

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF FAIRGROUNDS ROAD NORTH 08°-08'-59" WEST

STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 46, TRACT 4, TOWNSHIP OF PAINESVILLE, TOWNSHIP NUMBER 11 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO MARK A. NEGIN, AS RECORDED IN DOCUMENT NUMBER 2005R036586, (PPN 11-A-010-A-02-016-0), IN THE OFFICE OF THE COUNTY RECORDER.

JOHNNYCAKE RIDGE ROAD
S.R. 84 - 60' RW

N:739189.8576
E:2305283.0475

5/8" IRON PIN FOUND & USED WITHIN A MON BOX- ASSEMBLY N 88°55'24" E, 1.33' FROM THE INTERSECTION

CAPPED 5/8" IRON PIN FOUND & USED AT 30.15' CL "JONES"

N 88°55'24" E
94.16' OBS

CAPPED 5/8" IRON PIN FOUND S 13°54'28" W, 0.22' FROM THE CORNER "JONES"

0.5' X 0.5' SQUARE STONE MON WITH "X" FOUND & USED AT LOT CORNER

N 08°08'59" W
1566.67' OBS

POB
N:740744.9806
E:2305090.6499

3/4" IRON PIPE FOUND S 81°48'13" W, 0.16' FROM THE CORNER

FAIRGROUNDS ROAD
60' RW

N 08°08'59" W
100.29' OBS - 100' DEED

3/4" IRON PIPE FOUND & USED

0.3452 ACRES
#433
MARK A. NEGIN
DOC. 2005R036586
PPN 11-A-010-A-02-016-0

#441
LMRK OWNER 1 LLC
DOC. 2026R000268
PPN 11-A-010-A-02-015-0

S 81°48'13" W
141.51' OBS - 141.54' PLAT

158.51' PLAT OBS
N 81°51'01" E
#425
R.R. & L.L. MERRILL
VOL. 434, PG. 639
PPN 11-A-010-A-01-014-0

CAPPED 5/8" IRON PIN FOUND S 81°48'13" W, 0.22' FROM THE CORNER "LANDGRAF"

PAINESVILLE TOWNSHIP

CONCORD TOWNSHIP

466.58' OBS
N 01°28'57" E

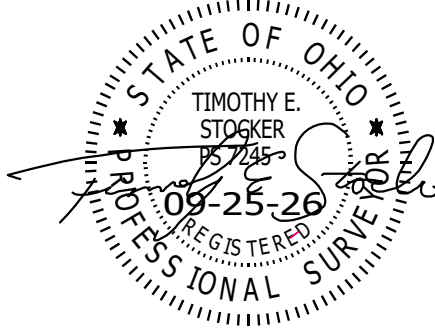
101.60' OBS - 101.42' PLAT
S 01°28'57" W

1" IRON PIPE FOUND S 01°26'46" W, 0.40' FROM THE CORNER

#6496
M.C. RINELLA
DOC. 2026R003549
PPN 08-A-032-D-00-023-0

#6490
S. & M. LETT
DOC. 2023R024190
PPN 08-A-032-D-00-024-0

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



TIMOTHY E. STOCKER, P.S. 7245

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- SURVEY BY JONES SURVEYING, FOR GRASSEL, DATED NOV 2023, JOB 23-074
- DEEDS OF RECORD
- SURVEY BY HARRISON SURVEYS, FOR WARFIELD, DATED JULY 2007
- SURVEY BY CRABBS' SURVEYING FOR CASSTEVENS, DATED JULY 2014, JOB 5971
- SURVEY BY LAND DESIGN CONSULTANTS, FOR WARFIELD, DATED JUNE 2008
- SURVEY BY CRABBS' SURVEYING FOR CODY, DATED MAR 2006, JOB 3978
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT
- CRABBS' SURVEYING RIDGEWOOD SUBDIVISION PLAT, DATED 1925



SCALE: 1" = 40'
SURVEY: SEPTEMBER 10, 2026
MAP: SEPTEMBER 25, 2026

PREPARED FOR: MARK A. NEGIN	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 433 FAIRGROUNDS ROAD PAINESVILLE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10956
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, P.S. CHK: T. STOCKER, JR, P.S.
		DRN: S. LOVEJOY REV:
		PAGE 1 OF 1