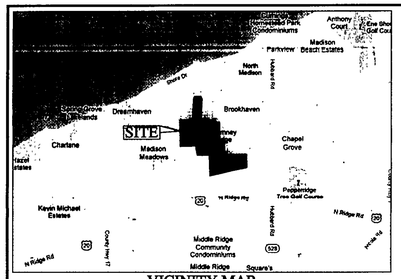
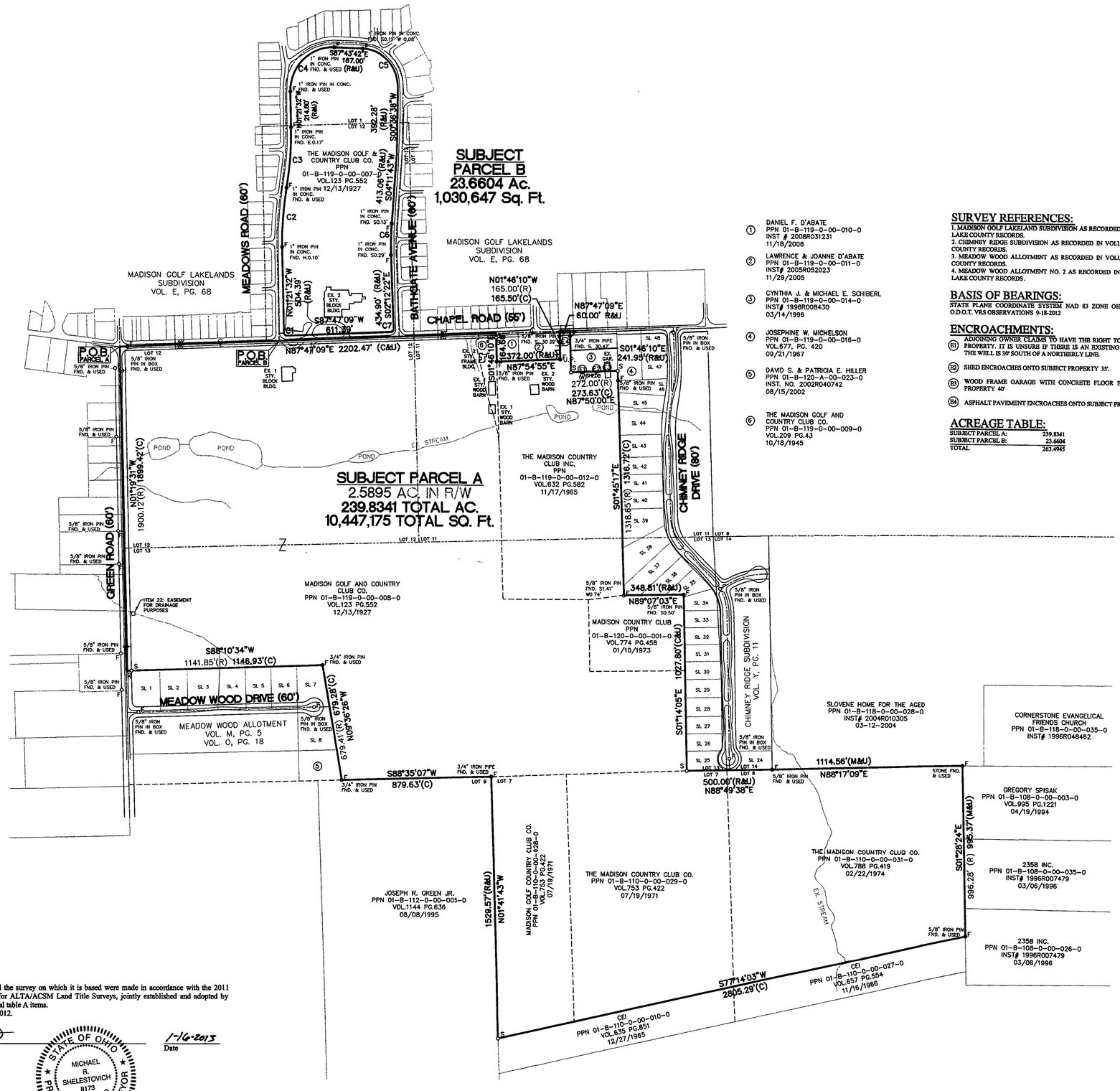



VICINITY MAP
(NOT TO SCALE)

## LEGEND

| | |
|---|---|
| ——// —— | EXISTING FENCE |
| ——— ——— ——— | EXIST. STORM SEWER |
| ○ | EXIST. MANHOLE |
| □ ○ | EXIST. CATCH BASIN/INLET |
| ——— ——— | EXIST. SANITARY SEWER |
| ○C.O. | EXIST. CLEANOUT |
| ——— | EXIST. WATER MAIN |
| ⊳ | EXIST. HYDRANT |
| ——×—— | EXIST. SHUTOFF OR CURB BOX |
| ——+—— | EXIST. GATE VALVE IN BOX |
| ——○∿∿○—— | EXIST. OVERHEAD ELECTRIC |
| ——∿∿—— | EXIST. UNDERGROUND ELECTRIC |
| ☼ | EXIST. LIGHT POLE |
| ○U.P. | EXIST. UTILITY POLE |
| ⟵ | GUY WIRE |
| [e] (E) | EXIST. ELEC. BOX /METER |
| ——+—— | EXIST. UNDERGROUND TELEPHONE |
| ——·——·—— | EXIST. GAS |
| □9 | EXIST. GAS RISER |
| □t | EXIST. TELEPHONE RISER |
| ⊕ MW | EXIST. MONITOR WELL |
| | EXIST. CURB AND GUTTER |
| (B) | EXIST. BOLLARD |
| | EXIST. SIGN |
| (G) | GAS VALVE |
| (G) | GAS METER |
| (W) | WATER METER |
| ○F | FOUND MONUMENT AS NOTED |
| ○S | SET 5/8" IRON PIN |
| REC. | RECORD |
| MEAS. | MEASURED |
| CALC. | CALCULATED |
| VLO. | VOLUME |
| PG. | PAGE |
| PPN | PERMANENT PARCEL NUMBER |




| | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 90°51'18" | 15.00' | 23.79' | 21.37' | S46°47'12"E |
| C2 | 11°00'55" | 1860.00' | 346.05' | 345.52' | N04°08'55"E |
| C3 | 11°00'55" | 1860.00' | 357.59' | 357.04' | N04°08'55"E |
| C4 | 93°37'47" | 245.00' | 400.37' | 357.28' | N45°27'21"E |
| C5 | 89°20'18" | 215.00' | 331.49' | 299.62' | S43°33'33"E |
| C6 | 06°24'05" | 1639.42' | 183.16' | 183.07' | S00°59'40"W |
| C7 | 89°59'32" | 15.00' | 23.56' | 21.21' | S42°47'23"W |

1. DANIEL F. D'ABATE
PPN 01-B-119-0-00-010-0
INST # 200R031231
11/18/2008

2. LAWRENCE & JOANNE D'ABATE
PPN 01-B-119-0-00-011-0
INST# 2005R052023
11/29/2005

3. CYNTHIA J. & MICHAEL E. SCHIBERL
PPN 01-B-119-0-00-014-0
INST# 1996R008430
03/14/1996

4. JOSEPHINE W. MICHELSON
PPN 01-B-119-0-00-016-0
VOL.677, PG. 420
09/21/1967

5. DAVID S. & PATRICIA E. HILLER
PPN 01-B-120-A-00-023-0
INST. NO. 2002R040742
08/15/2002

6. THE MADISON GOLF AND COUNTRY CLUB CO.
PPN 01-B-119-0-00-009-0
VOL.209 PG.43
10/18/1945

## SURVEY REFERENCES:

1. MADISON GOLF LAKELAND SUBDIVISION AS RECORDED IN VOLUME E, PAGE 6 OF THE LAKE COUNTY RECORDS.
2. CHIMNEY RIDGE SUBDIVISION AS RECORDED IN VOLUME Y, PAGE 11 OF THE LAKE COUNTY RECORDS.
3. MEADOW WOOD ALLOTMENT AS RECORDED IN VOLUME M, PAGE 5 OF THE LAKE COUNTY RECORDS.
4. MEADOW WOOD ALLOTMENT NO. 2 AS RECORDED IN VOLUME O, PAGE 18 OF THE LAKE COUNTY RECORDS.

## BASIS OF BEARINGS:

STATE PLANE COORDINATE SYSTEM NAD 83 ZONE OHIO NORTH ESTABLISHED BY O.D.O.T. VRS OBSERVATIONS 9-18-2012

## ENCROACHMENTS:

(E1) ADJOINING OWNER CLAIMS TO HAVE THE RIGHT TO USE THE WELL ON SUBJECT PROPERTY. IT IS UNSURE IF THERE IS AN EXISTING CONNECTION TO THE WELL. THE WELL IS 30' SOUTH OF A NORTHERLY LINE.

(E2) SHED ENCROACHES ONTO SUBJECT PROPERTY 35'.

(E3) WOOD FRAME GARAGE WITH CONCRETE FLOOR ENCROACHER ONTO SUBJECT PROPERTY 40'

(E4) ASPHALT PAVEMENT ENCROACHES ONTO SUBJECT PROPERTY 17'

## ACREAGE TABLE:

| | |
|---|---|
| SUBJECT PARCEL A: | 239.8341 |
| SUBJECT PARCEL B: | 23.6604 |
| TOTAL | 263.4945 |

## CERTIFICATION:

To: FirstMerit Bank
Stewart Title Guaranty Company
Chartwell Group, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no additional table A items.
The field work was completed on 9-18-2012.
Date of Plat or Map: 9-21-2012.

Michael R. Shelestovich
Professional Surveyor No. 8173
ATWELL, LLC
30575 Bainbridge Road Suite 180
Solon, Ohio 44139

STATE OF OHIO · MICHAEL R. SHELESTOVICH · 8173 · REGISTERED PROFESSIONAL SURVEYOR

1-16-2013
Date

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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# ALTA/ACSM LAND TITLE SURVEY

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30575 BAINBRIDGE RD. SUITE 180
SOLON, OHIO 44139
440 349 2000

ORIGINAL MADISON TOWNSHIP LOTS: 6,7,9,11,12&13, TRACT 3
TOWNSHIP OF MADISON
COUNTY OF LAKE, STATE OF OHIO

CLIENT: FIRSTMERIT BANK

MADISON COUNTRY CLUB
263.4945 ACRES OF LAND
ALTA/ACSM LAND TITLE SURVEY

DATE 09-18-2012
2013-01-16 CEN COUNTY COMMENTS

REVISIONS

ATWELL

SCALE 0 150 300
1" = 300 FEET
DR. MRS | CH. ALM
P.M. M.KOENIG
BOOK N/A
CAD FILE: 12001580SU-01
JOB 12001580
FILE CODE: SU-01
SHEET NO. 1 OF 2