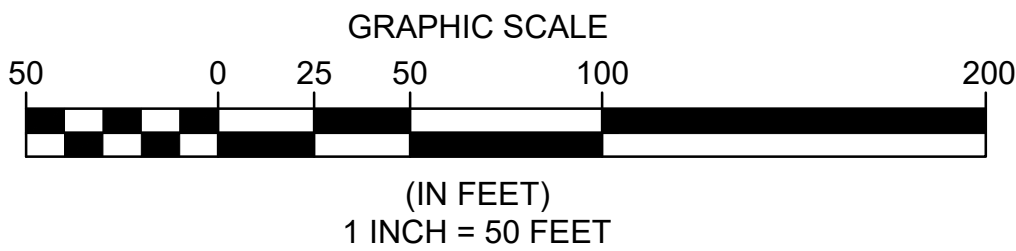


MAP OF LOT SPLIT AND CONSOLIDATION

SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE, AND STATE OF OHIO, BEING PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 30, TRACT 1, KNOWN AS BEING A COMBINATION OF PART OF PPN 11-A-024-0-00-015-0 OF LAND CONVEYED TO REBECCA M. BREGAR AND FREDERICK C. GALLOWAY, JR. BY DEED RECORDED AS DOCUMENT NUMBER 2026R018045 COMBINED WITH LAND CONVEYED TO NATHAN RETTGER BY DOCUMENT NUMBER 2025R014226 OF LAKE COUNTY RECORDS (PPN 11-A-024-0-00-016-0) AUGUST 14, 2026
SCALE 1 INCH = 50 FEET



BASIS OF BEARINGS
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "MPS 8169".

BOUNDARY SURVEY LEGEND

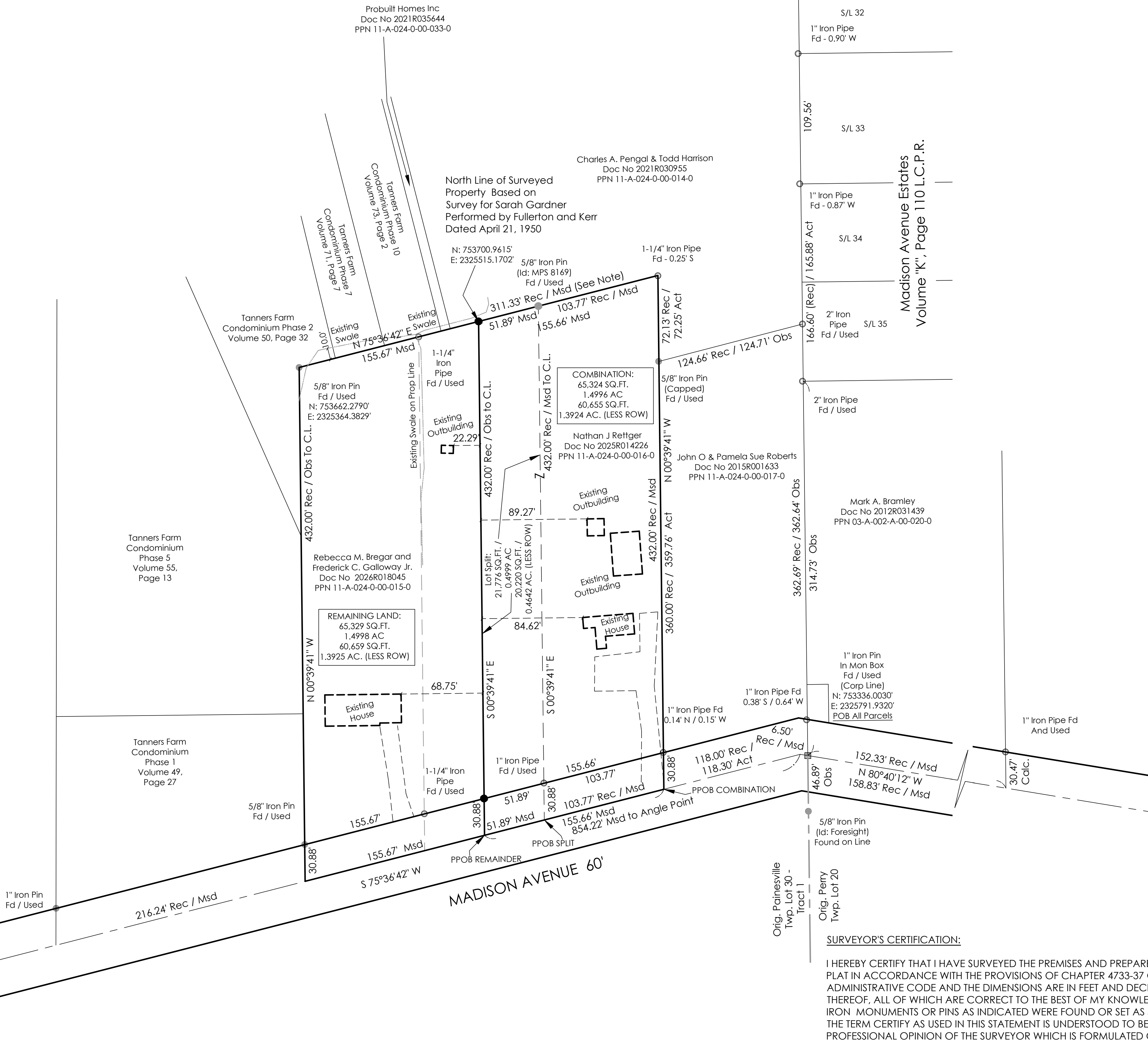
- 5/8" X 30" IRON PIN (ID: MPS 8169) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

PARK ROAD 60'

5/8" IRON PIN FND. & USED IN MON. BOX
N: 753125.8830'
E: 2324393.7600'

S 89°53'22" E
564.31' Msd to Angle Point

REV. No.	DATE	BY	
			DATE: 8/14/26 DRAWN: XXX
			SCALE: HOR. 1"= 50' VERT. 1"=00'
			FOLDER: DWG/Proj. Surveying
			FILENAME: 25-1212-MADISON AVE-Splitso
			TAB: Consolidation
			BNDY. BY: XXX
			BASE. BY: XXX



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "MPS 8169".

Michael P. Spellacy
MICHAEL P. SPELLACY P.S. #8169
08/14/2026
DATE



1635 -1655 MADISON AVENUE
PAINESVILLE - LAKE COUNTY - OHIO

MPS LAND SURVEYING LLC
WILLOUGHBY, OHIO 44094
(440) 728-8433

MPS LAND SURVEYING

MAP OF LOT SPLIT / CONSOLIDATION

PREPARED FOR:
REBECCA M BREGAR
AND FREDERICK C
GALLOWAY JR.
AND NATHAN RETTGER

CONTRACT No.

26-001

SHEET	OF
1	1