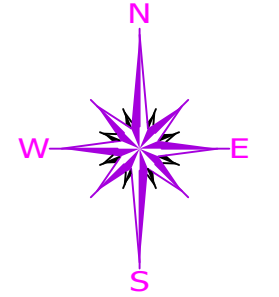


LOT SPLIT & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN COWLES LOT, TRACT 2, TOWNSHIP OF MADISON, TOWNSHIP NUMBER 12 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO WILLIAM & SARA BOONSTRA, AS RECORDED IN DOCUMENT NUMBER 1998R054650, (PPN 01-B-093-0-00-015-0), AND A LOT SPLIT TAKEN FROM THE LANDS TO BLUESTONE PERENNIALS INC, AS RECORDED IN DEED VOLUME 852, PAGE 495, (PPN 01-B-093-0-00-024-0), AND BEING COMBINED WITH THE LANDS TO JAN BOONSTRA PAVLINAK & ALBERT PAVLINAK, AS RECORDED IN DOCUMENT NUMBER 2019R007112, (PPN 01-B-093-0-00-022-0), IN THE OFFICE OF THE COUNTY RECORDER.



SCALE: 1" = 100'
 SURVEY: MAY 11, 2026
 MAP: MAY 12, 2026



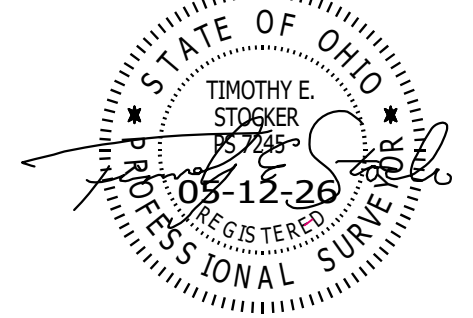
BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MIDDLE RIDGE ROAD, NORTH 86°-36'-00" WEST, AND NORTH 86°-25'-58" WEST
 STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B

LEGEND

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED

LINE	BEARING	DISTANCE
L 1	N 03°32'29" E	179.51' OBS - 180.00' DEED
L 2	N 53°30'49" E	38.84' OBS - 38.62' DEED
L 3	N 40°55'40" E	60.74' MEAS
L 4	N 01°09'08" E	62.15' MEAS
L 5	S 00°42'13" E	115.10' MEAS
L 6	N 86°26'54" W	177.22' DEED OBS

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: WILLIAM & SARAH BOONSTRA		
BLUESTONE PERENNIALS INC		
JAN BOONSTRA PAVLINAK & ALBERT PAVLINAK		
PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 7145, 7211, 7215 MIDDLE RIDGE ROAD MADISON, OHIO	CHK: T. STOCKER, SR, P.S. CHK: T. STOCKER, JR, P.S.
PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10728	DRN: S. LOVEJOY REV:
PAGE 1 OF 1		

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

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

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY CRABBS' SURVEYING FOR LOSELY, DATED NOV 2017, JOB 6850
- SURVEY BY J.A. ZIEMBA, FOR GORKA, DATED JUNE 2002
- SURVEY BY T.J. O'HARA, FOR OOKAAS, DATED JUNE 2020, JOB 2575
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

ZONING INFORMATION OBTAINED FROM https://www.madisontownship.net/zoning MADISON TOWNSHIP ZONING 440-428-1120	
A-1 AGRICULTURAL	
MINIMUM LOT AREA	20,000 SQ FT
MINIMUM LOT FRONTAGE	100'
MINIMUM FRONT YARD	50'
MINIMUM SIDE YARD	15' EITHER SIDE, SUM 35'
MINIMUM REAR YARD	40'

