



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SUMNER ROAD NORTH 01°-01'-56" WEST

PAINESVILLE WARREN ROAD

S.R. 86 - 60' RW

LOT 30

LOT 31

LOT 3

LOT 2

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

POB SPLIT & COMBO

SUMNER ROAD
60' RW

N 01°02'52" W
365.35' MEAS

CAPPED 5/8" IRON PIN SET

N 88°57'38" E
629.25' MEAS

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

777.91' OBS
S 01°01'56" E

5.2768 ACRES COMBINED
(0.2516 AC IN RW)

S 88°57'26" W
435.38' OBS

10.60' MEAS
GARAGE

JEANNETTE MCDONALD
DOC. 2025R001427
PPN 07-A-001-F-00-004-0

4.2773 ACRES
SPLIT FROM PPN
07-A-001-F-00-002-0
(0.1827 AC IN RW)

S 01°01'56" E
100.00' OBS

5/8" IRON PIN FOUND & USED

435.38' OBS
N 88°57'26" E

5/8" IRON PIN FOUND & USED AT 30.14' CL

110.1' MEAS

100.00' OBS

167.81' MEAS

100.00' OBS

365.28' MEAS
S 01°01'56" E

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

CAPPED 5/8" IRON PIN FOUND & USED "KOSIE" 30.01' OBS

P.K. NAIL FOUND & USED

4964.61' OBS
N 01°01'56" W

CONCRETE WITH BRASS DISC 6" ROUND GCE MON

LOT SPLIT & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 3, TOWNSHIP OF LEROY, TOWNSHIP NUMBER 10 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO BETSY L. & DONALD ENEA, AS RECORDED IN DOCUMENT NUMBER 2024R014842, (PPN 07-A-001-F-00-002-0), AND BEING COMBINED WITH THE LANDS TO JEANNETTE MCDONALD, AS RECORDED IN DOCUMENT NUMBER 2025R011427, (PPN 07-A-001-F-00-004-0), IN THE OFFICE OF THE COUNTY RECORDER.

LEGEND

●	IRON PIN FOUND/SET
⊙	IRON PIPE
□	STONE MONUMENT
⊠	MONUMENT BOX
⊙	P.K. NAIL FOUND/SET
○	GCE MONUMENT FOUND
CALC	CALCULATED
MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED
PLAT	PLAT RECITED

NOTES & REFERENCES

- ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245/8937".
- DEEDS OF RECORD
- SURVEY BY BABCOCK JONES & ASSOC FOR MCDONALD, DATED JULY 2005, JOB 05-077
- 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.



SCALE: 1" = 100'
SURVEY: SEPTEMBER 14, 2025
MAP: SEPTEMBER 25, 2025



LANDS REMAINING TO
DONALD & BETSY L. ENEA
DOC. 2024R014842
PPN 07-A-001-F-00-002-0

RADCLIFFE ROAD
60' RW

LAKE COUNTY
GEAUGA COUNTY

TIMOTHY E. STOCKER, JR P.S. 8937

PREPARED FOR: JEANNETTE MCDONALD DONALD & BETSY L. ENEA	PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 7840 SUMNER ROAD LEROY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10472
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS 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 CHK: STOCKER, JR DRN: S. LOVEJOY REV: PAGE 1 OF 1