

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SHORE DRIVE NORTH 63°-26'-15" EAST  
STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B.

#6047  
P.S. OTTERMAN  
DOC. 2022R032907  
PPN 01-B-113-A-00-002-0

**LOT SPLIT & COMBINATION OF LANDS**  
ALL THAT CERTAIN LANDS SITUATE 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 LOT SPLIT TAKEN FROM THE LANDS TO PAUL J. & FRANCES M. MURPHY, AS RECORDED IN DOCUMENT NUMBER 2018R014978, (PPN 01-B-113-A-00-003-0), AND BEING COMBINED WITH THE LANDS TO JOAN M. CLARK, AS RECORDED IN DOCUMENT NUMBER 2005R049172, (PPN 01-B-113-A-00-008-0), IN THE OFFICE OF THE COUNTY RECORDER.

**NOTES & REFERENCES**

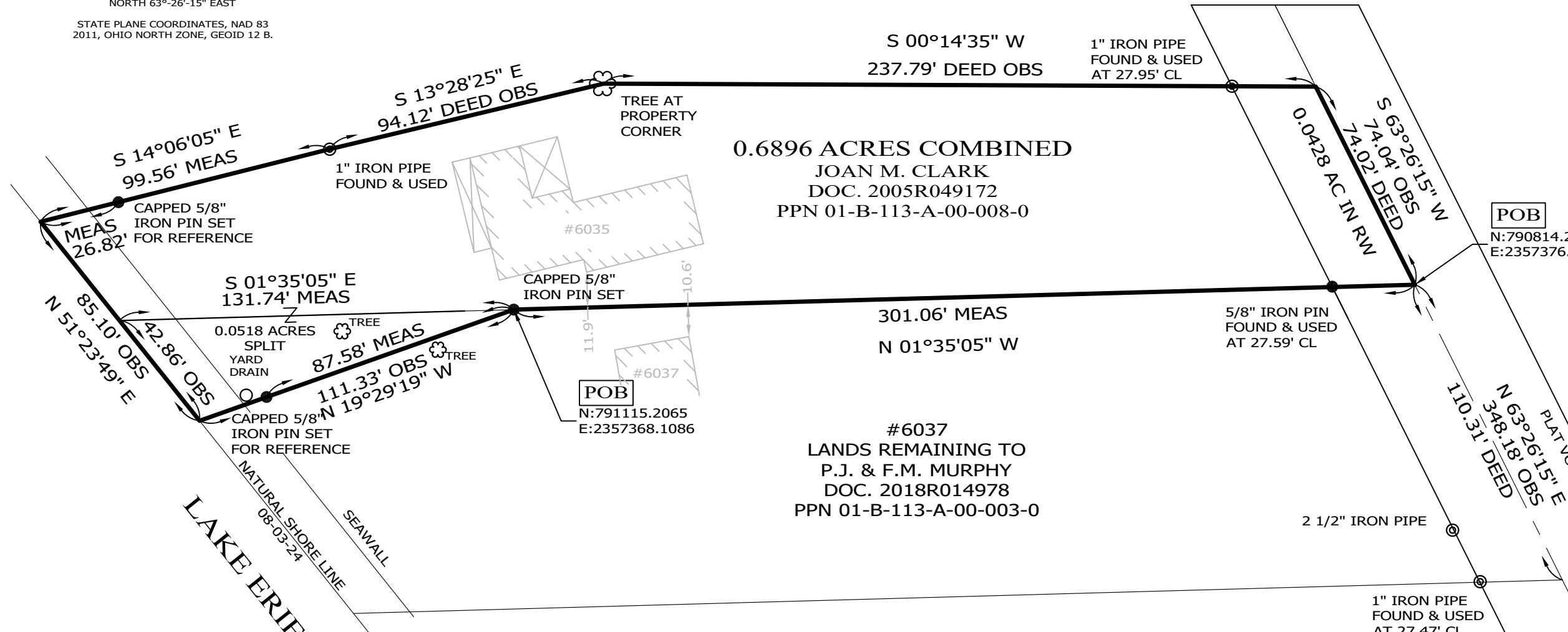
- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. E, PG. 79
- SURVEY BY BABOCK, JONES & ASSOC, FOR OTTERMAN, DATED MAY 2002, JOB 02-068
- SURVEY BY JONES SURVEYING, FOR GNAGY, DATED SEPT 2018, JOB 18-221
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

**0.6896 ACRES COMBINED**  
JOAN M. CLARK  
DOC. 2005R049172  
PPN 01-B-113-A-00-008-0

#6037  
LANDS REMAINING TO  
P.J. & F.M. MURPHY  
DOC. 2018R014978  
PPN 01-B-113-A-00-003-0

**LEGEND**

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



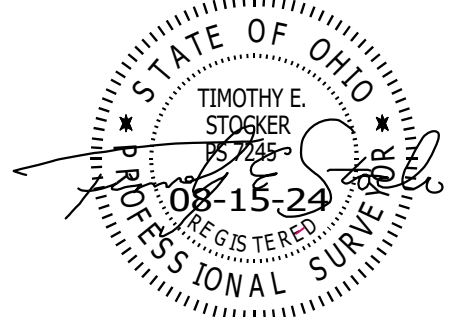
SHORE DRIVE  
50' RW

GREEN ROAD  
50' RW

LOT 1 TRACT 3  
LOT 17 TRACT 4

PREPARED FOR:  JOAN M. CLARK  PAUL J. & FRANCES M. MURPHY	PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 6035 SHORE DRIVE MADISON, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9925
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:	
	PAGE 1 OF 1	

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



TIMOTHY E. STOCKER, P.S. 7245



SCALE: 1" = 40'  
SURVEY: AUGUST 3, 2024  
MAP: AUGUST 5, 2024  
UPDATED AUGUST 15, 2024