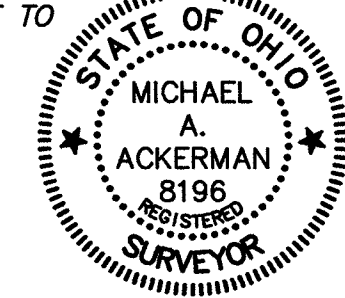


DATE	REVISIONS	BY
1/11/21	UPDATE PER REVIEW	M.A.

**PLAT OF LOT SPLIT MADE FOR AND AT THE INSTANCE OF PHILO T. PHOTON, LLC AND ZAREMBA PROGRAM DEVELOPMENT, LLC**

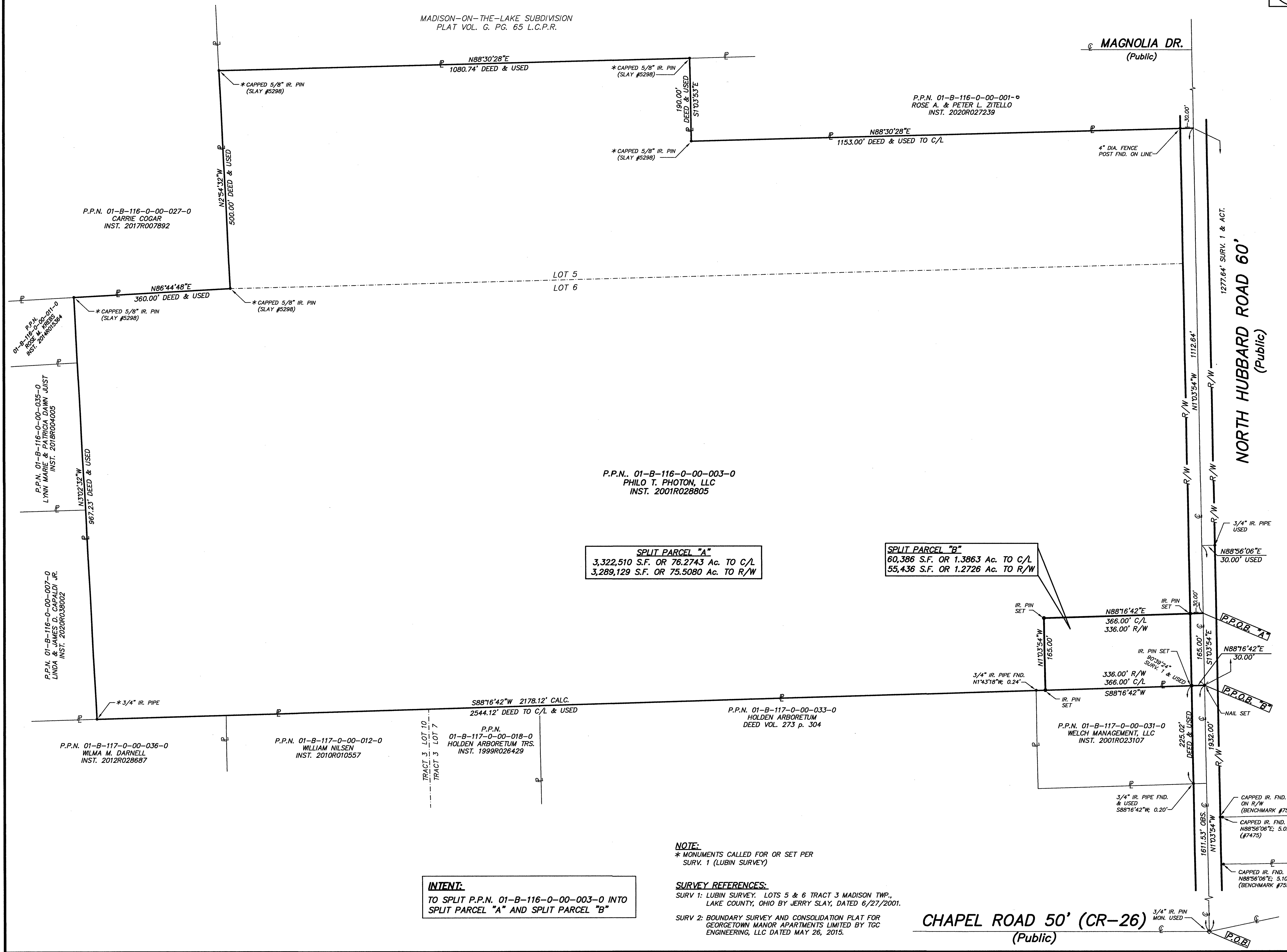
BEING PART OF LOT 6, TRACT 3 NOW IN THE TOWNSHIP OF MADISON LAKE COUNTY, OHIO

THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET BY THE OHIO REVISED CODES SECTION No. 4733-37. BEARINGS ARE REFERENCED TO OBSERVATIONS MADE WITH OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM ON JUNE 16, 2020, AND ARE USED 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



*Michael A. Ackerman* 1/11/2021  
MICHAEL A. ACKERMAN  
REGISTERED SURVEYOR NO. 8196

**BASIS OF BEARING:**  
BEARINGS ARE REFERENCED TO OBSERVATIONS MADE WITH OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM ON JUNE 16, 2020.



P.P.N. 01-B-116-0-00-003-0  
PHILO T. PHOTON, LLC  
INST. 2001R028805

**SPLIT PARCEL "A"**  
3,322,510 S.F. OR 76.2743 Ac. TO C/L  
3,289,129 S.F. OR 75.5080 Ac. TO R/W

**SPLIT PARCEL "B"**  
60,386 S.F. OR 1.3863 Ac. TO C/L  
55,436 S.F. OR 1.2726 Ac. TO R/W

**NOTE:**  
\* MONUMENTS CALLED FOR OR SET PER SURV. 1 (LUBIN SURVEY)

**SURVEY REFERENCES:**  
SURV 1: LUBIN SURVEY, LOTS 5 & 6 TRACT 3 MADISON TWP., LAKE COUNTY, OHIO BY JERRY SLAY, DATED 6/27/2001.  
SURV 2: BOUNDARY SURVEY AND CONSOLIDATION PLAT FOR GEORGETOWN MANOR APARTMENTS LIMITED BY TGC ENGINEERING, LLC DATED MAY 26, 2015.

**INTENT:**  
TO SPLIT P.P.N. 01-B-116-0-00-003-0 INTO SPLIT PARCEL "A" AND SPLIT PARCEL "B"

**CHAPEL ROAD 50' (CR-26)**  
(Public)

**DONALD G. BOHNING & ASSOCIATES, INC.**  
CIVIL ENGINEERING & SURVEYING  
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE 1"=100'	DRN M.D.	CHK. M.A.	DATE JUNE 2020	1
GR. SCALE 1"=50'	FILE NO. 510100SV	ORDER NO. 5101		1