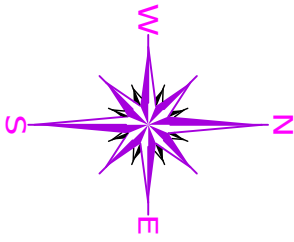


RESURVEY LOT SPLIT & COMBINATION OF LANDS
ALL THAT CERTAIN LANDS SITUATE IN LOT 50, TOWNSHIP OF PERRY, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY, LOT SPLIT & COMBINATION OF THE LANDS TO RICH SUNDY & ROB JANOS, AS RECORDED IN DOCUMENT NUMBER 2016R007507, (PPN 03-A-004-B-00-009-0 & PPN 03-A-004-B-00-010-0), AND IN DOCUMENT NUMBER 2024R014656, (PPN 03-A-004-B-00-016-0), IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF HALE ROAD NORTH 89°-14'-16" EAST
STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B

STROPKEY ENTERPRISES LLC
DOC. 2019R005498
PPN 03-A-004-B-00-014-0

N 01°24'15" W
252.76' MEAS

#2570
K. CUTLER
DOC. 2014R014272
PPN 03-A-004-B-00-011-0

N 01°24'15" W
301.80' MEAS

3/4" IRON PIPE
FOUND & USED
AT 30.00' CL

1" IRON PIPE
FOUND & USED

CAPPED 5/8"
IRON PIN SET

RICH SUNDY & ROB JANOS
DOC. 2016R007507
0.3396 ACRES COMBINED
PPN 03-A-004-B-00-010-0
S 01°24'44" E
301.80' MEAS

0.0337
AC IN
RW

MEAS
49.00'

COMBO 0.3396 AC
N:762058.0488
E:2326511.3365

POB SPLIT 0.0049 AC
N:762058.0620
E:2326512.3365

POB SPLIT 0.0579 AC
N:762058.1701
E:2326520.4546

1.0102 ACRES
COMBINED

RICH SUNDY & ROB JANOS
DOC. 2016R007507
PPN 03-A-004-B-00-009-0

N 89°14'16" E
130.06' MEAS

MEAS
49.04'

POB SPLIT 0.0946 AC
N:761840.3126
E:2326516.7040
CAPPED 5/8"
IRON PIN SET

CAPPED 5/8"
IRON PIN SET

0.5616 ACRES
COMBINED

RICH SUNDY & ROB JANOS
DOC. 2024R014656
PPN 03-A-004-B-00-016-0
S 01°23'36" E
301.80' MEAS

CAPPED 5/8"
IRON PIN SET
AT 30.00' CL

0.0559
AC IN
RW

MEAS
81.12'

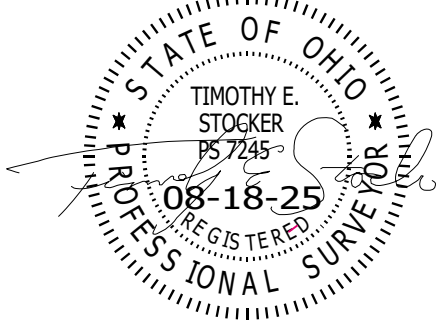
N 89°14'16" E

HALE ROAD
60' RW

POB COMBO 0.5616 AC
N:762059.1279
E:2326592.4482

POB COMBO 1.0102 AC
POB SPLIT 0.1559 AC
N:762059.3939
E:2326612.4464

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

STROPKEY ENTERPRISES LLC
DOC. 2019R005498
PPN 03-A-004-B-00-014-0

SEE PAGE 2 OF 2 FOR
DETAIL OF SPLIT
PARCELS &
ACREAGE SUMMARY

NOTES & REFERENCES

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



SCALE: 1" = 50'
SURVEY: AUGUST 11, 2025
MAP: AUGUST 18, 2025

TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: RICH SUNDY & ROB JANOS	PROJECT NAME: RESURVEY, LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 2580 & 2588 HALE ROAD PERRY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10418
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		CHK: T. STOCKER, SR CHK: STOCKER, JR DRN: S. LOVEJOY REV: PAGE 1 OF 2



178.45' OBS
S 89°14'16" W

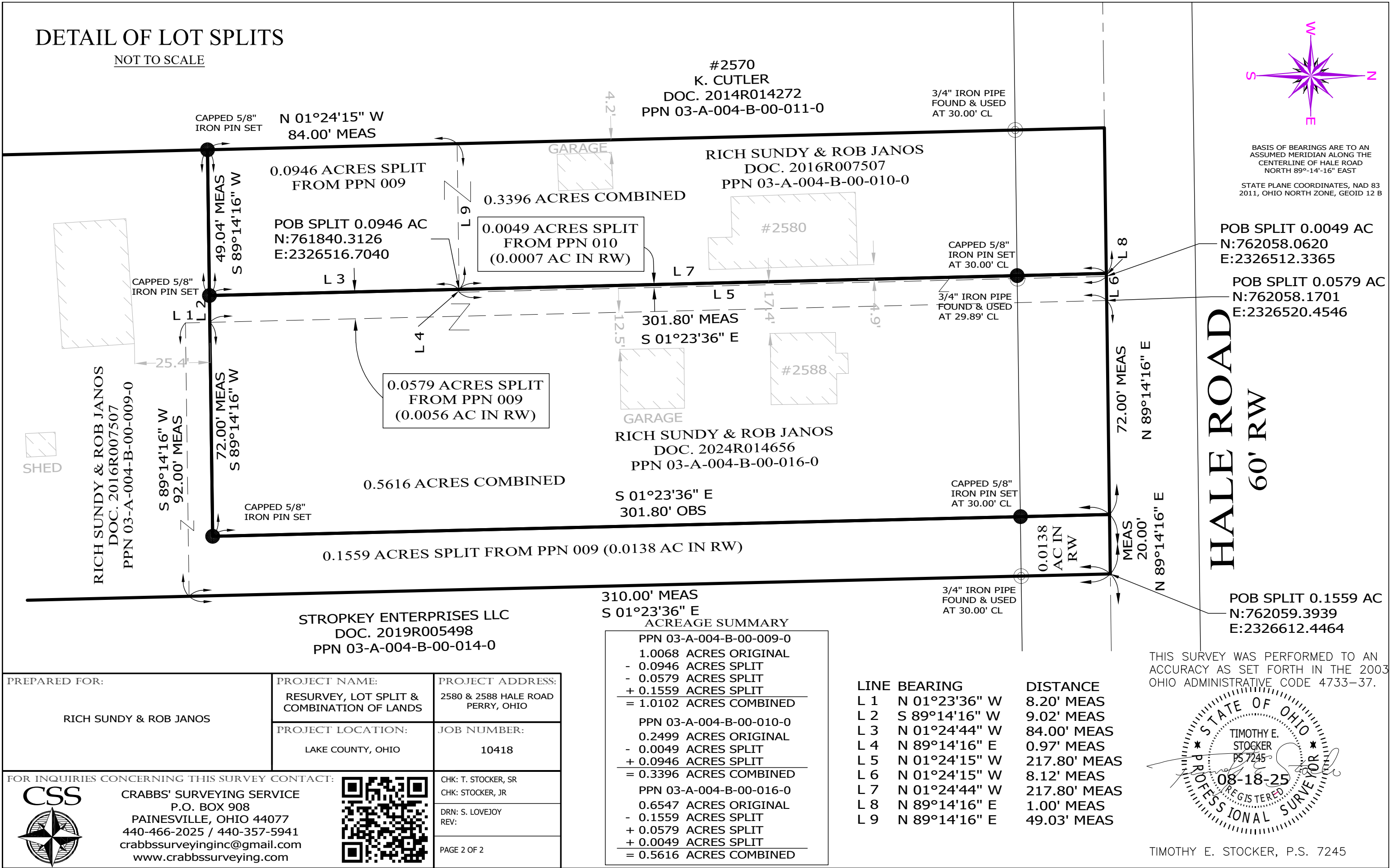
REDWOOD DRIVE
60' RW

PLAT VOL. N, PG. 66

N:762061.7679
E:2326790.8771

DETAIL OF LOT SPLITS

NOT TO SCALE

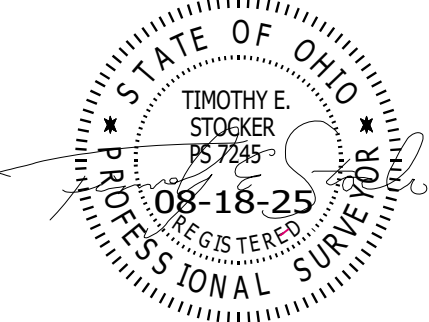


PREPARED FOR: RICH SUNDY & ROB JANOS	PROJECT NAME: RESURVEY, LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 2580 & 2588 HALE ROAD PERRY, OHIO
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		DRN: S. LOVEJOY REV:
		PAGE 2 OF 2

310.00' MEAS S 01°23'36" E
ACREAGE SUMMARY
PPN 03-A-004-B-00-009-0
1.0068 ACRES ORIGINAL
- 0.0946 ACRES SPLIT
- 0.0579 ACRES SPLIT
+ 0.1559 ACRES SPLIT
= 1.0102 ACRES COMBINED
PPN 03-A-004-B-00-010-0
0.2499 ACRES ORIGINAL
- 0.0049 ACRES SPLIT
+ 0.0946 ACRES SPLIT
= 0.3396 ACRES COMBINED
PPN 03-A-004-B-00-016-0
0.6547 ACRES ORIGINAL
- 0.1559 ACRES SPLIT
+ 0.0579 ACRES SPLIT
+ 0.0049 ACRES SPLIT
= 0.5616 ACRES COMBINED

LINE	BEARING	DISTANCE
L 1	N 01°23'36" W	8.20' MEAS
L 2	S 89°14'16" W	9.02' MEAS
L 3	N 01°24'44" W	84.00' MEAS
L 4	N 89°14'16" E	0.97' MEAS
L 5	N 01°24'15" W	217.80' MEAS
L 6	N 01°24'15" W	8.12' MEAS
L 7	N 01°24'44" W	217.80' MEAS
L 8	N 89°14'16" E	1.00' MEAS
L 9	N 89°14'16" E	49.03' MEAS

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



TIMOTHY E. STOCKER, P.S. 7245