

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NORTH RIDGE ROAD NORTH 81°-10'-20" EAST

ACREAGE SUMMARY

PPN 01-B-108-B-00-002-0
0.3013 ORIGINAL ACRES
- 0.0762 ACRES
= 0.2251 ACRES REMAINING

PPN 01-B-108-B-00-003-0
0.1876 ORIGINAL ACRES
+ 0.0762 SPLIT
= 0.2638 COMBINED

LOT SPLIT, COMBINATION & RESURVEY OF LANDS
ALL THAT CERTAIN LANDS SITUATE IN SUBLOTS 2 & 3, AS ILLUSTRATED IN THE DE RUBERTIS SUBDIVISION, RECORDED IN PLAT VOLUME K, PAGE 37, AND IN LOT 2, TRACT 3, 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 LORRAINE PETTIT, AS RECORDED IN DOCUMENT NUMBER 2018R015156, (PPN 01-B-108-B-00-002-0), AND BEING COMBINED WITH THE LANDS TO LORRAINE R. JOHNSON TRUSTEE, AS RECORDED IN DOCUMENT NUMBER 2006R012588, (PPN 01-B-108-B-00-003-0), IN THE OFFICE OF THE COUNTY RECORDER.

TRACT
2

COWLES LOT

HUBBARD ROAD
S.R. 528 - 60' RW

TRACT
3

LOT 1

1" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY

NOTES & REFERENCES

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

- DEEDS OF RECORD

- CENTERLINE PLAT FOR LAK-20-24.99, PLAT VOL. 69, PG. 28

- PLAT VOL. K, PG. 37

- SURVEY BY LDC FOR MADISON ROUTE 20 LLC, DATED MAY 2001, JOB HERID1-0101

- SURVEY BY ATWELL, LLC FOR JAD PARTY CENTER, DATED JULY 2015, JOB 14001292

- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

#6559
RAKES FLOORING INC
DOC. 1987R886003
PPN 01-B-108-B-00-022-0

LINE	BEARING	DISTANCE
L 1	S 81°10'20" E	25.34' OBS
L 2	N 89°28'37" E	69.99' MEAS
L 3	S 89°48'26" W	55.03' MEAS - 55' PLAT
L 4	N 89°48'26" E	69.98' OBS

1/2" IRON PIPE FOUND
N 89°30'36" E, 0.19'
FROM THE CORNER

65.72' OBS
65' PLAT

5/8" IRON PIN FOUND
"BENT" N 39°05'56" E,
0.16' FROM THE CORNER

R.M. OSBORNE TRUSTEE
DOC. 2002R063278
PPN 01-B-108-B-00-001-0

CAPPED 5/8" IRON PIN FOUND & USED AT 46.05' CL "CAP SMASHED"

LORRAINE R. JOHNSON TRUSTEE
DOC. 2006R012588
PPN 01-B-108-B-00-003-0

S 00°26'41" E
47.24' MEAS CHAIN LINK FENCE 145.86' MEAS

CAPPED 5/8" IRON PIN FOUND S 13°18'24" E, 0.25' FROM THE CORNER "LDC"

CAPPED 5/8" IRON PIN FOUND & USED AT 46.00' CL "LDC"

#2639
0.2638 ACRES COMBINED

0.0762 ACRES SPLIT
FRAME GARAGE
ABANDONED WELL PER OWNER

0.2251 ACRES REMAINDER
LORRAINE PETTIT
DOC. 2018R015156
PPN 01-B-108-B-00-002-0

DRILL HOLE FOUND & USED AT 40.57' CL

555' PLAT
554.08' OBS
N 00°26'09" W

112.64' MEAS
N 00°26'09" W

134.34' MEAS
N 00°26'09" W

130.22' OBS
N 00°26'09" W

1" IRON PIN FOUND WITHIN A MON BOX ASSEMBLY N 81°11'10" W, 0.45' FROM THE INTERSECTION

DE RUBERTIS DRIVE
50' RW

LEGEND

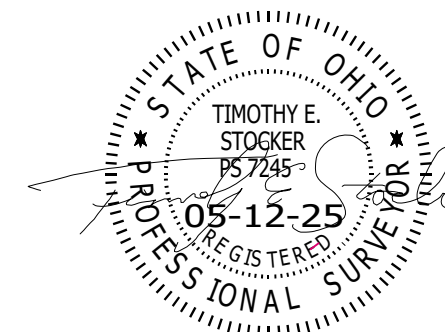
● IRON PIN FOUND/SET
○ IRON PIPE
□ STONE MONUMENT
⊗ MONUMENT BOX
⊙ P.K. NAIL FOUND/SET
○ DRILL HOLE FOUND
○ CALC
MEAS CALCULATED
OBS MEASURED
DEED DEED RECITED
PLAT PLAT RECITED



SCALE: 1" = 40'
SURVEY: MAY 12, 2025
MAP: MAY 12, 2025

NORTH RIDGE ROAD
U.S. ROUTE 20 - VARIABLE WIDTH

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: LORRAINE R. JOHNSON, TRUSTEE LORRAINE PETTIT		
PROJECT NAME: LOT SPLIT & COMBINATION & RESURVEY OF LANDS	PROJECT ADDRESS: 2639 DERUBERTIS DR 6535 N RIDGE RD MADISON, OHIO	CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT
PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10265	DRN: S. HUPERTZ REV:
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		

