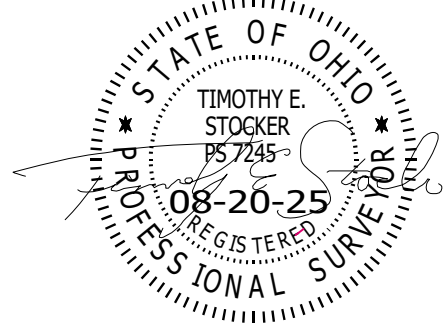


LOT SPLIT, COMBINATION & RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOTS 30 & 31, TOWNSHIP OF LEROY, TOWNSHIP NUMBER 10 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO WILLIAM R. BOYD, JR TRUSTEE, AS RECORDED IN DOCUMENT NUMBER 2008R026453, (PPN 07-A-008-C-00-003-0), AND BEING COMBINED WITH THE LANDS TO GEORGE A. NASH, ET AL, AS RECORDED IN DOCUMENT NUMBER 2017R031061, (PPN 07-A-008-C-00-001-0), IN THE OFFICE OF THE COUNTY RECORDER.

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



TIMOTHY E. STOCKER, P.S. 7245

SEE PAGE 2 OF 2 FOR LINE TABLE, REFERENCES AND DETAIL OF ADJOINERS PAVILLION

NOTE: ALL POINTS ALONG THE CENTERLINE OF PHELPS CREEK ARE INACCESSIBLE

BASP LLC
DOC. 2023R010142
PPN 07-A-008-E-00-010-0

W.A. WAGENLANDER
VOL. 346, PG. 1186
PPN 07-A-008-C-00-004-0

NOTE: PER GEORGE NASH ACCESS TO PPN 07-A-008-C-00-004-0 IS THROUGH PPN 07-A-008-C-00-003-00, NO EASEMENT NOTED ON DEED OF RECORD.

KENBEC FAMILY LLC
DOC. 2018R015335
PPN 07-A-008-A-00-003-0

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



SCALE: 1" = 300'
SURVEY: AUGUST 8, 2025
MAP: AUGUST 20, 2025

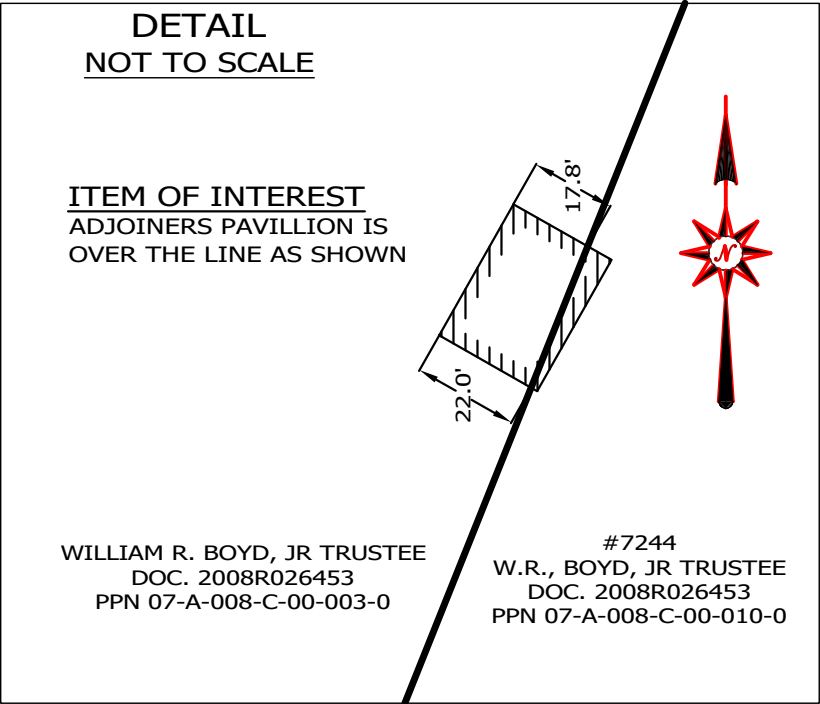
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:



CRABBS' SURVEYING SERVICE
P.O. BOX 908
PAINESVILLE, OHIO 44077
440-466-2025 / 440-357-5941
crabbssurveyinginc@gmail.com
www.crabbssurveying.com

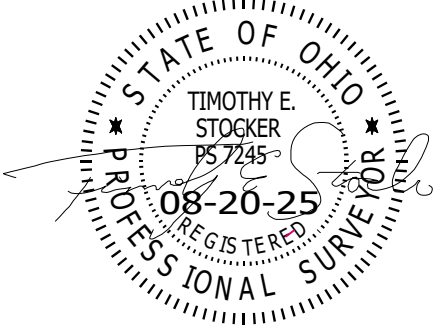


CHK: T. STOCKER, SR
CHK: STOCKER, JR
DRN: S. LOVEJOY
REV:
PAGE 1 OF 2



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	S 35°30'46" W	199.78' OBS	L 29	S 49°23'21" E	282.84' OBS
L 2	S 38°11'41" W	177.81' OBS	L 30	S 51°57'27" E	158.84' OBS
L 3	S 36°17'35" W	119.93' OBS	L 31	S 37°48'46" W	447.41' OBS
L 4	S 34°23'29" W	83.44' OBS	L 32	S 37°48'46" W	134.37' OBS
L 5	S 31°28'19" W	199.74' OBS	L 33	N 53°29'28" W	643.02' OBS
L 6	S 28°33'10" W	392.42' OBS	L 34	N 06°41'48" W	59.64' OBS
L 7	S 28°33'10" W	218.00' OBS	L 35	N 09°10'32" W	181.26' OBS
L 8	S 37°48'46" W	223.24' OBS	L 36	N 23°15'44" W	228.61' OBS
L 9	N 64°10'34" W	542.34' OBS	L 37	N 30°18'37" W	178.29' OBS
L 10	N 20°51'53" E	70.31' OBS	L 38	N 37°52'09" W	190.10' OBS
L 11	N 51°22'33" E	79.16' OBS	L 39	N 11°09'49" W	264.68' OBS
L 12	N 65°04'33" E	177.61' OBS	L 40	N 11°20'20" E	216.19' OBS
L 13	N 75°00'37" E	89.98' MEAS	L 41	N 31°34'56" E	231.77' OBS
L 14	N 88°04'32" E	122.36' MEAS	L 42	N 34°54'46" E	233.04' OBS
L 15	S 76°54'03" E	270.92' MEAS	L 43	N 51°22'33" E	114.31' MEAS
L 16	S 01°07'10" E	203.26' MEAS	L 44	N 64°27'37" W	595.00' OBS
L 17	S 01°07'10" E	163.21' MEAS	L 45	N 15°38'37" W	149.30' OBS
L 18	S 60°02'40" E	163.09' MEAS	L 46	N 13°00'07" W	189.30' OBS
L 19	S 65°00'42" E	119.06' MEAS	L 47	N 53°47'07" W	104.20' OBS
L 20	S 04°19'56" E	93.83' MEAS	L 48	N 24°57'07" W	140.70' OBS
L 21	S 63°19'57" E	83.57' MEAS	L 49	N 18°26'07" W	170.80' OBS
L 22	S 42°38'43" E	77.53' MEAS	L 50	N 63°43'53" E	436.50' OBS
L 23	S 15°40'45" E	69.85' MEAS	L 51	S 20°51'53" W	346.87' OBS
L 24	S 37°54'24" E	277.03' MEAS	L 52	S 28°58'30" W	81.06' OBS
L 25	S 37°15'58" W	129.41' MEAS	L 53	S 53°29'00" E	437.55' OBS
L 26	S 41°59'02" E	336.80' MEAS	L 54	S 20°51'53" W	156.01' OBS
L 27	S 27°03'33" W	202.42' MEAS	L 55	S 37°48'46" W	219.94' OBS
L 28	S 21°48'09" W	319.20' MEAS	L 56	N 06°41'48" W	183.06' OBS

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



TIMOTHY E. STOCKER, P.S. 7245

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAN FOR IMPROVING THE LEROY-THOMPSON ROAD, 1922
- FIELD BOOK : SURVEY THOMPSON ROAD
- SURVEY BY J.M. CRABBS', FOR THE CLEVELAND TRUST CO
- SURVEY BY CRABBS' & FULLERTON, FOR THOMPSON, DATED APR 1925
- SURVEY BY R.L. RABELL, FOR BASP, DATED JULY 2023, JOB 567-003PROP
- SURVEY BY S.C. WARD, FOR HERDER, DATED SEPT 2014
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

PREPARED FOR: WILLIAM R. BOYD, JR TRUSTEE GEORGE A. NASH, ET AL	PROJECT NAME: LOT SPLIT, COMBINATION & RESURVEY OF LANDS	PROJECT ADDRESS: VL LEROY CENTER RD 7318 LEROY THOMPSON RD LEROY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10365
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:		CHK: T. STOCKER, SR CHK: STOCKER, JR
CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025 / 440-357-5941 crabbssurveyinginc@gmail.com www.crabbssurveying.com		DRN: S. LOVEJOY REV:
		PAGE 2 OF 2