SITUATED IN THE VILLAGE OF MADISON, COUNTY OF LAKE, STATE OF OHIO AND BEING A PART OF LOT 1 AND 3, TRACT 2 OF RANGE W, TOWNSHIP 11 OF THE CONNECTICUT WESTERN RESERVE

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N 09°30'13" W 709.61' (709.48' ODOT Rec.)

Mon Box W/ 1" Iron Pin @ P.C. Sta. 59+49.03

Mon Box W/ 1" Iron Pin @ P.C.C. Sta. 52+37.24

R=2546.41' L=133.33' Tan=66.68' Δ=3°00'00" Rec. & Obs. per ODOT R/W plan (10-19-1949)

P.C. 51+03.91

DEERFIELD DR.

P.P. No. 2A-5-16
Lulabell Cassell
Vol. 1079 Pg. 108

P.P. No. 2A-5-3
Petitti Enterprises, Inc.
Vol. 1079 Pg. 110

P.P. No. 2A-5-19
Petitti Enterprises, Inc.
Vol. 1079 Pg. 110

5" X 9" Stone Fd. W/ Chiseled "X"

3/4" Pipe Fd. 6" Deep 24.26' off C/L

I.P. Set

S 86°35'31" E 1063.16'

1/2" Rebar Fd. Bent 3.13 West of Corner

281.10' obs.

130.00'

P.P. No. 2A-5-2
Lucille Smith
Doc# 990035159

N02°50'22"E 130.00' (130.00' Rec.)

3/4" Pipe Fd. 2" Deep 24.35' off C/L

S86°35'31"E 460.52' (460.52 Rec.)

POB LOT SPLT "B"

LOT SPLIT "B"

0.5837 Ac. (P.P. 2A-6-34)
7.5184 Ac. (P.P. 2A-5-1)
7.8669 Ac. (P.P. 2A-5-17)
15.9690 Ac. Total (685177.02 Sq. Ft.)
-0.2395 Ac. within R/W
15.7295 Ac. Balance

P.P. No. 2A-5-17
Lake County YMCA
Vol. 743 Pg. 342
Vol. 26 Pg. 1267
Vol. 1079 Pg. 100

P.P. No. 2A-5-1
Lake County YMCA
Vol. 955 Pg. 486
Vol. 963 Pg. 282

P.P. No. 1A-1-7
Gordon T. & Janet D. Quirk
Doc# 990040282

MADISON VILLAGE
MADISON TOWNSHIP

497.90'

566.47'

S02°52'35"W

SQUARE'S ACRES SUBDIVISION NO. 1 VOL. L PG. 13

347.95'

N 02°50'22" E

Exhibit "C" Proposed Storm Easement (see detail)

Exhibit "A" Proposed Sanitary Easement (see detail)

EXIST. 20' SANITARY EASEMENT

I.P. Set

N 86°25'11" W 613.52'

EXIST. PROPERTY LINE

N87°16'17"W 30.00'

Exhibit "D" Proposed Storm Easement (see detail)

S03°34'49"W 149.00'

N 03°34'49" E 260.00'

I.P. Set @ 30.00'

C1

N87°18'51"W 281.80'

I.P. Set

C2 R=230.00' L=60.84'

N59°35'55"W 27.51'

I.P. Set

LOT 1

LOT 3

EXIST. 20' SANITARY EASEMENT

I.P. Set

N86°34'57"W 127.85'

1/2" Rebar Fd. Bent, 4.80 West

1" Pipe Fd. in Concrete @ Corner

MADISON TOWNSHIP LOT 1
MADISON VILLAGE LOT 2

N 87°18'51" W 460.22' (460.52' Rec.)

EXIST. PROPERTY LINE

Exhibit "B" Proposed Sanitary Easement (see detail)

Exhibit "E" Proposed Temporary Roadway Easement (see detail)

89.58'

I.P. Set

N86°25'11"W 309.61'

I.P. Set

POB LOT SPLIT "A"

5/8" Rebar Set 30.00' off C/L

3/4" Iron Pipe Fd. Flush

P.P. No. 2A-6-33
Scott J. & Mary E. Roth
Vol. 663 Pg. 65
Vol. 545 Pg. 738

P.P. No. 2A-6-21
Jerome T. Osborne
Vol. 621 Pg. 441

5/8" Rebar Fd. 30.10' off C/L

189.85'

P.P. No. 2A-6-32
Robert B. & Terri Owen
Doc# 970009665

5/8" Rebar Fd.

LOT SPLIT "A"

0.2416 Ac. (P.P. 2A-15-17)
3.6026 Ac. (P.P. 2A-5-1)
16.8320 Ac. (P.P. 2A-6-34)
20.6762 Ac. Total (900655.27 Sq. Ft.)
-0.0896 Ac. within R/W
20.5866 Ac. Balance

P.P. No. 2A-6-34
Lake County YMCA
Vol. 963 Pg. 282

(826.32 Rec.)

826.32'

737.74'

S03°08'28"W

P.P. No. 2A-6-31
Karen L. Saeger
Doc# 970014189

(800.00' Rec.)

800.14'

202.85'

P.P. No. 2A-6-30
Robert E. & Nettie G. Fike
Vol. 403 Pg. 524

1" Iron Pipe Fd. 4" High

(800.00' Rec.)

798.08'

P.P. No. 2A-6-29
Janine Ziernicki
Doc# 960024222

N02°49'29"E

P.P. No. 2A-6-28
Ed Ziernicki
Doc# 199955958

P.P. No. 2A-6-27
Propertiles Ltd. Part.
Doc# 200107359

P.P. No. 2A-6-26
Ralph L. & Lucinda A. Hart
Vol. 764 Pg. 1140

460.43' (460.52' Rec.)

3/4" Iron Pipe Fd. Flush

N87°10'55"W 930.62' (930.88' Rec.)

1391.05' (1391.50' Rec.)

1" Iron Pipe Fd. in Ditch

P.P. No. 2A-6-25
Jerome T. Osborne
Vol. 621 Pg. 441

LAKE STREET - 60' (STATE RT. 528)

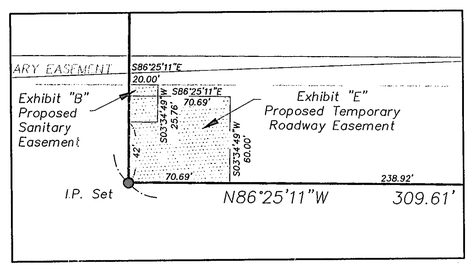
2500.85'

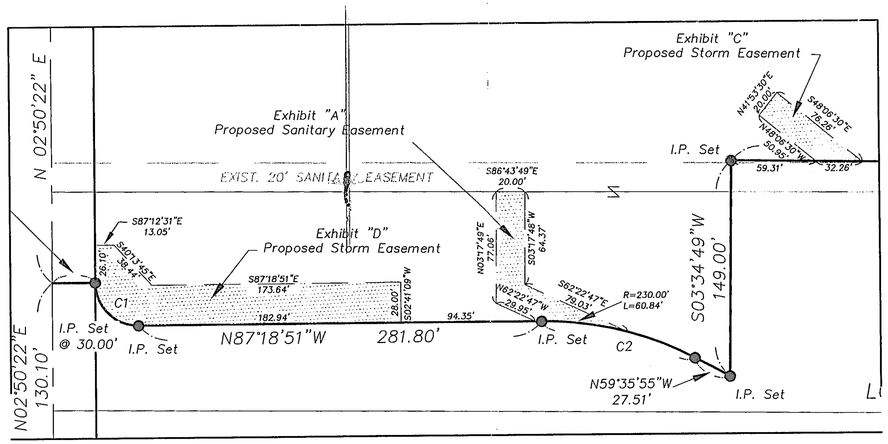
Mon Box W/ 1" Iron Pin used for line

484.77' (484.89 Rec.)

LOT 3 LOT 2

1" Mushroom Top Pipe 10" High





NOTE: ALL "I.P. SET" ARE 30" LONG 5/8" REBAR CAPPED "FORESIGHT ENGINEERING".

CURVE TABLE						
CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	90°09'14"	47.20'	30.00'	30.08'	S42°14'15"E	42.48'
C2	27°42'56"	111.26'	230.00'	56.74'	N73°27'23"W	110.18'

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.

THIS PLAT REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SPECIFIED IN THE ADMINISTRATIVE CODE CHAPTER 4733-37. SURVEYED IN JUNE 2001 AND MARCH 2003 BY FORESIGHT ENGINEERING GROUP, INC. UNDER THE SUPERVISION OF DAVID R. LEINWEBER, P.S. #7895.

STATE OF OHIO — DAVID R. LEINWEBER 7895 — REGISTERED PROFESSIONAL SURVEYOR

3-03-03
DAVID R. LEINWEBER P.S. 7895 — DATE
FORESIGHT ENGINEERING GROUP, INC.

Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
33 Public Square Unit F
Chardon, Ohio 44024

SCALE : Horz. 1" = 100'
Vert.

FILE NAME:
I:\BET10104\LOTSPLIT

DATE :
MARCH 2003

REVISIONS:

J.W. BETTELEY BUILDING INC.
YMCA DEVELOPMENT
VILLAGE OF MADISON LAKE COUNTY OHIO
LOT SPLIT

SHEET NO.
1/1

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