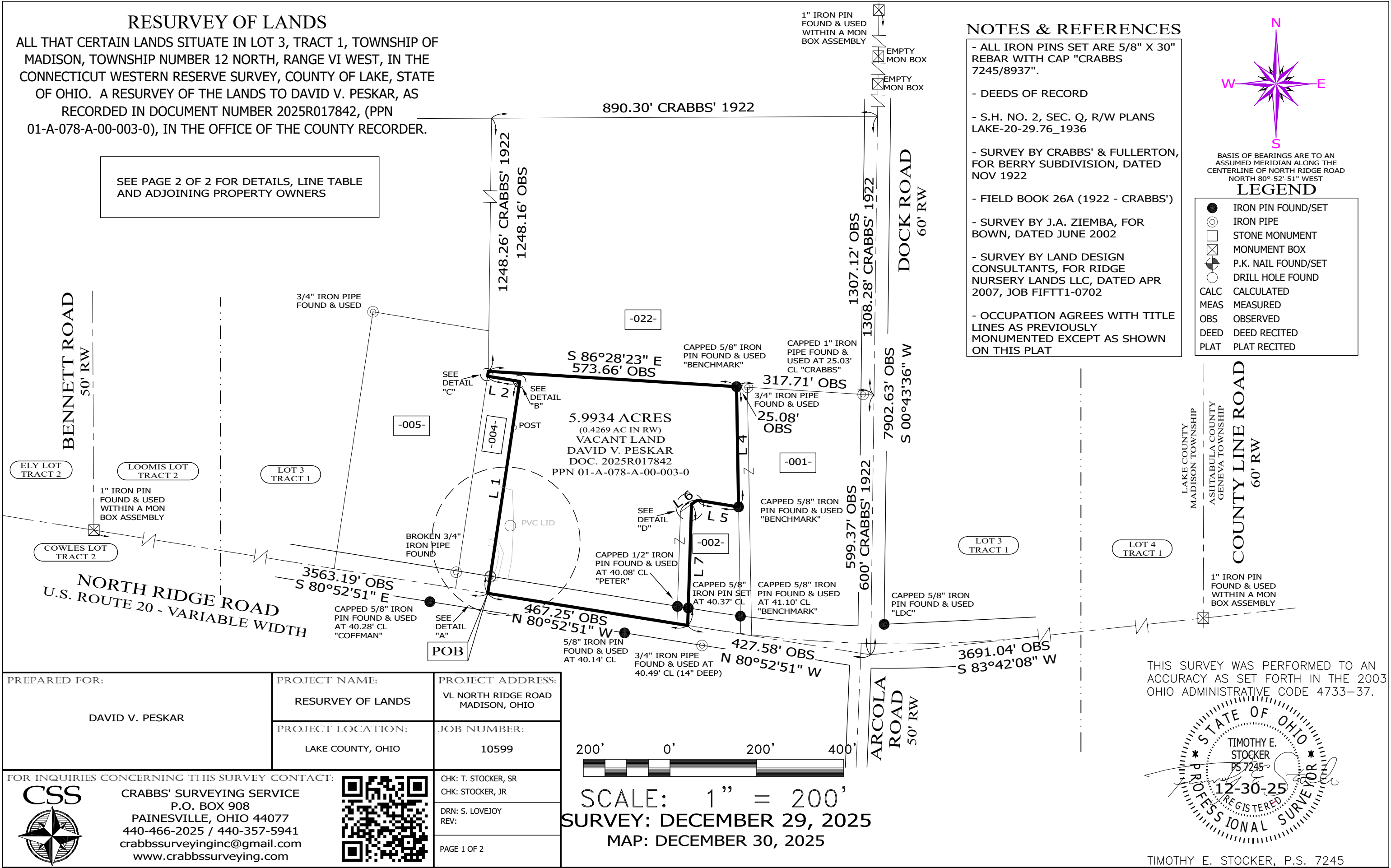


RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 3, TRACT 1, TOWNSHIP OF MADISON, TOWNSHIP NUMBER 12 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO DAVID V. PESKAR, AS RECORDED IN DOCUMENT NUMBER 2025R017842, (PPN 01-A-078-A-00-003-0), IN THE OFFICE OF THE COUNTY RECORDER.

SEE PAGE 2 OF 2 FOR DETAILS, LINE TABLE AND ADJOINING PROPERTY OWNERS



NOTES & REFERENCES

- ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245/8937".
- DEEDS OF RECORD
- S.H. NO. 2, SEC. Q, R/W PLANS LAKE-20-29.76\_1936
- SURVEY BY CRABBS' & FULLERTON, FOR BERRY SUBDIVISION, DATED NOV 1922
- FIELD BOOK 26A (1922 - CRABBS')
- SURVEY BY J.A. ZIEMBA, FOR BOWN, DATED JUNE 2002
- SURVEY BY LAND DESIGN CONSULTANTS, FOR RIDGE NURSERY LANDS LLC, DATED APR 2007, JOB FIFTT1-0702
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NORTH RIDGE ROAD NORTH 80°-52'-51" 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

PREPARED FOR:  DAVID V. PESKAR	PROJECT NAME:  RESURVEY OF LANDS	PROJECT ADDRESS:  VL NORTH RIDGE ROAD MADISON, OHIO
	PROJECT LOCATION:  LAKE COUNTY, OHIO	JOB NUMBER:  10599
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

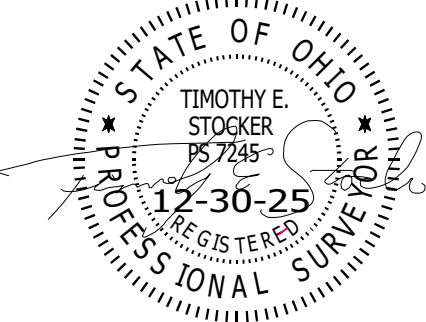
200' 0' 200' 400'

SCALE: 1" = 200'

SURVEY: DECEMBER 29, 2025

MAP: DECEMBER 30, 2025

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 08°34'37" E	494.58' OBS - 495' DEED
L 2	N 80°51'23" W	75.00' DEED OBS
L 3	N 08°34'37" E	11.50' DEED OBS
L 4	S 00°58'40" E	277.70' OBS - 277.62' DEED
L 5	N 80°45'43" W	96.63' DEED OBS
L 6	S 55°01'54" W	47.27' OBS - 47.24' DEEDS
L 6A	S 55°01'54" W	16.06' OBS - 16.00' DEED
L 7	S 01°48'50" W	279.89' OBS - 280.33' DEED

### ADJOINING PROPERTY OWNERS

-001- & -002-  
#7541  
F.D. BROWN  
DOC. 2019R008754  
PPN 01-A-078-A-00-001-0  
& PPN 01-A-078-A-00-002-0

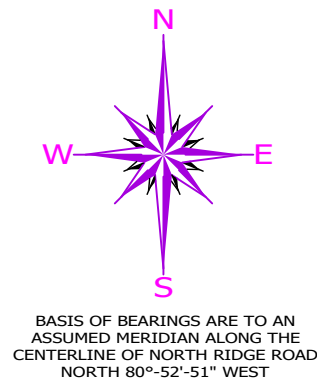
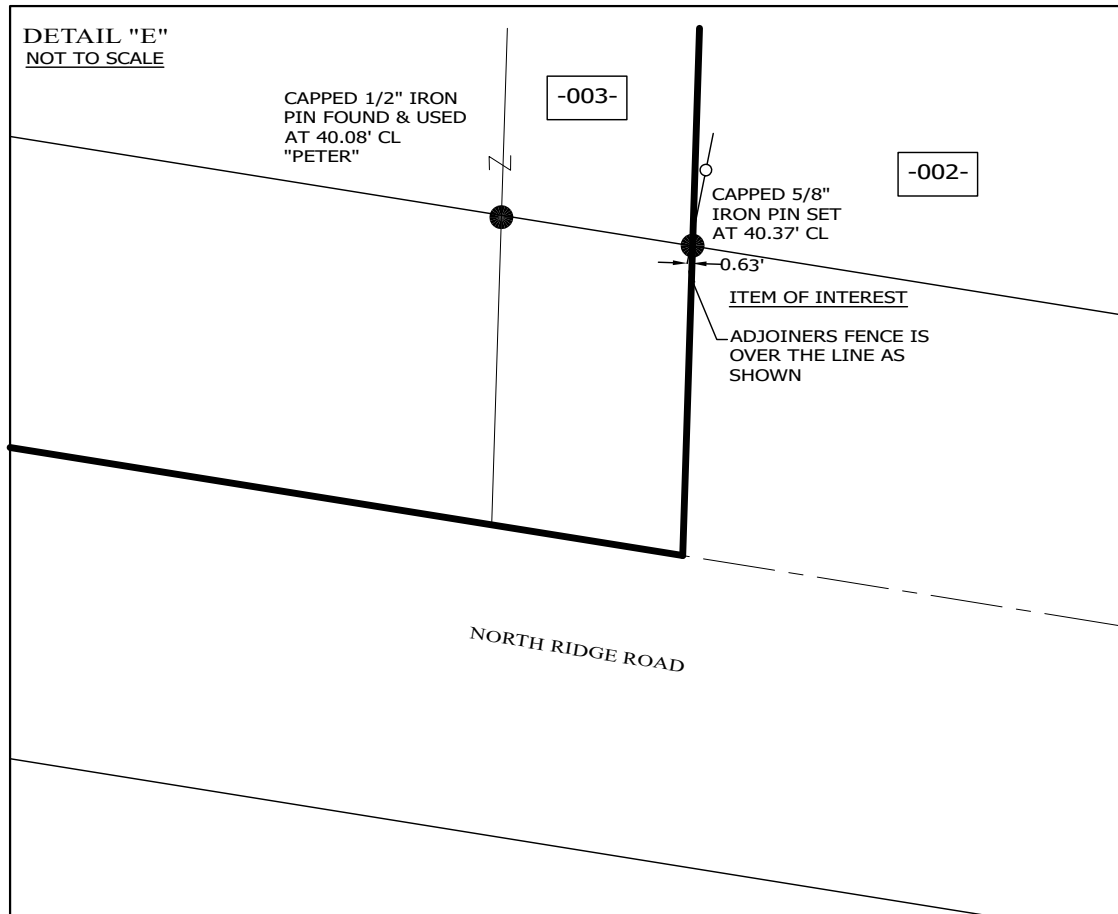
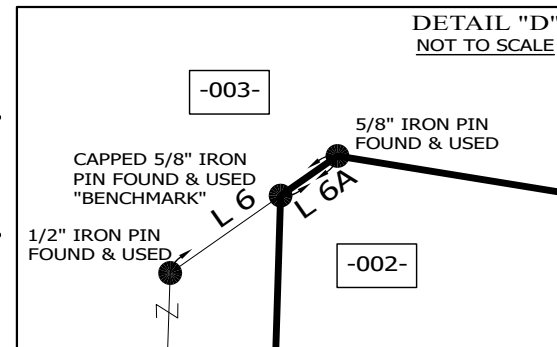
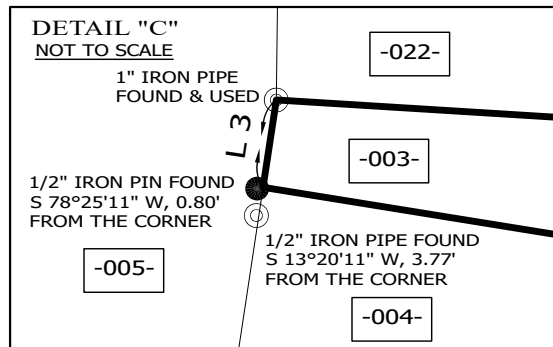
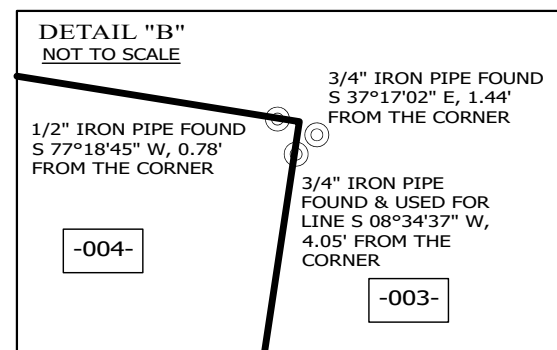
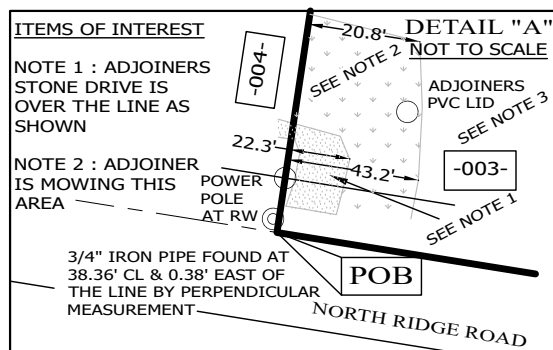
-004-  
#7465  
S.M. & L.T. JOPKO  
DOC. 2024R002705  
PPN 01-A-078-A-00-004-0

-005-  
#7455  
R.L. CHORMANN  
DOC. 1997R012828  
PPN 01-A-078-A-00-005-0

-022-  
#2722  
B.R. BOSWORTH  
DOC. 2001R003044  
PPN 01-A-078-0-00-022-0

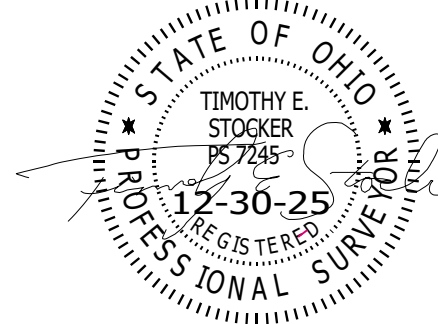
### LEGEND

●	IRON PIN FOUND/SET
⊙	IRON PIPE
□	STONE MONUMENT
⊗	MONUMENT BOX
⊕	P.K. NAIL FOUND/SET
○	DRILL HOLE FOUND
CALC	CALCULATED
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PREPARED FOR:  DAVID V. PESKAR	PROJECT NAME:  RESURVEY OF LANDS	PROJECT ADDRESS:  VL NORTH RIDGE ROAD MADISON, OHIO
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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

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TIMOTHY E. STOCKER, P.S. 7245