

#55
C. CRIM
DOC. 2010R026459
PPN 11-B-033-A-00-012-0

N 70°36'25" E
413.11' PLAT MEAS

CAPPED 5/8"
IRON PIN SET

NORFOLK SOUTHERN COMBINED
RAILROAD
PPN 03-A-999-0-00-300-A

453.23' OBS
S 00°24'25" W

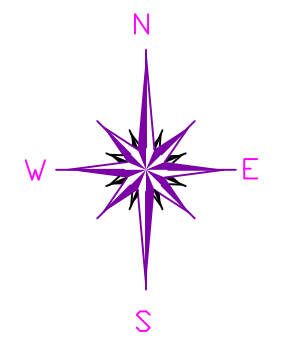
3.9656 ACRES

#117
MALLARD GROUP LLC
DOC. 2017R024030
PPN 11-B-033-A-00-003-0

B.F. & K.F. ASKREN
DOC. 2004R023726
PPN 03-A-004-A-00-019-0

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN SUBLT 42 AND IN A PORTION OF SUBLOTS 41 & 47, AS ILLUSTRATED IN THE NURSERY SUBDIVISION, RECORDED IN PLAT VOLUME G, PAGE 144 AND IN LOT 30, TRACT 1, TOWNSHIP OF PAINESVILLE, TOWNSHIP NUMBER 1 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO MALLARD GROUP LLC, AS RECORDED IN DOCUMENT NUMBER 2017R024030, (PPN 11-B-033-A-00-003-0) IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CRESTWOOD DRIVE NORTH 85°-50'-02" WEST

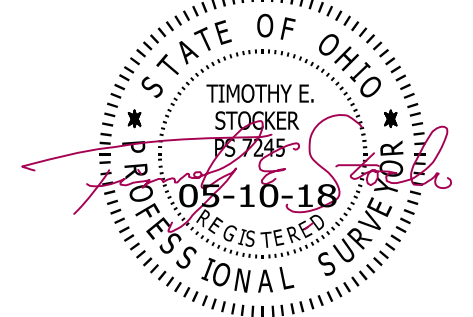
LEGEND

- 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
- PLAT VOL. G, PG. 144
- 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

LINE	BEARING	DISTANCE
L 1	N 00°40'01" W	225.00' PLAT MEAS
L 2	N 86°05'22" W	20.06' CALC
L 3	S 89°19'59" W	184.18' PLAT MEAS
L 4	N 85°44'08" W	47.94' OBS
L 5	S 04°07'40" W	223.87' OBS
L 6	N 85°50'02" W	114.92' OBS

CRESTWOOD ROAD
40' RW

MORGAN DRIVE
40' RW



SCALE: 1" = 100'
SURVEY: MAY 3, 2018
MAP: MAY 10, 2018

PREPARED FOR: MALLARD GROUP LLC	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 117 CRESTWOOD RD PAINESVILLE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 7073
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		CHK: T. STOCKER DRN: S. HUPERTZ REV: PAGE 1 OF 1

