

PINEHILL ROAD - 60' RW

1.86+/- ACRES
REMAINING
1.99 ACRES (ORIGINAL)
SHELLEY O. KRUG
DOC. 1996R006051
PPN 08-A-018-0-00-040-0

**LOT SPLIT &
COMBINATION**
ALL THAT CERTAIN LANDS SITUATE IN
LOT 8, TRACT 3, CONCORD TOWNSHIP,
COUNTY OF LAKE, STATE OF OHIO. A
LOT SPLIT TAKEN FROM THE LANDS TO
SHELLEY O. KRUG, AS RECORDED IN
DOCUMENT NUMBER 1996R006051
(PPN 08-A-018-0-00-040-0) AND BEING
COMBINED WITH THE LANDS TO
RICHARD L. HESS, AS RECORDED IN
DOCUMENT NUMBER 1998R001107
(PPN 08-A-018-0-00-041-0) IN THE
OFFICE OF THE COUNTY RECORDER.



SCALE: 1" = 60'
SURVEY: JULY 25, 2011
MAP: NOVEMBER 8, 2011

LEGEND

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- STONE MONUMENT
- ⊗ MONUMENT BOX
- ⊕ P.K. NAIL FOUND/SET
- DRILL HOLE FOUND
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED

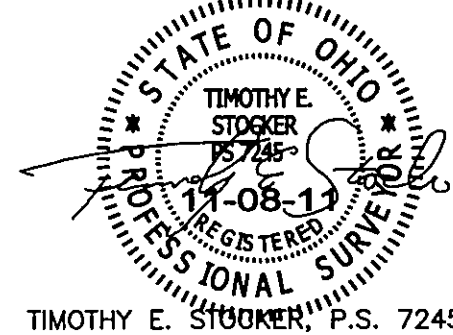
REFERENCES

-DEEDS OF RECORD

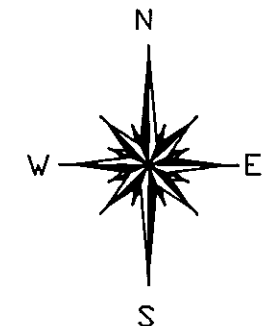
ALL IRON PIN SET ARE 5/8" X 30"
REBAR WITH CAP "CRABBS 7245".

PREPARED FOR: RICHARD HESS	PROJECT NAME: LOT SPLIT & COMBINATION	PROJECT ADDRESS: 7321 PINEHILL ROAD CONCORD, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 5194
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		
		CHK: T. STOCKER
		DRN: S. LOVEJOY REV:
		PAGE 1 OF 1

THIS SURVEY WAS PERFORMED TO AN
ACCURACY AS SET FORTH IN THE 2003
OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245



BASIS OF BEARINGS ARE TO AN
ASSUMED MERIDIAN ALONG THE
CENTERLINE PINEHILL ROAD
NORTH 80°-08'-58" EAST

STATE ROUTE 44
WESTERLY RIGHT OF WAY

STATION
137+08.41
125' LEFT

PINEHILL ROAD - 60' RW

1.1107
ACRES
COMBINED

0.1198 AC IN RW
175.00' OBS DEED
S 80°08'58" W

0.9884 ACRES (ORIGINAL)
#7321 HESS
RICHARD L. HESS
DOC. 1998R001107
PPN 08-A-018-0-00-041-0

#7323
D. A. FOLEY
DOC. 1998R00678
PPN 08-A-018-0-00-042-0

#7249
K. & C. KRUG
VOL. 103, PG. 406
PPN 08-A-018-0-00-034-0

5/8" IRON PIN
FOUND & USED
S 78°12'51" W
71.43'

#7301
N. & C.M. DANKOWITZ
DOC. 1997R0002373
PPN 08-A-018-0-00-024-0

240.28' OBS
N 13°12'40" W

5/8" IRON PIN
FOUND & USED
AT 30.05' CL

5/8" IRON PIN
FOUND & USED

10' CAPPED 5/8" IRON PIN
SET FOR REFERENCE
18.10-12' FROM THE
CORNER

20' SANITARY
SEWER
EASEMENT

20' SANITARY
SEWER
EASEMENT

S 77°33'34" E
406.40' DEED

20' SANITARY
SEWER
EASEMENT

N 32°12'51" E
180.00'

ELLSION CREEK
(APPROXIMATE
LOCATION)

60' WIDE EASEMENT
(APPROXIMATE LOCATION)
TO PROVIDE INGRESS TO AND
EGRESS FROM ELLISON CREEK

S 78°12'51" W
550.00' (REMAINING)

N 22°34'50" E
58.25' DEED

N 51°22'50" E
248.85' DEED

N 40°30'50" E
96.02' DEED

5/8" IRON PIN
FOUND & USED

5/8" IRON PIN
FOUND & USED
AT 30.25' CL

400.00' OBS
S 80°08'58" W

PINEHILL ROAD - 60' RW