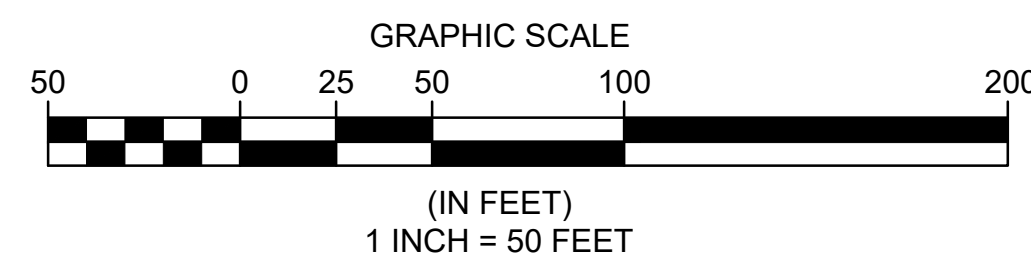
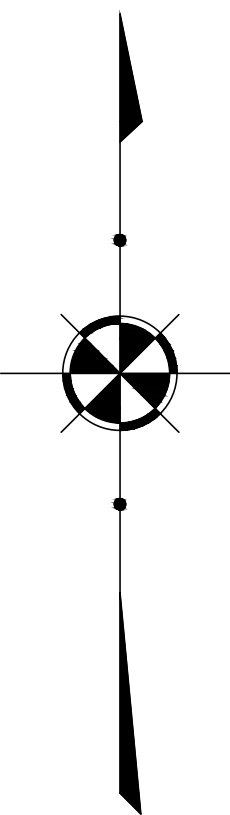


MAP OF LANDS

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 ALL OF LAND CONVEYED TO REBECCA M. BREGAR AND FREDERICK C. GALLOWAY, JR. BY DEED RECORDED AS DOCUMENT NUMBER 2024R002079 OF LAKE COUNTY RECORDS (PPN 11-A-024-0-00-015-0 AND 11-A-024-0-00-019-0) APRIL 24, 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".

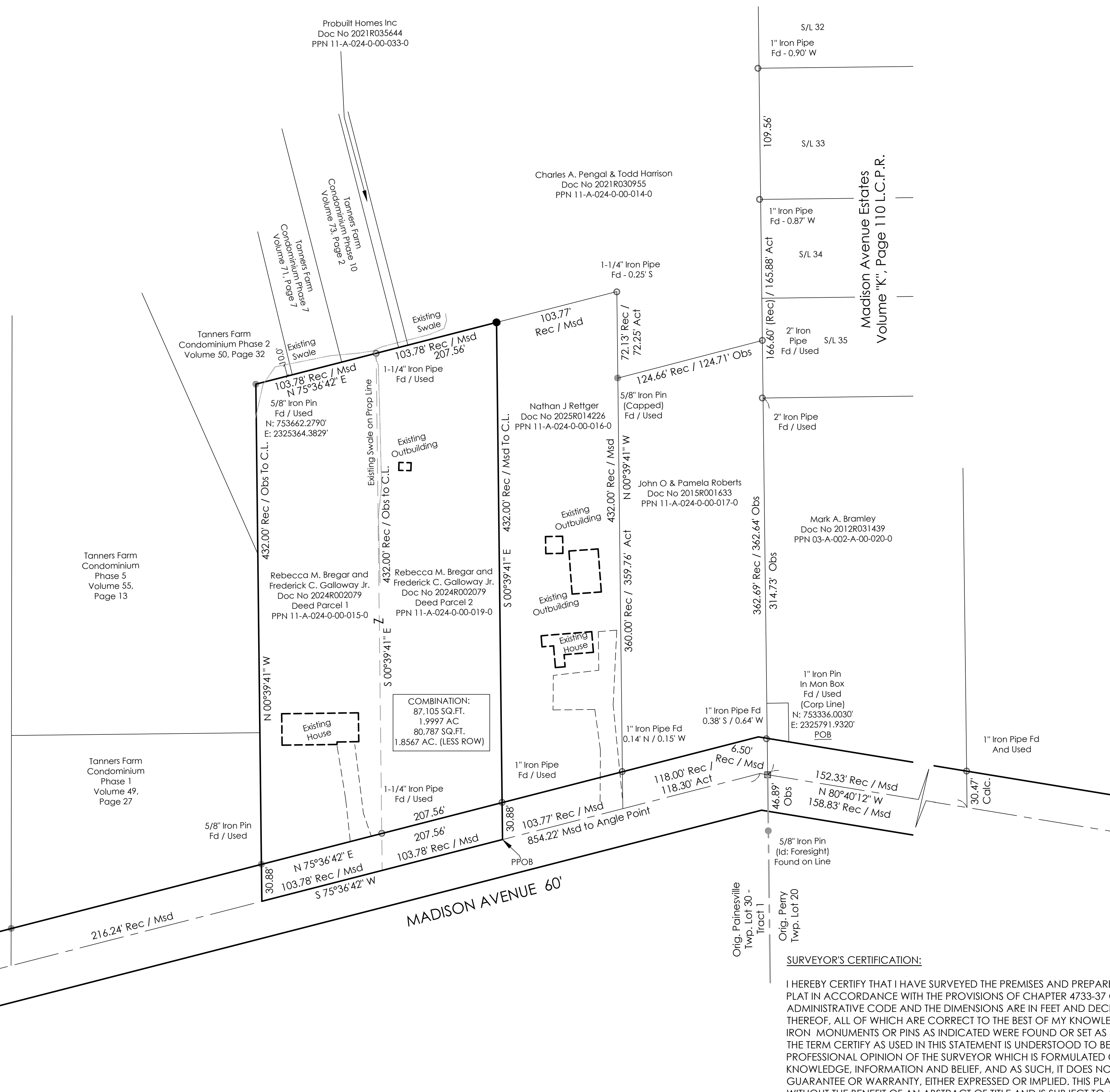
BOUNDARY SURVEY LEGEND

- 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



MADISON AVENUE 60'

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 AN 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 04/28/2026
MICHAEL P. SPELLACY P.S. #8169 DATE



REV. No.	DATE	BY	

DATE: 4/24/26 DRAWN: XXX
SCALE: HOR. 1"= 50' VERT. 1"=00'
FOLDER: DWG/Proj_Surveying
FILENAME: 25-1212-MADISON AVE
TAB: Consolidation
BNDY. BY: XXX
BASE. BY: XXX

1635 MADISON AVENUE
PAINESVILLE - LAKE COUNTY - OHIO

MPS
LAND SURVEYING

MAP OF CONSOLIDATION

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

CONTRACT No.
26-001

SHEET	OF
1	1