

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GR580, Geoid18



GRAPHIC SCALE: 1 inch equals 200 feet

o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
(#6 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c - Denotes calculated and used measurement r - Denotes record measurement
d - Denotes deed measurement p - Denotes plat measurement
o - Denotes observed measurement u - Denotes used measurement
m - Denotes measured distance fd - Denotes found monument
PPN - Denotes permanent parcel number INS1 - Denotes instrument number
DN - Denotes document number AFM - Denotes automatic file number
C/L - Denotes centerline R/W - Denotes right-of-way (margin)
L - Denotes lot line R - Denotes property line
BCSU - Denotes monument found bent, coned, straightened and used
BCO - Denotes monument found bent, coned and observed
POB - Denotes point of beginning MP - Denotes "measured perpendicularly"
aka - Denotes "also known as" fka - Denotes "formerly known as"
FB - Denotes "field book" TR - Denotes "Township Road" CH - Denotes "County Highway"
MS - Denotes "Municipal Street"
LCRD - Denotes "Lake County Records and Deeds"
LCER - Denotes "Lake County Engineer's Records"
D&S - Denotes "Debevec and Salo" (see Notes)
FE - "ForeSight Engineering" (see Notes)



LINE DATA

L1 - S 01°23'44" E, 50.00' d.&u.
L2 - N 88°36'16" E, 120.00' d.&u.
L3 - N 10°23'44" W, 25.00' d.&u.
L4 - N 88°36'16" E, 234.73' C.L. -
204.73' R/W d.&u.
L5 - 100.00' p.&u.
L6 - 100.02' c. (100.00' p.)
L7 - 200.23' c. (200.00' p.)
L8 - 99.84' c. (100.00' p.)
L9 - 100.17' c. (100.00' p.)
L10 - 100.16' c. (100.00' p.)
L11 - 199.77' c. (200.00' p./c.)
L12 - 99.85' c. (100.00' p.)
L13 - 400.22' c. (400.00' p./c.)
L14 - 99.99' c. (100.00' p.)
L15 - 100.03' c. (100.00' p.)
L16 - 99.86' c. (100.00' p.)
L17 - 99.93' c. (100.00' p.)
L18 - 100.55' c. (100.00' p.)
L19 - 368.22' c. (368.85' p./c.)

MONUMENT DATA

M1 1" iron pin fd.
@ 30.15' from C.L.
(MP, not on R/W)
and used for
property line (n/s)
M2 1/2" iron pipe fd.
@ 30.71' from C.L.
(not on R/W)
and used for
property line (e/w)
M3 3/4" iron pipe fd.
@ 30.71' from C.L.
(not on R/W)
and used for
property line (n/s)
M4 1/2" iron pipe fd.
@ 29.56' from C.L.
(not on R/W)
and used for
property line (n/s)
M5 5/8" iron pin set R/W
(30.01' from C.L.)
M6 5/8" iron pin with
damaged cap fd.
south 2.30', east 2.85'
5/8" iron pin set
M7 5/8" iron pin
with cap bearing
"BENCHMARK 7094"
fd. 0.38' east of
property line (n/s)
M8 5/8" iron pin
with cap bearing
"BENCHMARK 7094"
fd. and used
M9 5/8" iron pin
with cap bearing
"FERGUSON 7627"
fd. 0.30' west of
property line (n/s)
M10 5/8" iron pin with
damaged cap fd.
0.15' west of
property line (n/s)
M11 5/8" iron pin with
damaged cap fd.
0.17' west of
property line (n/s)
M12 5/8" iron pin with
cap bearing
"FORESIGHT ENG."
fd. 0.28' east of
property line (n/s)
M13 5/8" iron pin
with cap bearing
"BABCOCK PS 6528"
fd. 0.16' east of
property line (n/s)

PARCEL DATA

P1 PPN 02-A-004-0-00-009-0
Linda G. Crawford
DN 2018020476
564 East Main Street
P2 PPN 02-A-004-0-00-013-0
Joseph P. Anderson
DN 2018020476
3940 Bates Road
P3 PPN 02-A-007-G-00-015-0
Denise Marie Chernikoff and
David Chernikoff
DN 1999028639
460 Hyder Drive
P4 PPN 02-A-007-G-00-016-0
Michael E. Adler
DN 2016R020300
Parcel 2
472 Hyder Drive
P5 PPN 02-A-007-G-00-017-0
Stephen Seuffer
Anne L. Seuffer
DN 2016R020300
474 Hyder Drive
P6 PPN 02-A-007-G-00-018-0
James H. Ferguson
DN 2013R022338
486 Hyder Drive
P7 PPN 02-A-007-G-00-019-0
Michael Speller and
Lisa Speller
DN 2021R042571
498 Hyder Drive
P8 PPN 02-A-007-G-00-020-0
David R. Greene and
Karen S. Greene
DN 2021R042570
510 Hyder Drive
P9 PPN 02-A-004-B-00-011-0
Joel Malize
DN 2018R040412
524 East Main Street

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DN 2003R056146

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MAP OF SURVEY OF:
**PPN 02-A-004-0-00-001-0,
02-A-002-0-00-006-0
and 02-A-004-0-00-012-0**

**R. W. Sidley Properties, LLC and
R. W. Sidley, Inc.**

DEEDS OF RECORD:
DN 1998R060474 and DN 2006R003848,
Parcels 11 and 12

554 East Main Street and 517 River Road

Situated in The	Month:	Page:
Village of Madison, County of Lake and State of Ohio and known as being part of Original Lots 15, 19 and 20 in Paine Tract, Original Lots 5, 6 and 7 in Tract 9, and Original Lot 5, Tract 14 within said Village and Township 11N Range 6W in the Connecticut Western Reserve.	November	ONE of ONE
Survey for:	Year:	
R. W. Sidley Properties, LLC, R. W. Sidley, Inc. and BASP, LLC	2023	

Checked on November 27th, 2023 by RLK, MBL
Revised on November 30th, 2023

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey
records were obtained from The County Recorder's Office
and Map Room. All county centerline and right-of-way
data was obtained from The County Engineer's Office.
All state centerline and right-of-way data was obtained from
The Ohio Department of Transportation Records.

EAST MAIN STREET
(aka South Ridge Road, State Route 94, 80 feet wide)

20.103 ACRE PARCEL

20.023 acres exclusive of R/W

PPN 02-A-004-0-00-012-0
R. W. Sidley Properties, LLC
DN 2006R003848, Parcel 11
554 East Main Street

PPN 02-A-004-0-00-010-0
Robert E. Forester and Andrea S. Sancy
DN 2023R060519

PPN 02-A-004-0-00-026-0
DOJ, LLC
DN 2023R060519

PPN 02-A-004-0-00-011-0
DN 2017R035370, Parcel 2

PPN 02-A-004-0-00-018-0
David C. Findak and Eileen M. Findak
Volume 198, Page 670
248 Bates Road

PPN 02-A-004-0-00-018-0
John J. Turkenburg and Ruthie L. Turkenburg
Volume 463, Page 649
258 Bates Road

PPN 02-A-004-0-00-019-0
Kyle T. Reese and
Larryn M. Reese
DN 2016R027844
280 Bates Road

PPN 02-A-004-0-00-004-0
Kimberly A. Crites and
Daniel P. Crites
DN 2017R021125
300 Bates Road

PPN 02-A-004-0-00-015-0
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