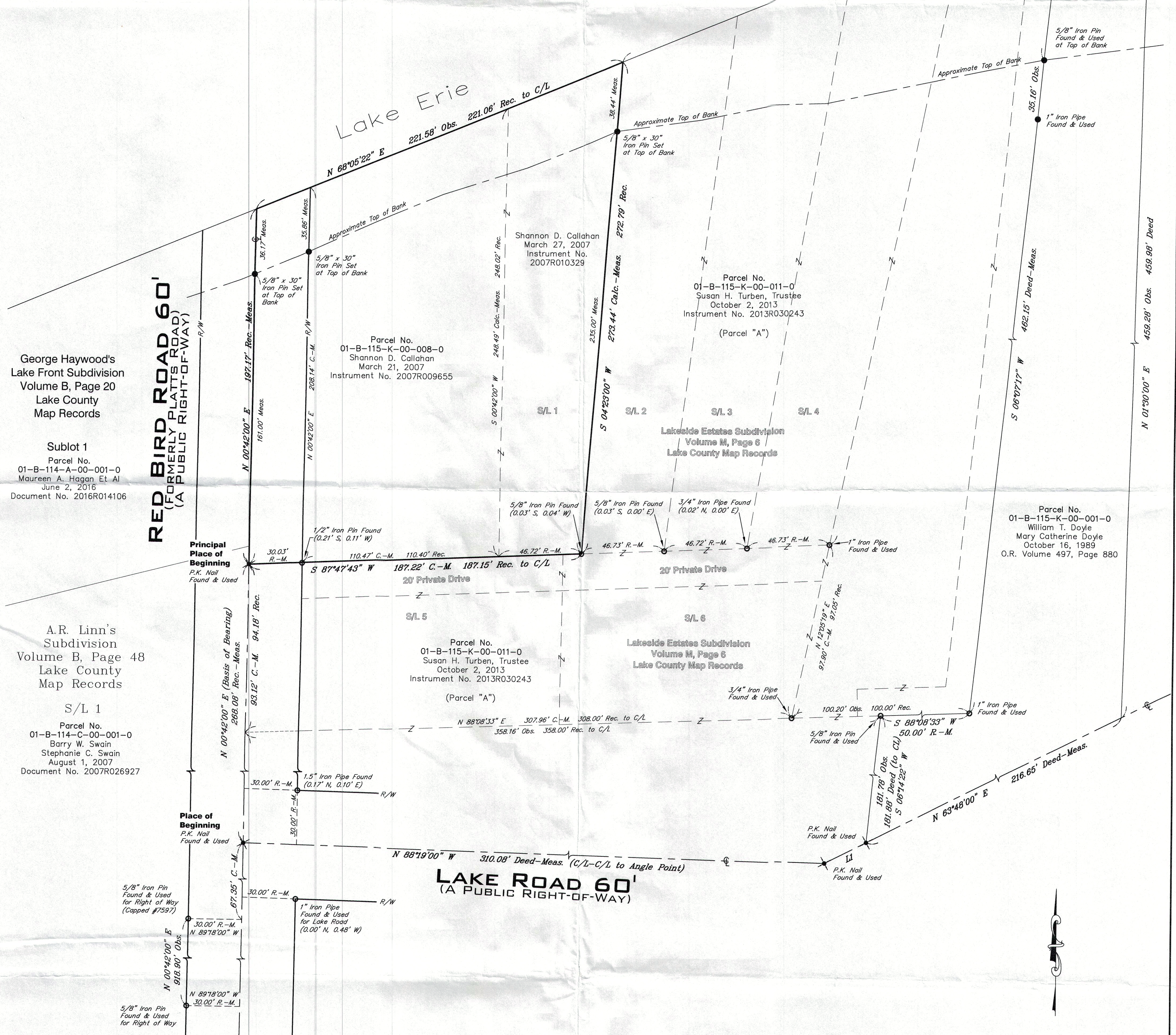
Notary Public

My commission expires _____

Situated in the Township of Madison, County of Lake and State of Ohio and known as being all of Sublot No. 1 in the Lakeside Estates Subdivision as shown by the plat recorded in Volume M, Page 6 of Lake County Map Records and being part of the Original Madison Township Lot No. 3, Tract No. 3.

LAND AREA

Total	1.0466 Acres	45,593 Sq.Ft.
Within R/W of Red Bird Road	0.1395 Acres	6,079 Sq.Ft.
Net	0.9071 Acres	39,514 Sq.Ft.



George Haywood's
Lake Front Subdivision
Volume B, Page 20
Lake County
Map Records

Sublot 1
Parcel No.
01-B-114-A-00-001-0
Maureen A. Hogan Et Al
June 2, 2016
Document No. 2016R014106

A.R. Linn's
Subdivision
Volume B, Page 48
Lake County
Map Records

S/L 1
Parcel No.
01-B-114-C-00-001-0
Barry W. Swain
Stephanie C. Swain
August 1, 2007
Document No. 2007R026927

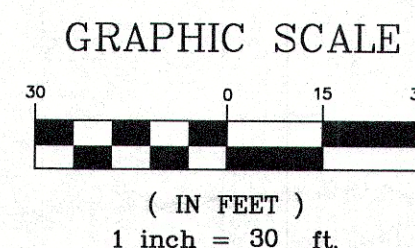
BASIS OF BEARINGS

The centerline of Red Bird Road as North 00°42'00" East in the Lakeside Estates Subdivision as shown on the plat recorded in Volume M, Pages 6 of Lake County Map Records.

LEGEND

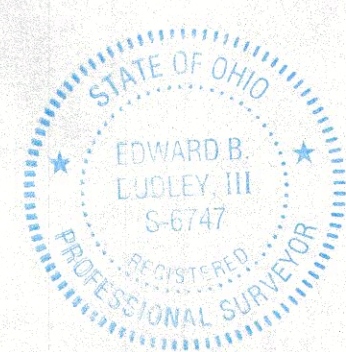
<ul style="list-style-type: none"> Monument Box Found Iron Pin or Pipe Found 5/8" Iron Pin Set Drill Hole Set / Found P.K. Nail Set / Found 	<ul style="list-style-type: none"> Centerline Property Line 	<ul style="list-style-type: none"> Calc./C. Lake County Map Records Conc. Concrete C.L.F. Chain Link Fence E. East H.N. House Number Inst. Instrument Meas./M. Measured N. North O.L. Original Lot Obs. Observed O.R. Official Record P.O.B. Place of Beginning 	<ul style="list-style-type: none"> P.P.O.B. Principal Place of Beginning Filed of Recorded Page Residence Right-of-Way Record Sublot Sq.Ft. Square Feet Story South Vol. Volume West
--	---	---	--

Intent of this Survey is to consolidate all of the property owned by Shannon D. Callahan



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 P.S. No. 6747 Date June 2, 2017

NOTE

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747" and/or drill hole to be set after demolition and improvements are completed.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM