

**SOUTH RIDGE ROAD  
S.R. 84 - 60' RW**

N:771569.7420  
E:2369406.2950

3/4" IRON PIN  
FOUND & USED  
WITHIN A MON  
BOX ASSEMBLY

LOT 15  
LOT 14

S 01°00'52" E  
330.95' MEAS

3.3165 ACRES  
LANDS REMAINING TO  
MANDY B. & JASON A.  
DEAN (#7186)  
DOC. 2020R006451  
PPN 01-A-073-0-00-016-0

POB  
N:771238.8462  
E:2369412.1549

**BATES ROAD  
60' RW**

N 01°00'52" W  
164.10' MEAS

164.00' OBS

0.1130 AC IN RW

CAPPED 5/8" IRON  
PIN FOUND & USED  
AT 30.00' CL  
"CRABBS"

**2.1076 ACRES SPLIT**

560.51' OBS  
S 88°41'00" W

S.J. & S.K. SIDOTI  
DOC. 2021R025952  
PPN 01-A-073-0-00-022-0

CAPPED 5/8" IRON  
PIN FOUND & USED  
IN CONCRETE TILE  
AT 29.85' CL  
"CRABBS"

PINCH PIPE  
FOUND & USED

164.29' MEAS  
S 01°57'49" E

164.00' OBS

CAPPED 5/8"  
IRON PIN SET

CAPPED 5/8" IRON  
PIN FOUND & USED  
"CRABBS"

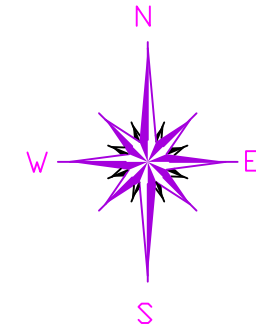
**ACREAGE SUMMARY**

5.4241 ACRES ORIGINAL  
- 2.1076 ACRES SPLIT  
= 3.3165 ACRES REMAINDER

#7268  
A. LANNING  
DOC. 2018R008317  
PPN 01-A-073-0-00-010-0

**LOT SPLIT OF LANDS**

ALL THAT CERTAIN LANDS SITUATE IN LOT 14, PAINE TRACT,  
TOWNSHIP OF MADISON, TOWNSHIP NUMBER 11 NORTH, RANGE VI  
WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY  
OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO  
MANDY B. & JASON A. DEAN, AS RECORDED IN DOCUMENT NUMBER  
2020R006451, (PPN 01-A-073-0-00-016-0), IN THE OFFICE OF THE  
COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN  
ASSUMED MERIDIAN ALONG THE  
CENTERLINE OF BATES ROAD  
NORTH 01°-00'-52" WEST  
STATE PLANE COORDINATES, NAD 83  
2011, OHIO NORTH ZONE, GEOID 12 B

**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

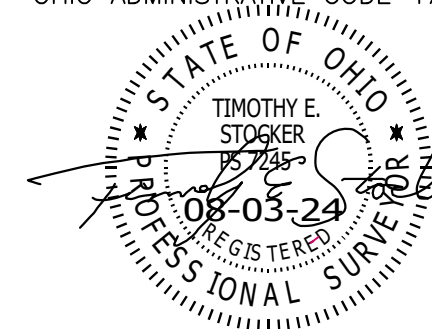
**NOTES & REFERENCES**

- ALL IRON PIN SET ARE 5/8" X 30"  
REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY CRABBS' SURVEYING  
FOR APPELL, DATED JULY 2019, JOB  
7464 AND AUG 2019, JOB 7496
- SURVEY BY SCHADE SURVEYING  
CO, FOR CASTLE 2020 LLC, DATED  
SEPT 2021
- OCCUPATION AGREES WITH  
TITLE LINES AS PREVIOUSLY  
MONUMENTED EXCEPT AS  
SHOWN ON THIS PLAT

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



SCALE: 1" = 100'  
SURVEY: JULY 31, 2024  
MAP: AUGUST 3, 2024



TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR:  MANDY B. & JASON A. DEAN	PROJECT NAME: LOT SPLIT OF LANDS	PROJECT ADDRESS: 7186 SOUTH RIDGE ROAD MADISON, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9923
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  <b>CSS</b> CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025		CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT
		DRN: S. HUPERTZ REV:
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