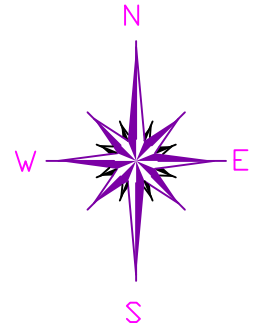


CHAPEL ROAD
50' RW

LOT SPLIT & RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN COWLES LOT, TRACT 2, TOWNSHIP OF MADISON, TOWNSHIP NUMBER 12 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO ARTCRAFT HOMES LLC, AS RECORDED IN DOC. NUMBER 2012R026517 (PPN 01-B-096-0-00-012-0) IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF HUBBARD ROAD NORTH 01°-02'-03" WEST

LOT 7
TRACT 3

LOT 8
TRACT 3

LOT 9
TRACT 3

5/8" IRON PIN
FOUND & USED
WITHIN A MON
BOX ASSEMBLY

5/8" IRON PIPE
FOUND & USED
AT 29.96' CL

5/8" IRON PIPE
FOUND & USED

PROPOSED 19.5' EASEMENT
0.1131 ACRES
(0.0134 AC IN RW)

#2069
ARTCRAFT HOMES INC
VOL. 507, PG. 233
PPN 01-B-096-0-00-011-0

LINE	BEARING	DISTANCE
E1	N 89°20'35" E	252.59'
E2	S 01°02'03" E	19.50'
E3	N 01°02'03" W	19.50'

T.C. BROTZMAN
DOC. 2004R049861
PPN 01-B-096-0-00-004-0

NOTES & REFERENCES

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

HUBBARD ROAD
S.R. 528 - 60' RW

LOT 9
TRACT 3

LOT 14
TRACT 3

POB
REM &

POB
ESMT

N 88°59'00" E
252.58' MEAS

N 88°59'00" E
501.02' OBS

CAPPED 5/8" IRON PIN SET AT 31.87' CL

CAPPED 5/8" IRON PIN SET

5/8" IRON PIPE FOUND & USED

1.2214 ACRES
REMAINDER

2.4530 ACRES
SPLIT

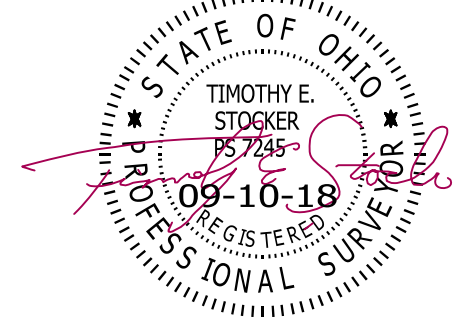
ARTCRAFT HOMES INC
DOC. 2012R026517
PPN 01-B-096-0-00-012-0

CAPPED 5/8" IRON PIN FOUND N 09°39'06" W, 5.96' FROM THE CORNER "BENCHMARK"

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

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



TIMOTHY E. STOCKER, P.S. 7245

CANTERBURY DRIVE
80' RW

5/8" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY

5/8" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY

PLAT VOL. O, PG. 14

100' 0' 100' 200'

SCALE: 1" = 100'
SURVEY: SEPTEMBER 4, 2018
MAP: SEPTEMBER 10, 2018

PREPARED FOR: ARTCRAFT HOMES INC	PROJECT NAME: LOT SPLIT & RESURVEY OF LANDS	PROJECT ADDRESS: 2129 HUBBARD ROAD MADISON, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 7186
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