

BASIS OF BEARINGS ARE TO NAD 83
2011, GRID NORTH

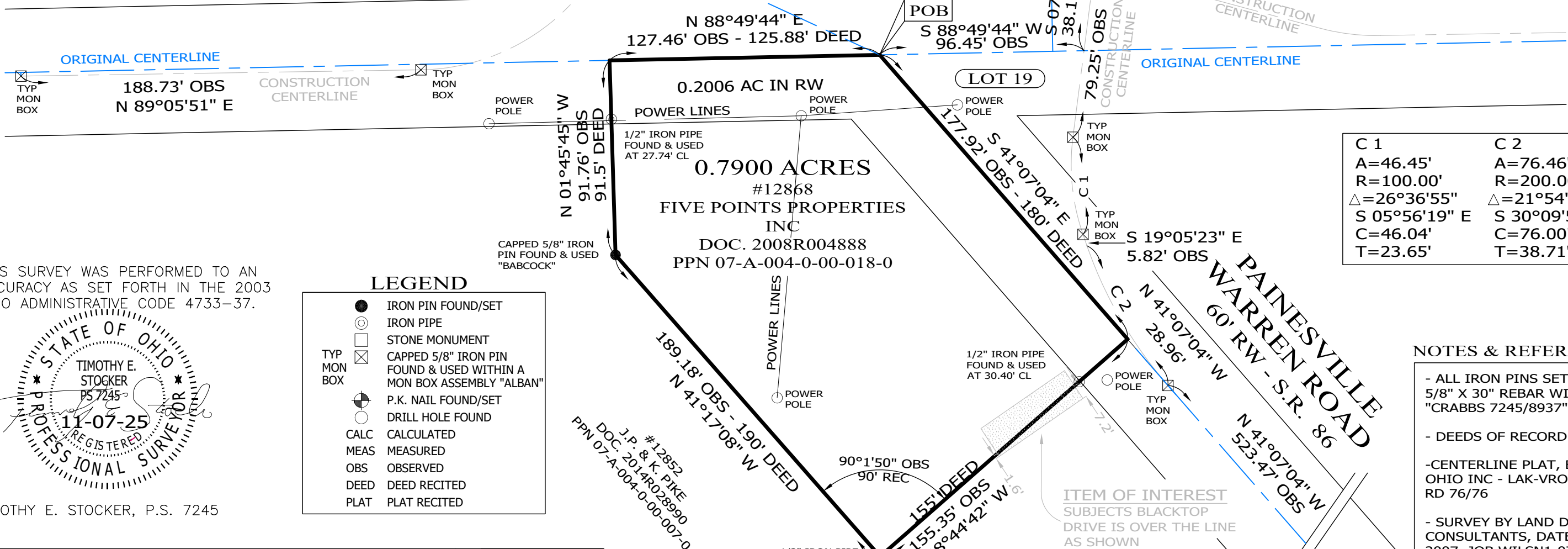
RESURVEY OF LANDS
ALL THAT CERTAIN LANDS SITUATE IN LOT 19, TOWNSHIP OF LEROY,
TOWNSHIP NUMBER 10 NORTH, RANGE VII WEST, IN THE
CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE
OF OHIO. A RESURVEY OF THE LANDS TO FIVE POINTS PROPERTIES
INC, AS RECORDED IN DOCUMENT NUMBER 2008R004888, (PPN
07-A-004-0-00-018-0), IN THE OFFICE OF THE COUNTY RECORDER.

HUNTOON ROAD
60' RW

**PAINESVILLE
WARREN ROAD**
60' RW - S.R. 86

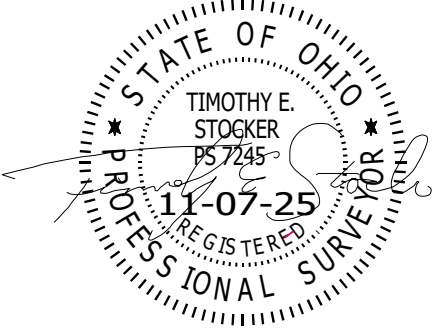
VROOMAN ROAD
60' RW

**LEROY CENTER
ROAD**
60' RW



C 1	C 2
A=46.45'	A=76.46'
R=100.00'	R=200.00'
Δ=26°36'55"	Δ=21°54'20"
S 05°56'19" E	S 30°09'59" E
C=46.04'	C=76.00'
T=23.65'	T=38.71'

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



TIMOTHY E. STOCKER, P.S. 7245

LEGEND	
●	IRON PIN FOUND/SET
○	IRON PIPE
□	STONE MONUMENT
⊗	CAPPED 5/8" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY "ALBAN"
⊙	P.K. NAIL FOUND/SET
○	DRILL HOLE FOUND
CALC	CALCULATED
MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED
PLAT	PLAT RECITED

NOTES & REFERENCES

- ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245/8937".
- DEEDS OF RECORD
- CENTERLINE PLAT, BY DLZ OHIO INC - LAK-VROOMAN RD 76/76
- SURVEY BY LAND DESIGN CONSULTANTS, DATED MAR 2007, JOB WILSN1-0701
- SURVEY BY H. JONES, FOR KONTE, DATED MAY 2003, JOB 01-034
- SURVEY BY W.C. BABCOCK, FOR PIKE, DATED NOV 2014, JOB 14-56
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

PREPARED FOR: FIVE POINTS PROPERTIES INC	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 12868 PAINESVILLE WARREN ROAD LEROY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10536
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 1

50' 0' 50' 100'
SCALE: 1" = 50'
SURVEY: NOVEMBER 4, 2025
MAP: NOVEMBER 7, 2025