COMBINATION/LOT SPLIT FOR NEAL AND MARGARET FRANZ 6517 FAY ROAD PART OF LOT NO.15, TRACT 1 IN THE TOWNSHIP OF CONCORD COUNTY OF LAKE, STATE OF OHIO ORIGINAL DEED VOLUME 134, PAGE 1188 AND ORIGINAL DOCUMENT NO. 200004792 JANUARY 5TH, 2001

C/L LEDGE LAKE COURT (RIO GRANDE ESTATES VOL V, PAGE 15-2)

1" IP MON FND & USED

1" IP MON FND & USED

264.23'(OBS.) 264.34'(PLAT) N02°56'10"E

S20°13'58"W 80.28'

N89°47'10"W 112.00'

STATE ROUTE 86 60'

3/4" IPo FND & USED

208.72'(OBS.) 209.00'(PLAT) R/W

5/8" IP FND & USED

ONDRICK SUBDIVISION VOLUME L, PAGE 106

S/L 5

S/L 6

S/L 7

S02°15'58"W 305.81'(OBS.) 305.74'

1" IPo FND & USED

106.55'(OBS.) 106.45'(PLAT)

S89°54'19"E

1 1/2" IPo FND & USED

S10°14'25"W 279.99'

IP SET (TOP OF BANK)

IP SET

S89°09'19"E 290.56'

229.41'

IP SET

S64°35'22"E 97.70'

IP SET

64.71'

131.17

IP SET

S79°45'35"E 66.46

IP SET

S66°41'16"E 150.33

IP SET

S60°04'37"E TOP OF HIGH BANK 186.70'

IP SET

S33°07'14"E 68.62'

IP CAPPED "BABCOCK-JONES" FND & USED

S33°05'08"E 1327.34'(OBS.)

1/2" IP FND & USED

S27°31'27"E 275.63'(OBS.)

1/2" IP FND & USED

S27°27'39"E 21.23'

TOP OF HIGH BANK

2" IPo FND & USED

N70°01'10"W 1209.64'(DEED & USED) 1012.39'(OBS.)

2" IPo FND & USED

N70°01'10"W

284.91'

IP SET

S01°19'41"E 192.58'

IP SET

S01°19'41"E 148.57'

IP SET (TOP OF BANK)

N01°51'02"E 69.97'

S 88°40'19"W 170.57'

N01°19'41"W 148.57'

IP SET

68.60'

IP SET

N85°37'16"W

EX GAS WELL

EX 20' GRAVEL DRIVE

EX HOUSE

C/L BIG CREEK

548.89'

232.57'

N24°43'04"E 199.27'

116.32'

139.18'

C/L

R/W

R/W

20.00'

142.55'

153.31'

42.94'(OBS.) 21.47'

2" IPo FND & USED

40.00' DRIVE ENCROACHMENT

EX. GRAVEL DRIVE

SPLIT

2.28563 ACRES (INCLUDING FAY ROAD R/W) 99,562 sq ft

2.06912 ACRES (EXCLUDING FAY ROAD R/W) 90,131 sq ft

REMAINDER

10.54957 ACRES (INCLUDING FAY ROAD R/W) 459,539 SQ FT

10.33306 ACRES (EXCLUDING FAY ROAD R/W) 450,108 SQ FT

RONALD & MINERVA KUCERA VOLUME 245, PAGE 629 PP# 8A-11-00-18

FRITZ & LYNN VOLKE VOLUME 623, PAGE 642 PP# 8A-11-00-19

MICHAEL & KATHLEEN HANES VOLUME 162, PAGE 1230 PP# 8A-11-00-26

PATRICK & CIERI D'ARCY VOL. 654, PAGE 452 PP# 8A-11-01-21

NEAL AND MARGARET FRANZ, TR DOC # 200004792 PP# 8A-011B-00-001

NEAL AND MARGARET FRANZ VOLUME 134, PAGE 1188 PP# 8A-011B-00-005

ROMEO PRIORESCHI VOLUME 218, PAGE 1095 PP# 8A-011B-00-006

THEODORE & JUDITH LATZ VOL. 131, PAGE 867 PP# 8A-011-00-022

I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

STATE OF OHIO RALPH GROMLEY 7431 REGISTERED SURVEYOR

RALPH W GROMLEY
REG SURVEYOR #7431

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY

IRON PINS SET ARE 5/8"x30" REBAR CAPPED #7431

REFERENCES
LAKE COUNTY DEED AND OFFICIAL RECORDS

ONDRICK SUBDIVISION
PLAT VOLUME L, PAGE 106

RIO GRANDE ESTATES
PLAT VOLUME V, PAGE 15-2

NO	DATE	DESCRIPTION	BY

5794 HEISLEY ROAD MENTOR OHIO 44060
440-639-9950
FAX 639-9790
AZTECH
ENGINEERING and SURVEYING
Civil Engineering Land Surveying

HORIZ SCALE 1" = 50'	VERT SCALE	DATE 1/05/2001	
DRAWN BY KRK		DRAWING NO	
CHECKED BY RWG		SHEET 1 OF 1	
JOB NO 100984			