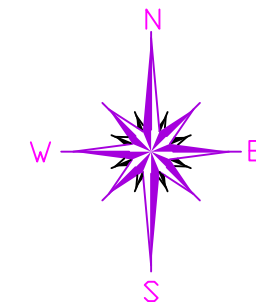


LEROY CENTER ROAD

60' RW

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 25, 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 CHRISTOPHER J. POTPAN, AS RECORDED IN DOCUMENT NUMBER 2012R002444, (PPN 07-A-007-0-00-040-0), IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BRAKEMAN ROAD NORTH 01°-08'-34" WEST
STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B

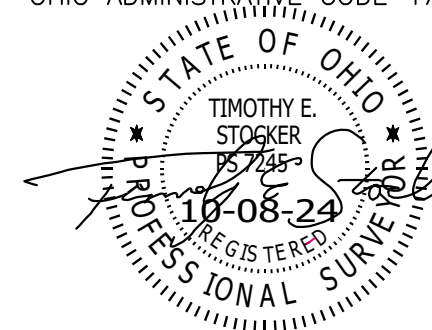
LEGEND

●	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

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY LAND DESIGN CONSULTANTS FOR LEIMCO DVLP, DATED MAR 2005, JOB ISAIR1-0405
- SURVEY BY LAND DESIGN CONSULTANTS FOR SIEPKA, DATED MAR 2012, JOB SIEPR1-1201
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

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



TIMOTHY E. STOCKER, P.S. 7245

3.2700 ACRES
#7115
CHRISTOPHER J. POTPAN
DOC. 2012R002444
PPN 07-A-007-0-00-040-0

870.83' OBS
S 88°36'22" W

N. & S. INBODY
DOC. 2024R019422
PPN 07-A-007-0-00-041-0

LINE	BEARING	LINE
L 1	S 01°08'34" E	20.00' OBS
L 2	S 00°09'40" W	20.00' MEAS



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

ITEM OF INTEREST
SUBJECTS PARCEL USES
BLACKTOP DRIVE THRU
CEI LANDS FOR INGRESS
AND EGRESS, BLACKTOP
DRIVE IS OVER THE LINE
AS SHOWN

CEI
VOL. 806, PG. 1217
PPN 07-A-888-0-10-100-0

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

LOT 40

LOT 24

LOT 25

N:738949.3670
E:2338200.9380

POB
N:734686.5941
E:2338285.9620

BRAKEMAN ROAD
60' RW

N 01°08'34" W
161.77' OBS

S 01°08'34" E
4263.62' OBS

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

3/4" IRON PIPE FOUND & USED AT 30.09' CL

3/4" IRON PIPE FOUND & USED AT 30.24' CL

5/8" IRON PIN FOUND & USED AT 29.96' CL

CAPPED 5/8" IRON PIN FOUND & USED "B & J"

CAPPED 5/8" IRON PIN SET

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

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

L 2 219.77' OBS

L 2 164.73' CALC
S 00°09'40" W

164.65' OBS

615.68' OBS

1" IRON PIPE FOUND & USED

LAKE METROPARKS BOARD OF PARK COMMISSIONERS
DOC. 2018R029402
PPN 07-A-006-0-00-013-0

PREPARED FOR: CHRISTOPHER J. POTPAN	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 7115 BRAKEMAN ROAD LEROY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10020
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:	
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