

LAKE ERIE N 88°07'35" E
71.63' OBS
72' DEED

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN COWLES LOT, TRACT 2, TOWNSHIP OF MADISON, TOWNSHIP NUMBER 12 NORTH, RANGE VI WEST, IN THE CONNECTCUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO AILEEN M. O'BRIEN, AS RECORDED IN DOCUMENT NUMBER 2007R021928 (PPN 01-B-098-0-00-007-0) IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BEACH DRIVE NORTH 71°-36'-20" EAST

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
- PLAT VOL. F, PG. 49
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

ITEMS OF INTEREST

- NOTE 1 : SUBJECTS PLASTIC FENCE IS LOCATED ON ADJOINERS PARCELS 0.39' & 0.50'
- NOTE 2 : SUBJECTS CONCRETE DRIVE IS OVER THE LINE AS SHOWN
- NOTE 3 : LADDER/STEPS FOR LAKE ACCESS ARE LOCATED ON ADJOINERS PARCEL.

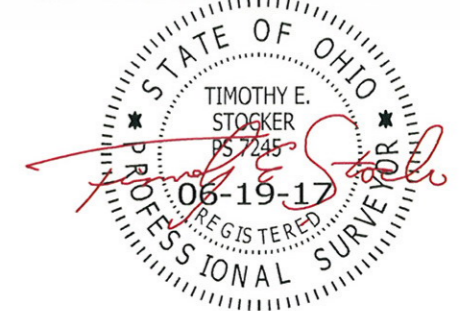


SCALE: 1" = 30'

SURVEY: JUNE 9, 2017

MAP: JUNE 19, 2017

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: AILEEN M. O'BRIEN	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 6783 BEACH DRIVE MADISON, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 6802
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. HUPERTZ REV: PAGE 1 OF 1

LADDER/STEPS
SEE NOTE 3

SEE NOTE 1

0.3879 ACRES
#6783
AILEEN M. O'BRIEN
DOC. 2007R021928
PPN 01-B-098-0-00-007-0

S/L 854
CUMINGS BEACH
PARK SUBD.
PLAT VOL. F, PG. 49

D.M. MULLIGAN, TRUSTEE
DOC. 2000R000460
PPN 01-B-098-C-00-008-0

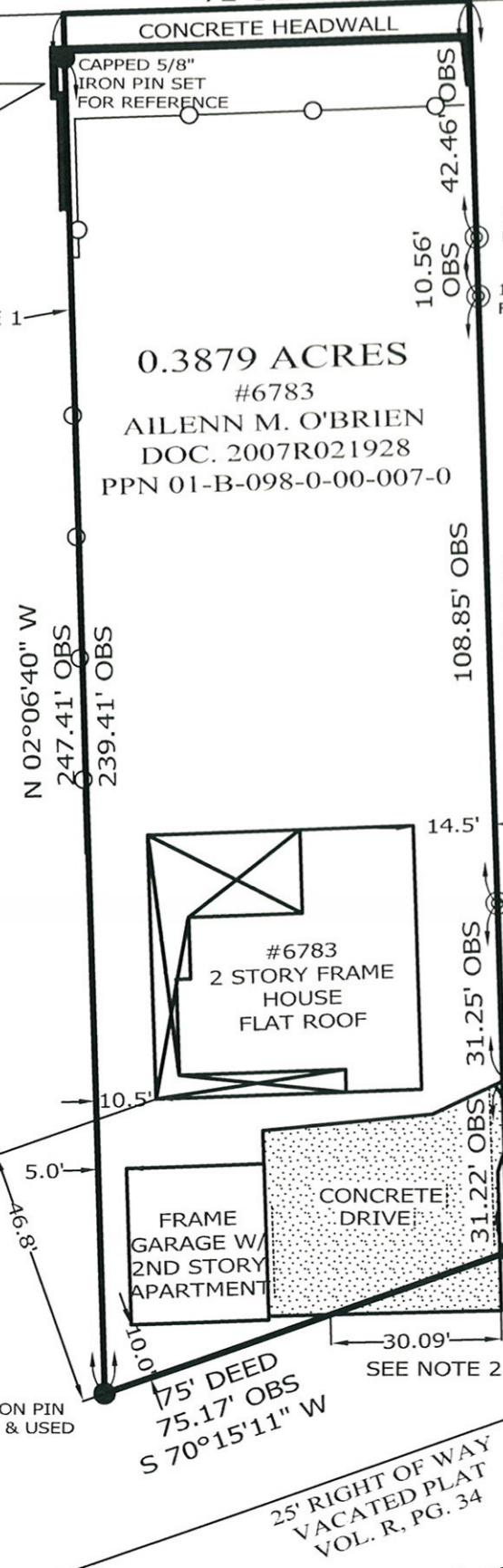
1300 MADISON PROPERTIES LLC
DOC. 2015R021898
PPN 01-B-098-0-00-001-0



S/L 804
#6790
H.J. HAMBELTON
DOC. 2010R010436
PPN 01-B-098-C-00-036-0

BEACH DRIVE
60' RW

AVALON AVENUE
40' RW



5/8" IRON PIN FOUND & USED

75' DEED
75.17' OBS
S 70°15'11" W

SEE NOTE 2

5/8" IRON PIN FOUND
N 70°15'11" E, 0.31'
FROM THE CORNER

1" IRON PIPE FOUND
N 35°44'27" E, 0.57'
FROM THE CORNER

1" IRON PIPE FOUND
N 31°54'40" E, 0.64'
FROM THE CORNER

1" IRON PIPE FOUND & USED

14.5'

108.85' OBS
224.34' OBS
S 02°06'40" E

10.56' OBS
1" IRON PIPE FOUND & USED

1" PINCH PIPE FOUND & USED

42.46' OBS

N 02°06'40" W
247.41' OBS
239.41' OBS

10.5'

4.6'

5.0'

25' RIGHT OF WAY
VACATED PLAT
VOL. R, PG. 34

30.09'

9.6'

31.22' OBS

31.25' OBS

10.5'