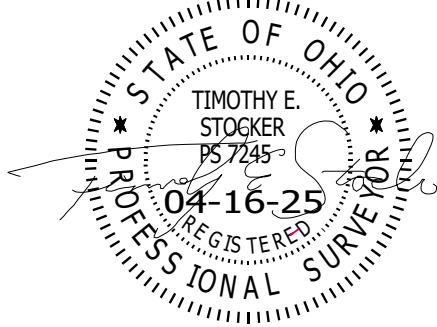


BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NORTH RIDGE ROAD NORTH 66°-21'-51" EAST

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

RESURVEY & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOTS 76 & 86, 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 RUTH ANN & MARJORIE ROSE SPIESMAN, AS RECORDED IN DOCUMENT NUMBER 2024R018793, (PPN 03-A-038-0-00-005-00 & PPN 03-A-038-0-00-006-0), IN THE OFFICE OF THE COUNTY RECORDER.

LINE	BEARING	DISTANCE
L 1	S 66°21'51" W	158.74' OBS
L 2	N 04°35'52" W	309.63' OBS - 309.71' ADJ DEED
L 3	S 89°07'38" W	79.86' MEAS ADJ DEED
L 4	N 01°19'06" W	348.38' OBS - 349.7' ADJ DEED
L 5	N 89°18'51" E	164.00' DEED OBS
L 6	S 00°54'47" E	81.34' OBS
L 7	S 66°21'51" W	325.46' DEED MEAS
L 8	S 23°38'09" E	40.00' DEED MEAS
L 9	S 66°21'51" W	22.74' OBS
L 10	N 66°21'51" E	194.30' OBS ADJ DEED
L 11	N 66°21'51" E	240.34' OBS ADJ DEED

NOTES & REFERENCES

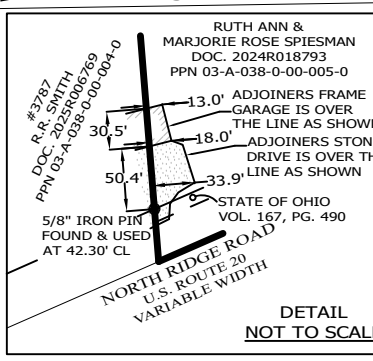
- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- CENTERLINE PLAT FOR LAKE-20-19*.59, VOL. 69, PG. 30
- STATE OF OHIO DEPT OF TRANSPORTATION LAKE 20-20-18.40, FILE 6065
- SURVEY BY CRABBS' SURVEYING FOR FERRATO, DATED MAY 2022, JOB 8698
- SURVEY BY CRABBS' SURVEYING FOR THE PERRY LOCAL SCHOOL DISTRICT BOE, DATED SEPT 2024, PAGE 9942
- SURVEY BY JONES SURVEYING FOR BREWSTER, DATED DEC 2021
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

PREPARED FOR:	PROJECT NAME:	PROJECT ADDRESS:
RUTH ANN & MARJORIE ROSE SPIESMAN	RESURVEY & COMBINATION OF LANDS	3843 NORTH RIDGE ROAD PERRY, OHIO
	PROJECT LOCATION:	JOB NUMBER:
	LAKE COUNTY, OHIO	10220
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:	CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT	
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. HUPERTZ REV:	
	PAGE 1 OF 1	

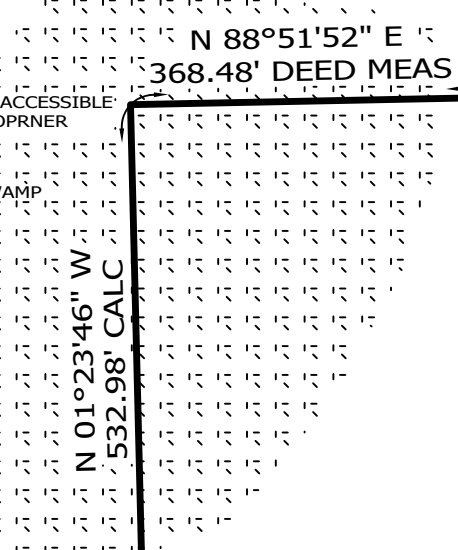


CEICO CO ATT: S.
PHYFER TM 204 C
VOL. 760, PG. 133
PPN 03-A-038-0-00-002-0

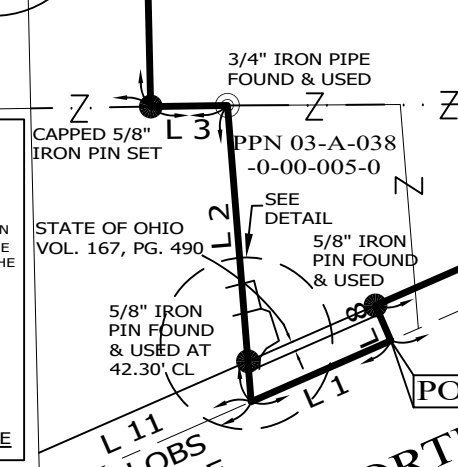
#3787
R.R. SMITH
DOC. 2025R006769
PPN 03-A-038-0-00-004-0



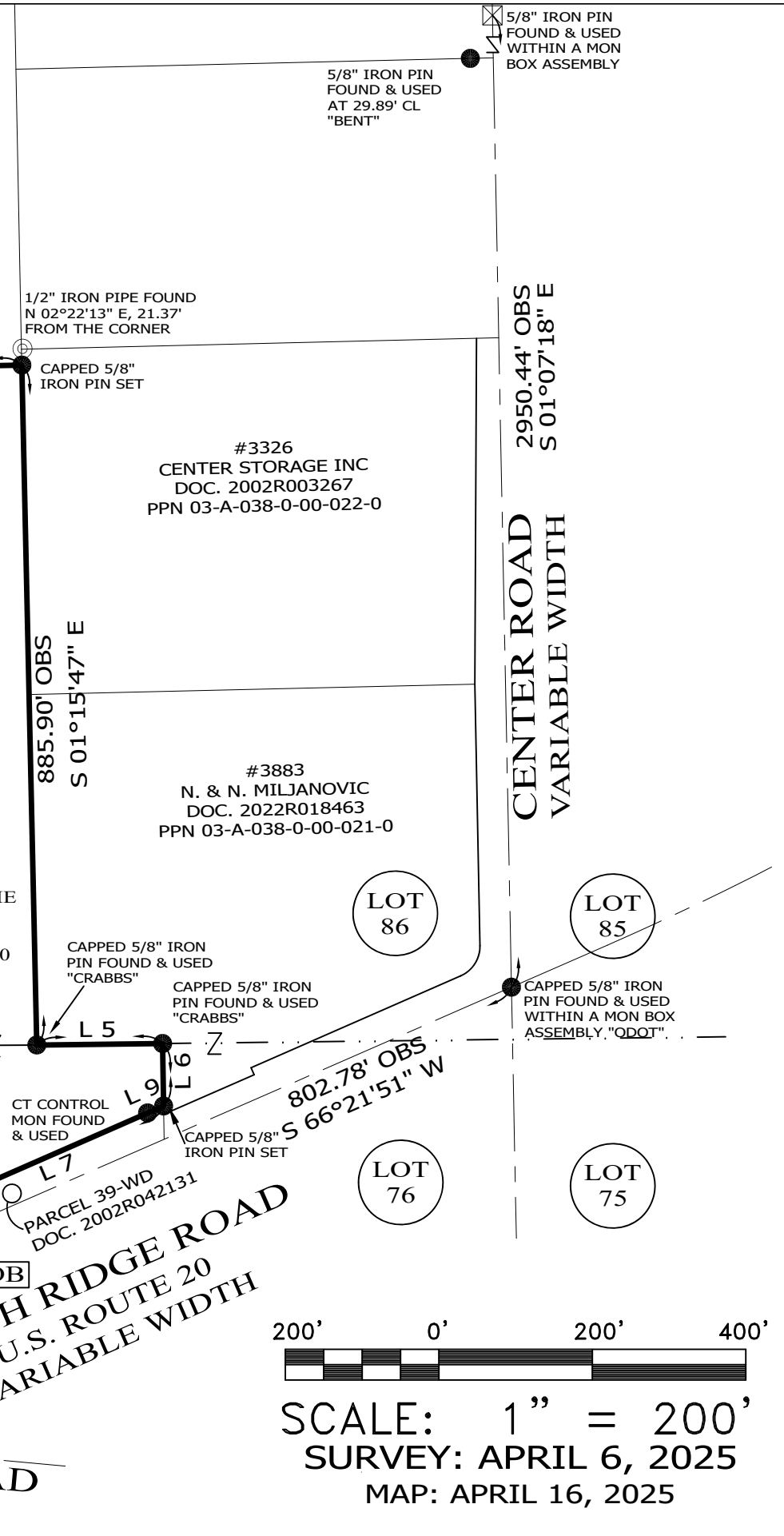
1" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY
CENTERLINE PLAT FOR LAK-20-19.59 VOL. 69, PG. 30



9.3745 ACRES COMBINED
(0.1394 AC IN RW)
#3843
RUTH ANN & MARJORIE ROSE SPIESMAN
DOC. 2024R018793
PPN 03-A-038-0-00-006-0



1" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY
CENTERLINE PLAT FOR LAK-20-19.59 VOL. 69, PG. 30



200' 0' 200' 400'
SCALE: 1" = 200'
SURVEY: APRIL 6, 2025
MAP: APRIL 16, 2025