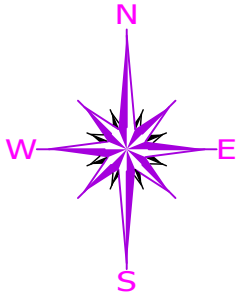


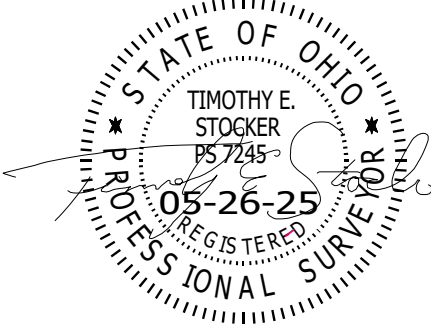
RESURVEY & COMBINATION OF LANDS  
ALL THAT CERTAIN LANDS SITUATE IN LOT 5, TRACT 9,  
TOWNSHIP OF MADISON, TOWNSHIP NUMBER 11 NORTH,  
RANGE VI WEST, IN THE CONNECTICUT WESTERN  
RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A  
RESURVEY & COMBINATION ABF RENOVATIONS LLC, AS  
RECORDED IN DOCUMENT NUMBER 2025R007948, (PPN  
01-A-036-B-00-003-0), WITH THE LANDS TO BRYAN &  
ANGIE FISCHBACH, AS RECORDED IN DOCUMENT NUMBER,  
2025R008862, (PPN 01-A-036-B-00-002-0), IN THE OFFICE  
OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN  
ASSUMED MERIDIAN ALONG THE  
CENTERLINE OF WARNER ROAD  
NORTH 75°-58'-13" EAST

STATE PLANE COORDINATES, NAD 83  
2011, OHIO NORTH ZONE, GEOID 12 B.

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



TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR:		
ABF RENOVATIONS LLC		
PROJECT NAME: RESURVEY & COMBINATION OF LANDS	PROJECT ADDRESS: 6758 WARNER ROAD MADISON, OHIO	CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT
PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10288	DRN: S. HUPERTZ REV:
PAGE 1 OF 1		

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:



CRABB'S SURVEYING SERVICE  
P.O. BOX 908  
PAINESVILLE, OHIO 44077  
440-466-2025 / 440-357-5941  
crabbssurveyinginc@gmail.com  
www.crabbssurveying.com



RIVER STREET  
S.R. 528 - 60' RW

MADISON  
VILLAGE

MADISON  
TOWNSHIP

N 02°06'01" W  
264.00' PLAT MEAS

MADISON  
TOWNSHIP  
MADISON  
VILLAGE

N:764059.3297  
E:2364906.5640

N 75°58'13" E  
248.18' OBS

5/8" IRON PIN  
FOUND & USED  
IN A MON BOX  
ASSEMBLY

3/4" IRON PIPE  
FOUND & USED  
AT 32.54' CL  
"BENT SE"

#6748  
W.E. GIBSON  
DOC. 1987R858350  
PPN 01-A-036-B-00-004-0

N 02°15'30" W  
321.61' OBS

#6758  
ABF RENOVATIONS LLC  
DOC. 2025R007948  
PPN 01-A-036-B-00-003-0

1.4582 ACRES  
COMBINED

#6766  
BRYAN & ANGIE FISCHBACH  
DOC. 2025R008862  
PPN 01-A-036-B-00-002-0

365.35' OBS - 365.12' REC  
S 02°25'15" E

#6804  
E.S. KEMP  
DOC. 2018R024685  
PPN 01-A-036-B-00-001-0

407.12' OBS  
S 02°11'00" E

1/2" IRON PIPE  
FOUND & USED  
AT 30.46' CL

5/8" IRON PIN  
FOUND & USED  
AT 30.63' CL

CAPPED 5/8" IRON  
PIN FOUND & USED  
AT 30.74' CL "CAP  
ILLEGIBLE"

3/4" IRON PIPE FOUND  
N 02°22'56" W, 0.76'  
FROM THE CORNER

CAPPED 5/8" IRON PIN  
FOUND N 10°51'29" E,  
4.01' FROM THE CORNER  
"RAPP"

1/2" IRON PIPE  
FOUND & USED

243.79' OBS  
S 89°22'57" W

185.49' OBS  
S 89°22'57" W

174.92' OBS  
CAPPED 5/8" IRON PIN  
FOUND N 02°25'15" W,  
0.50' FROM THE  
CORNER "KNEZEVIC"

R W SIDLEY INC  
DOC. 2023R021739  
PPN 02-A-002-A-00-017-0

#### NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- SURVEY BY P. KNEZEVIC, FOR WILSON, DATED NOV 2022, JOB 22224
- DEEDS OF RECORD
- SURVEY BY D. RAPP, FOR HENK, DATED SEPT 2018, JOB 38088
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT
- SURVEY BY R.E. SCHWARTZ, FOR SG VINEYARD LLC, DATED JULY 2015



SCALE: 1" = 60'  
SURVEY: MAY 13, 2025  
MAP: MAY 27, 2025

#### LEGEND

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- ⊠ MONUMENT BOX
- ⊙ P.K. NAIL FOUND/SET
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED
- REC RECORD
- SE SOUTHEAST