

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NORTH RIDGE ROAD NORTH 40°-05'-36" EAST

RESURVEY & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 60, TOWNSHIP OF PERRY, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO 4166 PROPERTIES LLC, AS RECORDED IN DOCUMENT NUMBER 2009R028325 (PPN 03-A-005-C-00-002-00 & PPN 03-A-005-C-00-003-00) IN THE OFFICE OF THE COUNTY RECORDER.

PAINESVILLE TOWNSHIP LOT 30

PERRY TOWNSHIP LOT 60

NORTH RIDGE ROAD
U.S. ROUTE 20 - 60' RW

N 40°05'36" E
161.77' OBS - 167.67' DEED
0.1202 AC IN RW

0.7541 ACRES COMBINED

#2510
4166 PROPERTIES LLC
DOC. 2009R028325
PPN 03-A-005-C-00-002-0

#2550
LIMBERLOST MOTEL INC
VOL. 724, PG. 201
PPN 03-A-005-0-00-021-0

C. & J.D. PASQUARELLI
DOC. 2005R044988
PPN 03-A-005-C-00-003-0

SPRING LAKE ESTATES INC
VOL. 202, PG. 204
PPN 03-A-005-C-00-028-0

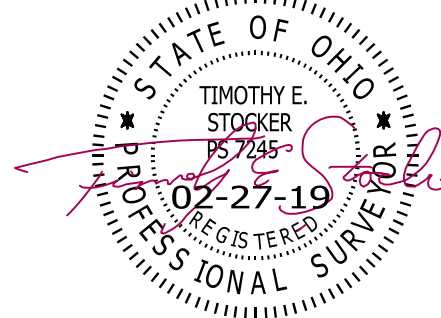
NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY LAND DESIGN FOR NUCLEAR LOUNGE, DATED MARCH 1996, JOB OSAIR1-9527
- 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.

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



TIMOTHY E. STOCKER, P.S. 7245

N 40°05'36" E
20.26' OBS
P.K. NAIL FOUND & USED WITHIN A MON BOX ASSEMBLY

POB

3/4" IRON PIPE FOUND & USED AT 30.00' CL

ITEM OF INTEREST
OVERHEAD POWER LINES
CROSS PROPERTY LINE



SCALE: 1" = 30'

SURVEY: FEBRUARY 25, 2019
MAP: FEBRUARY 27, 2019

151.21' DEED OBS
N 50°37'20" W
MKR PROPERTIES LLC
DOC. 2014R003942
PPN 03-A-005-C-00-100-1-0

5/8" IRON PIN FOUND N 50°08'31" W, 0.30' FROM THE CORNER

3/8" IRON PIN FOUND & USED

3/4" IRON PIPE FOUND & USED 50.00'

CAPPED 5/8" IRON PIN SET

1" IRON PIPE FOUND & USED

69.95' DEED OBS
N 89°44'03" W

53.61' DEED OBS
S 39°42'01" W

180.37' OBS - 180.40' DEED
S 00°38'07" E

114.90' OBS - 114.63' DEED

49.71' OBS

CAPPED 5/8" IRON PIN SET AT 64.63' CL

5/8" IRON PIN FOUND & USED

3/4" IRON PIPE FOUND & USED

PREPARED FOR: 4166 PROPERTIES LLC		
PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 2510 N RIDGE ROAD PERRY, OHIO	CHK: T. STOCKER DRN: S. LOVEJOY
PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 7326	PAGE 1 OF 1
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		