

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF RIVER ROAD NORTH 68°-11'-27" EAST

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY CRABBS' SURVEYING FOR TENKKU & DOMINISH, DATED AUG 2012, JOB 5397
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

LEGEND

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

ACREAGE SUMMARY

| | |
|-------------------------|---------------------------------------|
| PPN 03-A-015-0-00-002-0 | 2.1731 ACRES (ORIGINAL PARCEL 1) |
| - | 0.7494 ACRES (SPLIT) |
| = | 1.4237 ACRES (REMAINDER PARCEL 1) |
| + | 7.2047 ACRES (PARCEL 2) |
| = | 8.6284 ACRES (COMBINED PARCELS 1 & 2) |
| PPN 03-A-015-0-00-002-0 | 1.0169 ACRES (ORIGINAL) |
| + | 0.7494 ACRES (SPLIT) |
| = | 1.7663 ACRES (COMBINED) |

LOT SPLIT & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 18, TOWNSHIP OF PERRY, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO LORETTA Y. TENKKU, AS RECORDED IN INSTRUMENT NUMBER 2015R018040, (PPN 03-A-015-0-00-002-0 / PARCEL 1), AND BEING COMBINED WITH THE LANDS TO LORETTA Y. TENKKU, AS RECORDED IN INSTRUMENT NUMBER 2015R018041, (PPN 03-A-015-0-00-004-0), AND A COMBINATION OF THE LANDS REMAINING TO LORETTA Y. TENKKU, AS RECORDED IN INSTRUMENT NUMBER 2015R018040, (PPN 03-A-015-0-00-002-0 / PARCELS 1 & 2), IN THE OFFICE OF THE COUNTY RECORDER.

ADAMS ROAD

60' RW

N 00°48'38" W
392.28' OBS
392.31' PLAT

PLAT VOL. 67, PG. 33

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

MON BOX FOUND & USED "UNABLE TO OPEN"

LAKE METROPARKS BOARD OF PARK COMMISSIONERS
DOC. 2017R008530
PPN 03-A-009-0-00-006-0

N 00°43'53" W
365.69' OBS

#3136
J.L. & W.L. ALTIZER
VOL. 547, PG. 195
PPN 03-A-015-0-00-022-0

#3146
L. RODRIGUEZ-RANGEL
DOC. 2023R0077001
PPN 03-A-015-0-00-020-0

#3150
J.L. & R.F. SHOUP
VOL. 137, PG. 549
PPN 03-A-015-0-00-019-0

#3160
R.L. & W.P. JAMES
VOL. 52, PG. 537
PPN 03-A-015-0-00-003-0

#3194
LORETTA Y. TENKKU
DOC. 2015R018041
PPN 03-A-015-0-00-004-0

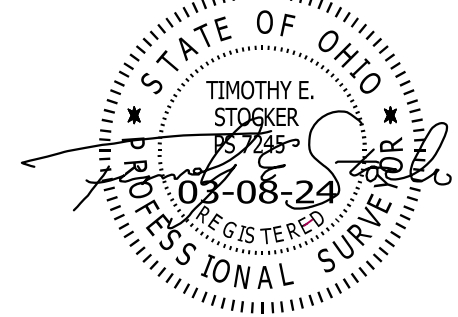
7.2047 ACRES VACANT LAND
L.Y. TENKKU
DOC. 2015R018040
(PARCEL 2)

#3210
R.A. NELSON & E. MAYLISH
DOC. 2015R024774
PPN 03-A-015-0-00-005-0

#3210
L.G. UNGERS
DOC. 2006R049241
PPN 03-A-015-0-00-027-0

| LINE | BEARING | DISTANCE |
|------|---------------|------------------|
| L 1 | N 68°11'27" E | 72.17' MEAS |
| L 2 | S 87°46'55" W | 67.57' MEAS |
| L 3 | N 01°47'33" W | 470.19' OBS |
| L 4 | N 68°11'27" E | 3.82' OBS |
| L 5 | N 68°11'27" E | 100.00' DEED OBS |
| L 6 | S 42°33'52" W | 113.54' OBS |
| L 7 | N 87°35'44" E | 100.00' OBS |
| L 8 | S 00°48'19" E | 35.00' OBS |
| L 9 | S 87°46'55" W | 204.36' OBS |
| L 10 | N 87°46'55" E | 169.28' 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

| | | |
|---------------------------------------------------|----------------------------------------------------|-------------------------------------------------|
| PREPARED FOR: LORETTA Y. TENKKU | | |
| PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS | PROJECT ADDRESS: 3194 RIVER ROAD PERRY, OHIO | CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT |
| PROJECT LOCATION: LAKE COUNTY, OHIO | JOB NUMBER: 9685 | DRN: S. HUPERTZ |
| PAGE 1 OF 1 | | |

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
CSS CRABBS' SURVEYING SERVICE
P.O. BOX 908
PAINESVILLE, OHIO 44077
1-800-488-3968

SCALE: 1" = 100'
SURVEY: MARCH 4, 2024
MAP: MARCH 8, 2024

