

**RESURVEY & COMBINATION OF LANDS**

ALL THAT CERTAIN LANDS SITUATE IN TRACTS 2 & 3, CITY OF PAINESVILLE, TOWNSHIP NUMBER 11 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO J & C STATE STREET PROPERTIES LLC, AS RECORDED IN DOCUMENT NO. 2018R014204, (PPN 15-B-001-0-00-009-0) WITH THE LANDS TO J & C STATE STREET PROPERTIES LLC, AS RECORDED IN DOCUMENT NO. 2018R014203, (PPN 15-B-001-0-00-010-0) IN THE OFFICE OF THE COUNTY RECORDER.

1" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY  
**EAST MAIN STREET**  
 82.5' RW

**HILLSIDE DRIVE**  
 15' RW  
 N 60°55'57" E  
 230.22' SURVEY OBS  
 112.00' DEED MEAS

**SOUTH STATE STREET**  
 66' RW  
 N 28°23'03" W  
 170.14' OBS DEEDS

**EAST WASHINGTON STREET**  
 66' RW

#61  
 J & C STATE STREET PROPERTIES LLC  
 DOC. 2018R014204  
 0.2197 AC IN PPN 15-B-001-0-00-009-0  
 PARCEL SUBJECT TO EASEMENT AGREEMENT FOR UTILITY AND ACCESS EASEMENT AS RECORDED IN DOC. 2020R029404

PN 15-B-001-0-00-008-0  
 N 61°13'57" E  
 335.49' SURVEY OBS  
 303.00' CALC  
 223.49' OBS

0.9807 ACRES COMBINED

J & C STATE STREET PROPERTIES LLC  
 DOC. 2018R014203  
 0.7610 AC IN PPN 15-B-001-0-00-010-0 (ORIGINAL DEED "ABOUT 1 ACRES")

#83  
 R.M. MORSE SUCC TRUSTEE  
 DOC. 2009R030026  
 PN 15-B-001-0-00-011-0

136.12' SURVEY - 136.30' OBS

3/4" IRON PIPE FOUND & USED

#63  
 EXTENDED HOUSING INC  
 VOL. 730, PG. 624  
 PN 15-B-001-0-00-007-0

48.84' SURVEY  
 CAPPED 5/8" IRON PIN SET FOR REFERENCE  
 ADJOINERS PLASTIC FENCE IS OVER THE LINE 0.46'

TOP OF THE LOWER HIGH BANK  
 98.90' OBS  
 S 01°58'57" W

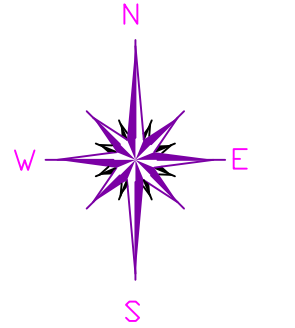
FRAME GARAGE

CAPPED 5/8" IRON PIN SET FOR REFERENCE

SUBJECTS FENCE IS OVER THE LINE 0.72' FOR 47.34'

243.27' OBS  
 365.00' CALC  
 S 61°13'57" W

5/8" IRON PIN FOUND N 45°55'26" W, 2.88' FROM THE CORNER  
 SPINDLE SPIKE SET



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SOUTH STATE STREET NORTH 28°-23'-03" WEST

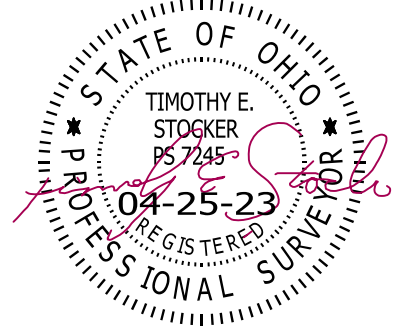
**LEGEND**

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- STONE MONUMENT
- ⊠ MONUMENT BOX
- ⊕ SPINDLE SPIKE
- 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 CRABBS' & FULLERTON FOR A.E. KINTNER, DATED NOV. 1924
- 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



SCALE: 1" = 40'  
 SURVEY: MARCH 28, 2016  
 MAP: MARCH 29, 2016  
 UPDATED: APRIL 25, 2023

PREPARED FOR:  JAMES & MARY FEDERICO	PROJECT NAME: RESURVEY & COMBINATION OF LANDS	PROJECT ADDRESS: 61 & 71 S STATE STREET PAINESVILLE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 6420
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  <b>CSS</b> CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		CHK: T. STOCKER DRN: S. HUPERTZ REV:
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