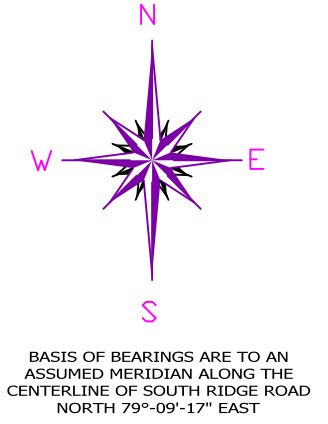


SOUTH RIDGE ROAD S.R. 84 - 60' RW

LOT SPLIT & COMBINATION OF LANDS
 ALL THAT CERTAIN LANDS SITUATE IN LOT 13, TRACT 3, TOWNSHIP OF MADISON, TOWNSHIP NUMBER 11 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO JAMES A. & REBECCA W. ZIEMBA, AS RECORDED IN DOUCMENT NUMBER 1987R850660, (PPN 01-A-008-0-00-021-0), AND BEING COMBINED WITH THE LANDS TO CHRISTOPHER L. & EMILY S, DEWEY, AS RECORDED IN DOCUMENT NUMBER 2022R008710, (PPN 01-A-008-0-00-041-0), IN THE OFFICE OF THE COUNTY RECORDER.

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY BENCHMARK SURVEY CO, DATED JAN 2017
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT



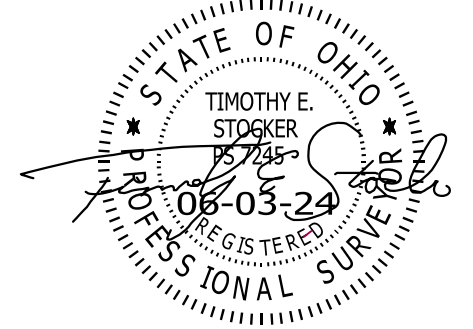
ACREAGE SUMMARY

1.6375 ACRES (PPN 041)
+ 0.9760 ACRES (SPLIT PPN 021)
= 2.6135 ACRES COMBINED



SCALE: 1" = 60'
SURVEY: MAY 30, 2024
MAP: JUNE 3, 2024

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



TIMOTHY E. STOCKER, P.S. 7245

#5942
 C. & C. HUHNKE
 DOC. 2020R028710
 PPN 01-A-008-0-00-020-0

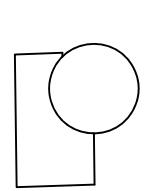
2.6135 ACRES COMBINED
 #5950
 CHRISTOPHER L. & EMILY S. DEWEY
 DOC. 2022R008710
 PPN 01-A-008-0-00-041-0

0.9760 ACRES SPLIT
 PPN 01-A-008-0-00-021-0

#5964
 LANDS REMAINING TO JAMES A. & REBECCA W. ZIEMBA
 DOC. 1987R850660
 PPN 01-A-008-0-00-021-0

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



ABOVEGROUND POOL W/ DECK

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

CAPPED 5/8" IRON PIN SET

267.73' MEAS
 S 79°05'21" W

CAPPED 5/8" IRON PIN SET

PREPARED FOR: CHRISTOPHER L. & EMILY S. DEWEY JAMES A. & REBECCA W. ZIEMBA	PROJECT NAME: LOT SPLIT & COMBINATION LANDS	PROJECT ADDRESS: 5950 SOUTH RIDGE ROAD MADISON, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9805
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: 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