SUBDIVISION AND PLAT OF RE-SURVEY PREPARED FOR: THE GABOR FAMILY

DEED OF RECORD: T.L. GABOR, D.A. GABOR AND M.L. GREGORY VOLUME 1109, PAGE 886

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
MADISON TOWNSHIP	YEAR:	ONE OF ONE
SURVEY FOR: THE GABOR FAMILY		

TRUE NORTH

200 150 100 50 0 200 400 600 800 1000

GRAPHIC SCALE: 1 INCH EQUALS 200 FEET

○-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

—×———×—DENOTES BARBED WIRE FENCE FOUND

- - — · -DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

BASIS OF RESEARCH AND RECORDS

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE LAKE COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 3, IN THE HUBBARD TRACT, WITHIN SAID TOWNSHIP.

LAKE COUNTY METROPOLITAN PARK DISTRICT
VOLUME 684, PAGE 134
PP# 01-A-018-0-00-020-0

LAKE COUNTY METROPOLITAN PARK DISTRICT
VOLUME 719, PAGE 162
PP# 01-A-018-0-00-022-0

N 88°21'12" E
748.32' calc.

J.J. AND D.G. HOMANS
VOLUME 137, PAGE 581
PP# 01-A-017-0-00-011-0

N 1°25'58" W
458.55' rec.

EXISTING GRAND RIVER

N 83°30'28" W
TOP OF BANK
418.37' rec.

1 1/4" IRON PIPE FD.:
7.04' NORTH, 4.77' WEST
5/8" IRON PIN SET

N 1°25'58" W
60.00' rec.

1 1/2" IRON PIPE
FD. AND USED

ANCIENT FENCE LINE

N 11°25'58" W
1875.46' rec.

71.8480 TOTAL REMAINING COMBINED GROSS ACRE PARCEL

ORIGINAL LOT NO. 3

ORIGINAL LOT NO. 2

4101.03' C.L. - 4069.15' R/W calc.
2429.13' calc.

DEED OF RECORD:
T.L. GABOR, D.A. GABOR
AND M.L. GREGORY
VOLUME 1109, PAGE 886

PP# 01-A-017-0-00-013-0

R.H. BUSHMAN VOLUME 692, PAGE 675
PP# 01-A-017-0-00-019-0

N 2°50'30" W

N 87°09'30" E
498.99' calc.

DEED OF RECORD:
T.L. GABOR, D.A. GABOR
AND M.L. GREGORY
VOLUME 1109, PAGE 886

PP# 01-A-017-0-00-013-0

20.0002 GROSS ACRE PARCEL
(19.7090 NET ACRES)

N 2°50'30" W
1334.89' calc.

1671.90' C.L. - 1640.02' R/W calc.

ANCIENT TREE LINE

SAND ARENA SURROUNDED BY A 4.5' HIGH SPLIT RAIL FENCE

4.5' HIGH SPLIT RAIL FENCE

4.5' WIRE AND POST FENCE

260.00' calc.
N 5°47'00" W

10' GRAVEL DRIVE

42" CONC. OFF-CENTER WELL HEAD FOUND 1.75'± EAST OF NEW PROPERTY LINE

257.39' C.L.
225.00' R/W calc.
N 27°00'00" W

N 76°46'09" E

138.02' calc.
N 57°12'09" E

"H" "F" "G" "E" "C" 108.13' calc. "D" "A" 108.13' calc. "B"
N 81°16'51" W

N 1°50'13" W
2028.99' C.L. - 1998.79' R/W calc.

ANCIENT FENCE LINE

J.J. AND D.G. HOMANS VOLUME 137, PAGE 581 PP# 01-A-017-0-00-012-0

CURVE "A"
DELTA: 19°19'30"
RADIUS: 272.43'
TANGENT: 46.38'
LENGTH: 91.89'
CHORD: 91.45'
CHORD BEAR.: N 89°03'24" E

CURVE "B"
DELTA: 14°24'01"
RADIUS: 430.61'
TANGENT: 54.40'
LENGTH: 108.23'
CHORD: 107.94'
CHORD BEAR.: N 88°28'51" W

CURVE "C"
DELTA: 19°19'30"
RADIUS: 302.43'
TANGENT: 51.49'
LENGTH: 102.01'
CHORD: 101.52'
CHORD BEAR.: N 89°03'24" E

CURVE "D"
DELTA: 12°42'57"
RADIUS: 400.61'
TANGENT: 44.64'
LENGTH: 88.91'
CHORD: 88.73'
CHORD BEAR.: N 87°38'19" W

CURVE "E"
DELTA: 27°06'59"
RADIUS: 430.61'
TANGENT: 103.84'
LENGTH: 203.80'
CHORD: 201.90'
CHORD BEAR.: N 70°45'39" E

CURVE "F"
DELTA: 9°28'20"
RADIUS: 448.75'
TANGENT: 37.18'
LENGTH: 74.19'
CHORD: 74.10'
CHORD BEAR.: N 61°56'20" E

CURVE "G"
DELTA: 28°48'03"
RADIUS: 400.61'
TANGENT: 102.86'
LENGTH: 201.37'
CHORD: 199.26'
CHORD BEAR.: N 71°36'11" E

CURVE "H"
DELTA: 10°48'28"
RADIUS: 478.75'
TANGENT: 45.29'
LENGTH: 90.31'
CHORD: 90.17'
CHORD BEAR.: N 62°36'24" E

CHADWICK ROAD 60'

LEROY TOWNSHIP / MADISON TOWNSHIP

1 1/2" IRON PIPE FD. @ 31.12' AND USED FOR LINE
5/8" IRON PIN SET

12.49' calc.
N 81°31'39" E
16.54' calc.
227.48' calc.
228.04' calc.
N 79°23'39" E

583.34' calc.
676.26' TOTAL calc.
76.38' calc.
N 81°31'39" E

N 88°31'09" E 1832.72' calc. N 89°00'39" E 649.99' calc.

5/8" IRON PIN
FD. AND USED

FORD ROAD 60'

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.
DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS.
BEARINGS ARE TO TRUE NORTH USING NAD83 AUGUST 2004.

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.

PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
Registered Land Surveyors
202 South Street
Chardon, Ohio 44024-1321
(440) 286-2131
FAX: (440) 285-4579
http://home.alltel.net/dbkadsl/home.htm

Professional Land Surveyors of Ohio

ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167

DBK PLAT NO. 583B 2004