

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF HAINES ROAD NORTH 01°-33'-54" WEST

CHapel ROAD EXT
50' RW

PLAT VOL. J, PG. 93

LOT 13

1/2" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY

MCMACKIN ROAD
50' RW

LOT 14

TRACT 4

CHapel ROAD
50' RW

N 86°48'08" E
2736.99' OBS

LOT 15

50' RW

RESURVEY & COMBINATION OF LANDS
ALL THAT CERTAIN LANDS SITUATE IN LOT 15, TRACT 4, TOWNSHIP OF MADISON, TOWNSHIP NUMBER 12 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO JUDITH L. CROSS, TRUSTEE, AS RECORDED IN DOCUMENT NUMBER 2009R019086, (PPN 01-B-129-0-00-001-0 & PPN 01-B-129-0-00-022-0), IN THE OFFICE OF THE COUNTY RECORDER.

#5661 W.D. BIRD
DOC. 2002R010212
PPN 01-B-129-0-00-005-0

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY J.A. ZIEMBA, FOR O'NEAL, DATED APR 2004
- SURVEY BY LAND DESIGN CONSULTANTS FOR PIRIE, DATED JUNE 2001, JOB MADIT1-0102
- SURVEY BY GUTOSKEY & ASSOC FOR MADISON POINTE, DATED FEB 2001, JOB 99-182
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

1.2568 ACRES COMBINED
#1838
JUDITH L. CROSS, TRUSTEE
DOC. 2009R019086
PPN 01-B-129-0-00-001-0

N 01°41'11" W
309.58' OBS - 391.78' DEED

193.25' OBS

CAPPED 5/8" IRON PIN FOUND & USED "LDC"

LAKE ERIE
N 61°58'33" E
139.44' OBS
147.69' DEED
11.26' DEED
NATURAL SHORELINE
STEPS TO BEACH

STEPS TO BEACH

119.63' MEAS

CAPPED 5/8" IRON PIN SET FOR REFERENCE

328.60' OBS
S 01°41'11" E

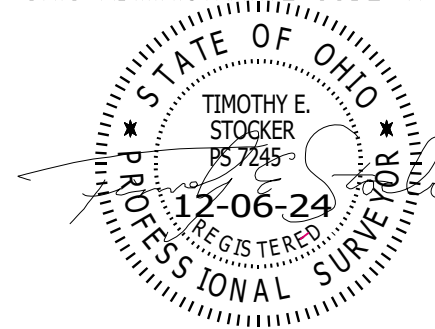
5/8" IRON PIN FOUND 3.60' EAST OF THE LINE BY PERPENDICULAR MEASUREMENT

ITEM OF INTEREST

ADJOINING PARCEL USES SUBJECTS DRIVE FOR ACCESS

#1840
R.F. & J.E. MCGILL
VOL. 624, PG. 387
PPN 01-B-129-0-00-002-0

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



TIMOTHY E. STOCKER, P.S. 7245

#1824
M.C. JENNINGS & J. SPIKE
DOC. 2021R009460
PPN 01-B-129-0-00-003-0

MADISON POINTE LTD
DOC. 2001R007922
PPN 01-B-129-0-00-004-00

S 86°57'16" W
434.03' OBS - 434.22' DEED

PPN 01-B-129-0-00-022-0

STONE DRIVE

309.12' OBS - 309.22' DEED
N 86°57'16" E

3/4" IRON PIPE FOUND AT 30.41' CL & 3.00' SOUTH OF THE LINE BY PERPENDICULAR MEASUREMENT

5/8" IRON PIN FOUND & USED AT 29.82' CL

POB

0.0276 AC IN RW

40.00' DEED
40.01' OBS
S 01°33'54" E

1330.77' OBS
N 01°33'54" W

HAINES ROAD
60' RW

CAPPED 5/8" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY "LCE"

91°37'58" OBS

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

60' 0' 60' 120'

SCALE: 1" = 60'
SURVEY: NOVEMBER 28, 2024
MAP: DECEMBER 6, 2024

LOT 16

PREPARED FOR: JUDITH L. CROSS, TRUSTEE	PROJECT NAME: RESURVEY & COMBINATION OF LANDS	PROJECT ADDRESS: 1838 HAINES ROAD MADISON, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10088
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: PAGE 1 OF 1