

# BOUNDARY/RETRACEMENT SURVEY

RESURVEY OF PARCEL 03-A-051-0-00-017-0

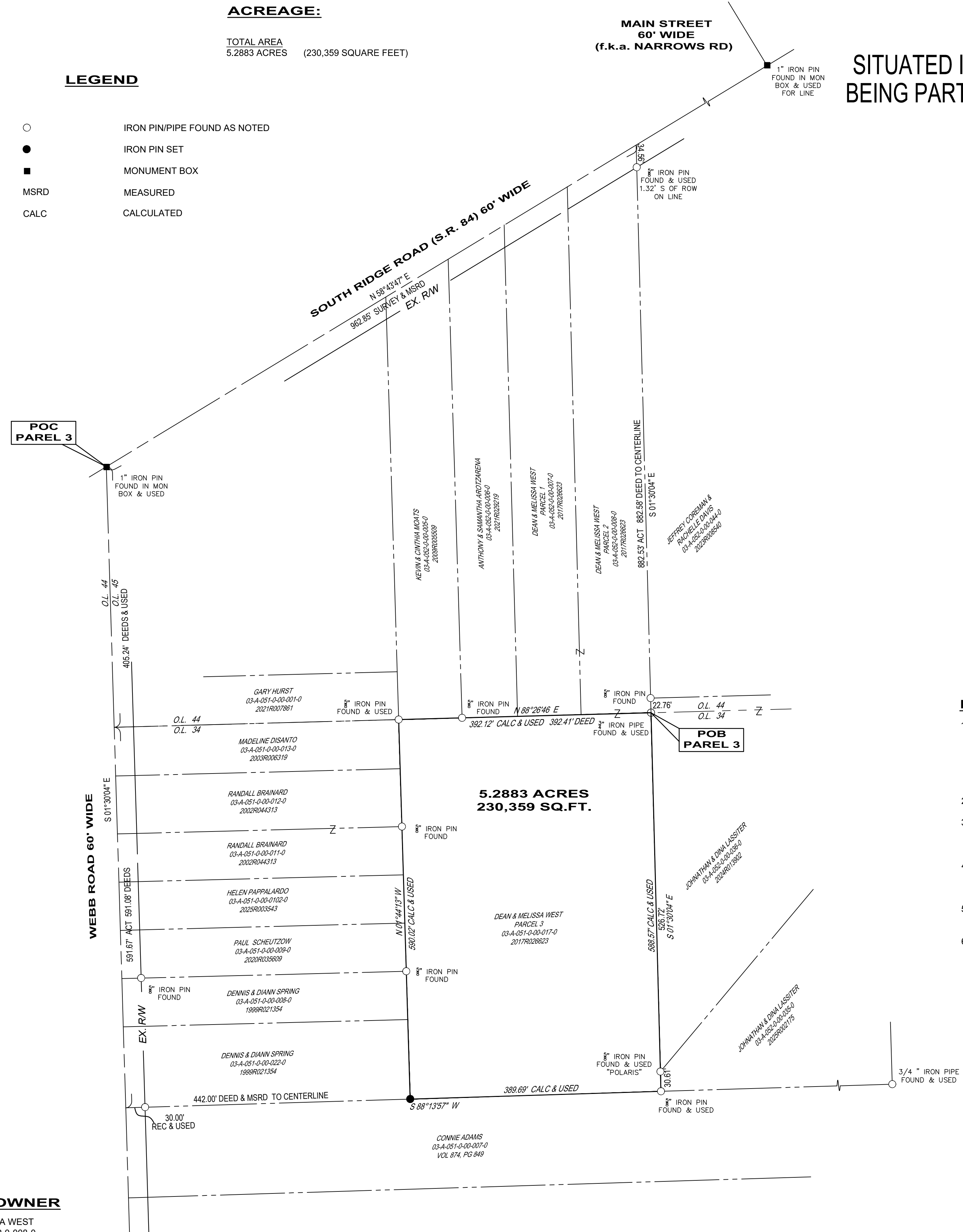
SITUATED IN THE TOWNSHIP OF PERRY, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOTS 34, ORIGINAL PERRY TOWNSHIP, TOWNSHIP 11, RANGE 7 OF THE CONNECTICUT WESTERN RESERVE

**ACREAGE:**

TOTAL AREA  
5.2883 ACRES (230,359 SQUARE FEET)

**LEGEND**

- IRON PIN/PIPE FOUND AS NOTED
- IRON PIN SET
- MONUMENT BOX
- MSRD MEASURED
- CALC CALCULATED



**PERTINENT DOCUMENTS:**

1. LAKE COUNTY TAX MAPS.
2. PLAT OF SURVEY PREPARED BY POLARIS ENGINEERING AND SURVEYING INC, DATED MAY 18, 2022.
3. ANNEXATION PLAT VOLUME 58, PAGE 13 L.C.M.R..
4. THE FOLLOWING DEEDS:
  - 4.1. 2021R029219
  - 4.2. 2003R006319
  - 4.3. 2009R005509
  - 4.4. 2003R010160
  - 4.5. 2025R003543
  - 4.6. 2020R035609
  - 4.7. 2019R021354
  - 4.8. 2021R030708
  - 4.9. SUBJECT PARCEL 2017R026623

**NOTES:**

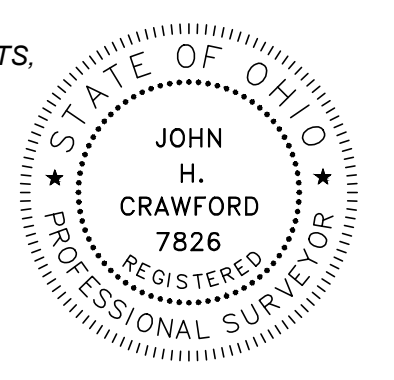
1. ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THERE OF. THE BASIS OF BEARING FOR THIS PLAT IS NORTH 58°43'47" EAST AS WAS ESTABLISHED FOR THE CENTERLINE OF SOUTH RIDGE ROAD (a.k.a STATE ROUTE 84), SAID BEARING ESTABLISHED FROM A SURVEY PREPARED BY POLARIS ENGINEERING AND SURVEYING, INC., DATED MAY 18, 2022.
2. ALL IRON PINS SET ARE 5/8" IRON PINS, 30" IN LENGTH WITH A YELLOW CAP.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 39085C0132F, EFFECTIVE DATE OF FEBRUARY 03, 2010.
4. THIS PLAT IS IN GENERAL ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH IN OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND THAT OF LAKE COUNTY.
5. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY RECORDER'S OFFICE.
6. PROPERTY CURRENTLY IN THE NAME OF DEAN & MELISSA WEST, AND BEING RECORDED IN OFFICIAL RECORD 2017R026623, 4298 SOUTH RIDGE ROAD, (BEING PARCEL NUMBER 03-A-051-0-00-017-0).

**SURVEYOR**

I HEREBY STATE THAT THIS PLAT, AND THE SURVEY IT IS BASED ON FIELD OBSERVATIONS PERFORMED UNDER THE DIRECT SUPERVISION OF JOHN H. CRAWFORD, P.S. 7826. THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS, AND IN GENERAL ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE 4733-37.

*John H. Crawford*  
JOHN H. CRAWFORD, PS  
REGISTERED PROFESSIONAL SURVEYOR NO. 7826

03/29/25  
DATE



**CURRENT OWNER**

DEAN & MELISSA WEST  
PARCEL 03-A-052-0-008-0  
2017R026623  
4298 SOUTH RIDGE ROAD

REVISIONS

7	
6	
5	
4	
3	
2	
1	

CRAWFORD PROPERTY SOLUTIONS, LLC  
21 LYNDALE ROAD, PAINESVILLE  
OHIO 44077 216-214-1754

**BOUNDARY/RETRACEMENT SURVEY**

LOCATED IN PERRY TOWNSHIP  
LAKE COUNTY, OHIO  
DEAN & MELISSA WEST

DRAWN BY: JHC  
CHECKED BY: JHC  
DATE 03/29/25  
SHEET 1 OF 1  
PROJ.#