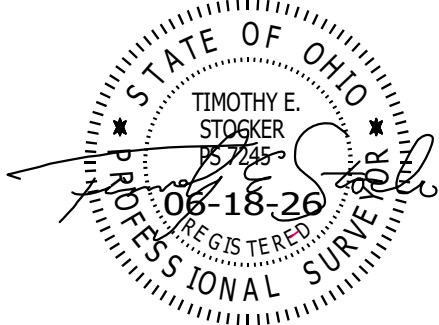


BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF OF LAKE ROAD EAST NORTH 87°-41'-32" EAST

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. D, PG. 25
- SURVEY BY CRABBS' SURVEYING FOR CHILIA, DATED JULY 2025, JOB 10384
- 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

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN THE FOBES 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 RESURVEY OF THE LANDS TO LAKEPOINTE SHORES LLC, AS RECORDED IN DOCUMENT NUMBER 2019R018517, (PPN 01-B-106-C-00-009-0), IN THE OFFICE OF THE COUNTY RECORDER.

LOT
17

FOBES
LOT

DIVISION STREET

20' RW

TRACT 1
TRACT 2

1" IRON PIN
FOUND & USED
WITHIN A MON
BOX ASSEMBLY

PLAT VOL. D, PG. 21

LOT
LINE

TRACT
LINE

LAKE ROAD EAST
60' RW

LAKE ERIE

N 85°12'20" E 76.75' OBS
N 75°00'31" E 3.51' OBS

RESERVE
COMMONS

EDGE OF
WATER

CAPPED 5/8"
IRON PIN SET
FOR REFERENCE

NATURAL
SHORE LINE
06-09-26

CONCRETE
PIER

67.45'
OBS

CAPPED 5/8"
IRON PIN SET
FOR REFERENCE

S/L 9

S/L 8

S/L 7

S/L 6

S/L 5

S/L 4

S/L 3

S/L 2

S/L 1

#7281
LAKEPOINTE SHORES LLC
DOC. 2019R018517
PPN 01-B-106-C-00-008-0

1.1315 ACRES

(0.0551 AC IN RW)

#7281

LAKEPOINTE SHORES LLC
DOC. 2019R018517
PPN 01-B-106-C-00-009-0

S 00°46'19" E
618.65' OBS - 700' DEED

567.09' MEAS

547.09' MEAS

614.54' OBS - NO DEED DISTANCE

N 00°46'19" W

1/2" IRON PIPE
FOUND & USED
AT 29.85' CL

CAPPED 5/8"
IRON PIN SET
AT 30.00' CL

259.60'

DEED OBS

80.00' DEED OBS

S 87°41'32" W

3/4" IRON PIPE
FOUND 1.15'
EAST OF THE
LINE

CAPPED 5/8"
IRON PIN SET
AT 30.00' CL

140.00' OBS

PLAT RIGHT OF WAY

1372.73' OBS

N 87°41'32" E

CAPPED 5/8" IRON PIN
FOUND & USED AT
25.00' CL "CRABBS"

1/2" IRON PIN FOUND
& USED AT 29.75' CL

1/2" IRON PIPE FOUND
& USED AT 30.92' CL

68.97'
OBS

35.00'
OBS

LOT
LINE

1" IRON PIN
FOUND & USED
WITHIN A MON
BOX ASSEMBLY

HEARN ROAD
20' RW - PRIVATE

HEARN & STONE SUBDIVISION
PLAT VOL. D, PG. 25

60' 0' 60' 120'

SCALE: 1" = 60'
SURVEY: JUNE 9, 2026
MAP: JUNE 18, 2026

BOLLES
LOT

ELY
LOT

BENNETT ROAD

55' RW

PLAT VOL. F, PG. 47

PREPARED FOR: LAKEPOINTE SHORES LLC	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 7281 LAKE ROAD E MADISON, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10789
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, P.S. CHK: T. STOCKER, JR, P.S.
		DRN: S. LOVEJOY REV:
		PAGE 1 OF 1

