

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MAXWELL DRIVE NORTH 69°-38'-03" EAST

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

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. E, PG. 68
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

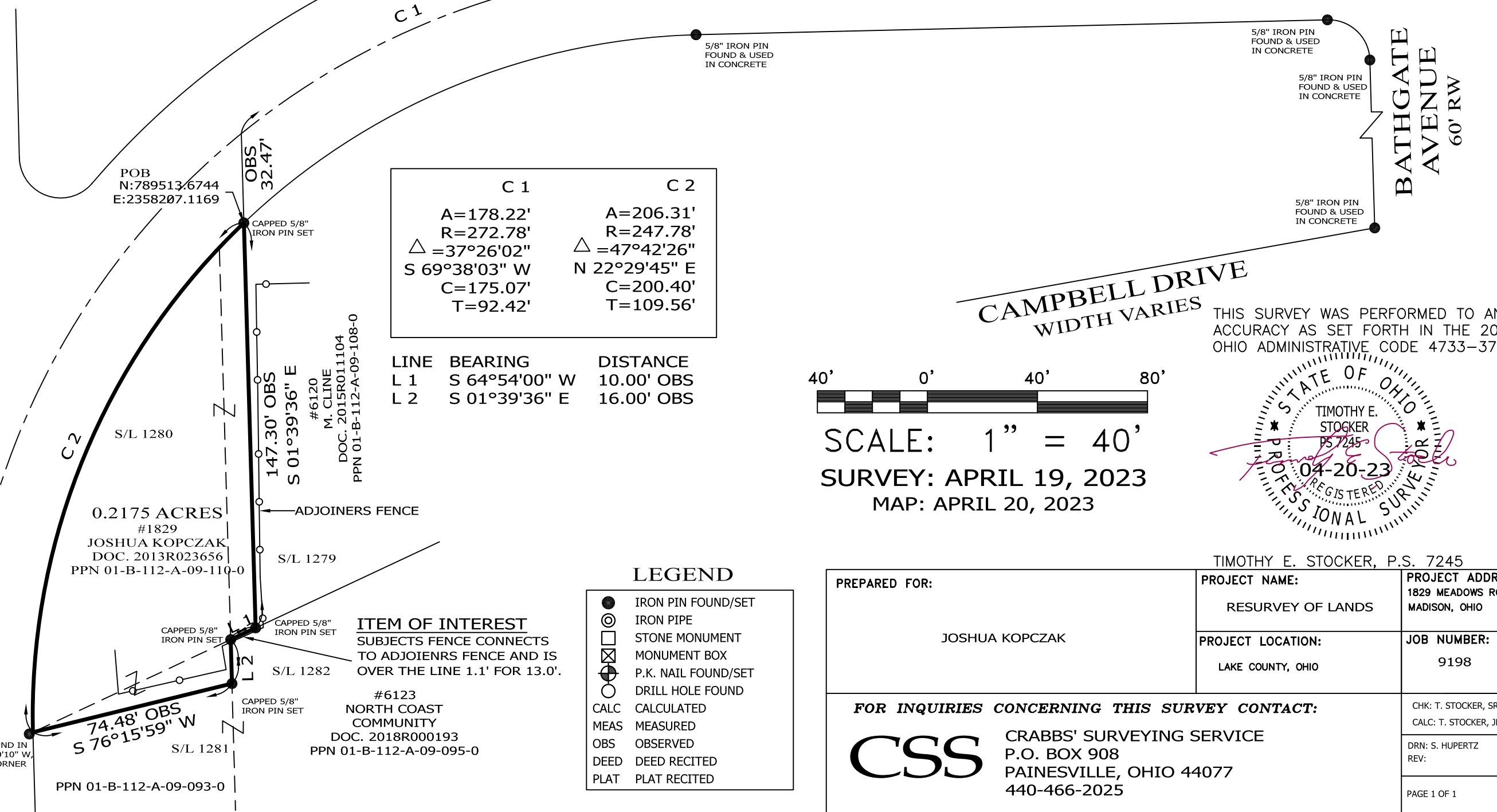
RESURVEY OF LANDS
 ALL THAT CERTAIN LANDS SITUATE IN SUBLT 1280, & PARTS OF SUBLOTS 1279 & 1281, AS ILLUSTRATED IN THE MADISON GOLF LAKELANDS SUBDIVISION, RECORDED IN PLAT VOLUME E, PAGE 68, AND IN LOT 1, TRACT 3, TOWNSHIP OF MADISON, TOWNSHIP NUMBER 12 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO JOSHUA KOPCZAK, AS RECORDED IN DOCUMENT NUMBER 2013R023656, (PPN 01-B-112-A-09-110-0), IN THE OFFICE OF THE COUNTY RECORDER.

MAXWELL DRIVE
50' RW

STONEHAVEN ROAD
50' RW

BATHGATE AVENUE
60' RW

MEADOWS ROAD
50' RW



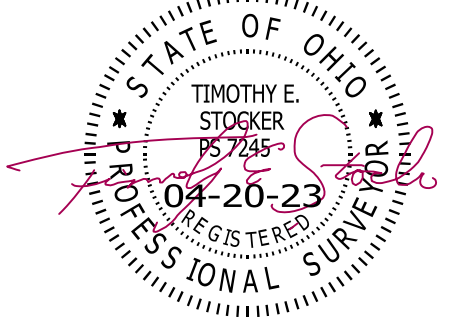
	C 1	C 2
A	178.22'	206.31'
R	272.78'	247.78'
Δ	37°26'02"	47°42'26"
Bearing	S 69°38'03" W	N 22°29'45" E
C	175.07'	200.40'
T	92.42'	109.56'

LINE	BEARING	DISTANCE
L 1	S 64°54'00" W	10.00' OBS
L 2	S 01°39'36" E	16.00' OBS



SCALE: 1" = 40'
 SURVEY: APRIL 19, 2023
 MAP: APRIL 20, 2023

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



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

ITEM OF INTEREST
 SUBJECTS FENCE CONNECTS TO ADJOIENRS FENCE AND IS OVER THE LINE 1.1' FOR 13.0'.

#6123
 NORTH COAST COMMUNITY
 DOC. 2018R000193
 PPN 01-B-112-A-09-095-0

0.2175 ACRES
 #1829
 JOSHUA KOPCZAK
 DOC. 2013R023656
 PPN 01-B-112-A-09-110-0

5/8" IRON PIN FOUND IN CONCRETE S 63°50'10" W, 1.46' FROM THE CORNER

TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: JOSHUA KOPCZAK	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 1829 MEADOWS ROAD MADISON, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9198
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS 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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