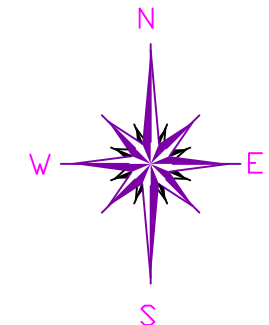


RESURVEY & COMBINATION OF LANDS
 ALL THAT CERTAIN LANDS SITUATE IN SUBLOTS 7 & 8, AS ILLUSTRATED
 IN SANDPIPER SUBDIVISION, RECORDED IN PLAT VOLUME N, PG. 37,
 AND IN FOBES LOT, TRACT 2 & LOT 17, TRACT 1, TOWNSHIP OF
 MADISON, TOWNSHIP NUMBER 12 NORTH, RANGE VI WEST, IN THE
 CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE
 OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO ANTONIO M.
 & KATHERINE E. MANDAGELO, AS RECORDED IN DOCUMENT NUMBER
 2023R021693, (PPN 01-A-091-F-01-007-0 & PPN 01-A-091-F-01-006-0),
 IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN
 ASSUMED MERIDIAN ALONG THE
 CENTERLINE OF ATWATER ROAD
 NORTH 01°-28'-28" WEST

ACREAGE SUMMARY

0.3728 ACRES PPN 01-A-091-F-01-007-0
+ 0.3728 ACRES PPN 01-A-091-F-01-008-0
= 0.7456 ACRES COMBINED

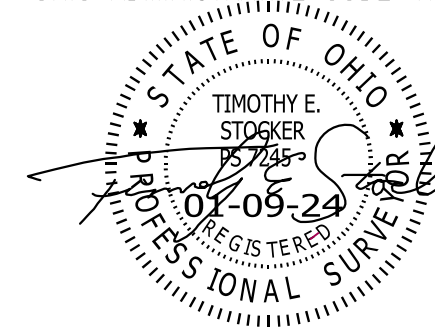
LEGEND

●	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

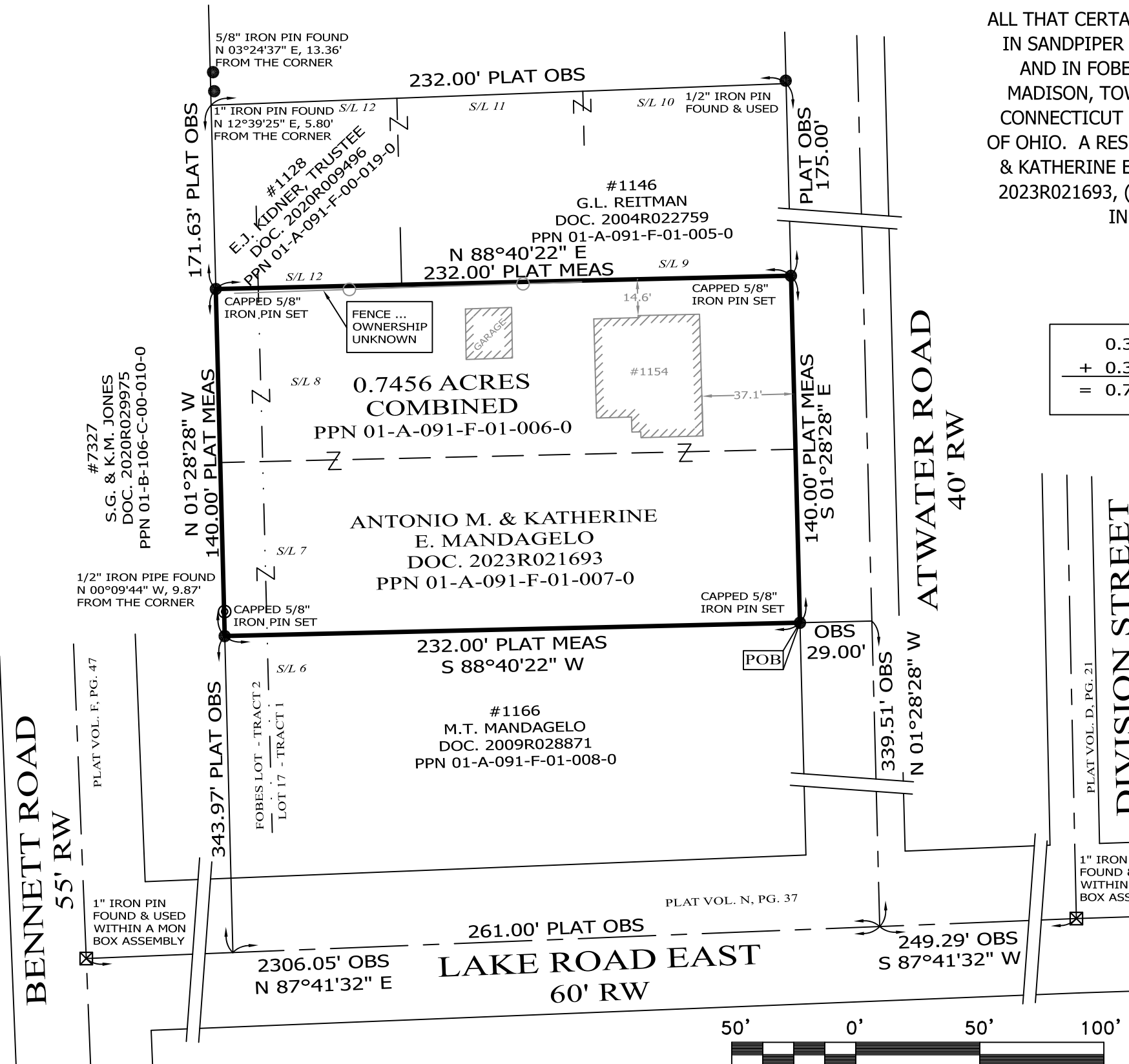
NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. N, PG. 37
- 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" = 50'
SURVEY: JANUARY 4, 2024
MAP: JANUARY 9, 2024

PREPARED FOR: MANDAGELO	PROJECT NAME: RESURVEY & COMBINATION OF LANDS	PROJECT ADDRESS: 1154 ATWATER ROAD ROAD, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9608
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:
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