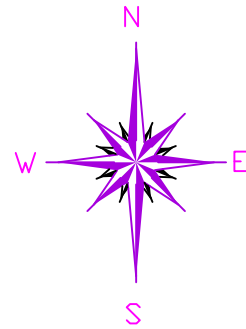


RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLT 17, AS ILLUSTRATED IN THE ROSEMONT TERRACE SUBDIVISION, RECORDED IN PLAT VOLUME M, PAGE 21, AND IN LOT 26, TRACT 4, TOWNSHIP OF CONCORD, TOWNSHIP NUMBER 10 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO LOUIS & CAROL BORLIN, AS RECORDED IN DOCUMENT NUMBER 2006R023609, (PPN 10-A-028-D-00-007-0), IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF ROSEDALE DRIVE NORTH 76°-44'-58" EAST

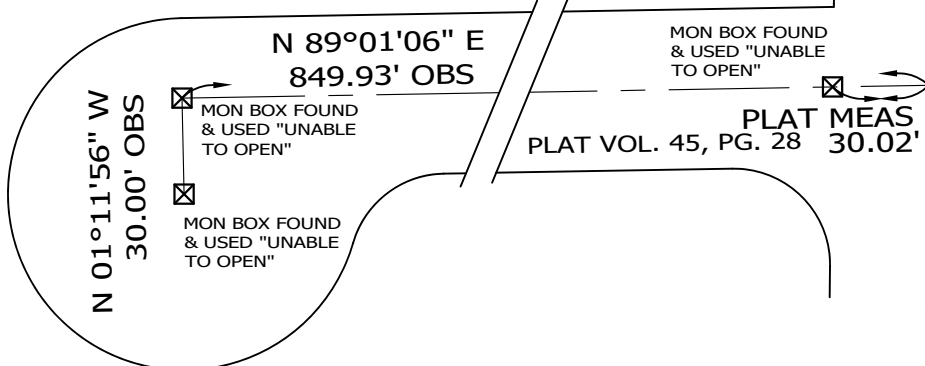
NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. M, PG. 21
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

C 1 A=82.41' R=62.18' Δ=75°56'07" N 38°47'15" E C=76.51' MEAS T=48.52'	C 2 A=101.60' OBS - 102.20' DEED R=195.00' PLAT USED Δ=29°51'11" N 88°19'27" W C=100.46' T=51.98'	
LINE	BEARING	DISTANCE
L 1	N 13°15'02" W	30.00' OBS

PATRIOT COURT

50' RW



STJS INVESTMENTS LLC
DOC. 2016R018979
PPN 10-A-028-0-00-081-0

ROSEMONT TERRACE
SUBDIVISION
PLAT VOL. M, PG. 21

#7223
M.J. & C.L. BORDELON
DOC. 2016R016528
PPN 10-A-028-D-00-008-0

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

S/L 18

N 88°38'11" E
172.77' DEED OBS

S/L 17

0.7477 ACRES
#7224
LOUIS & CAROL
BORLIN
DOC. 2006R023609
PPN 10-A-028-D-00-007-0

1" IRON PIPE FOUND
S 50°59'56" W, 0.47'
FROM THE CORNER -
1' UP

347.51' OBS

CAPPED 5/8" IRON
PIN FOUND & USE
"POLARIS"

S/L 16

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

CAPPED 1" IRON PIPE
FOUND S 26°38'38" E,
0.38' FROM THE
CORNER "B & J"

POB

5/8" IRON PIN FOUND
S 23°45'26" W, 0.36'
FROM THE CORNER

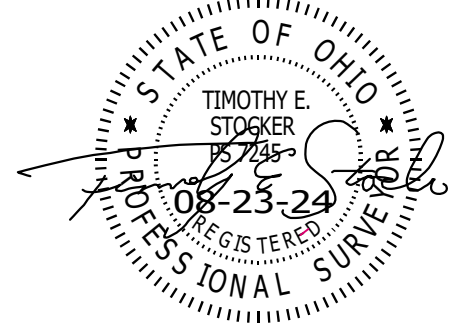
5/8" IRON
PIN FOUND

PLAT VOL. M, PG. 21

267.14' MEAS
N 76°44'58" E

ROSEDALE DRIVE
60' RW

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



TIMOTHY E. STOCKER, P.S. 7245



SCALE: 1" = 60'
SURVEY: AUGUST 22, 2024
MAP: AUGUST 23, 2024

PREPARED FOR: LOUIS & CAROL BORLIN	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 7224 ROSEDALE DRIVE CONCORD, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9961
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:
		PAGE 1 OF 1