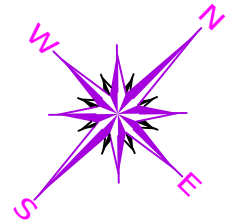


JULIA STREET

N 45°49'24" E 66' RW
164.88' OBS



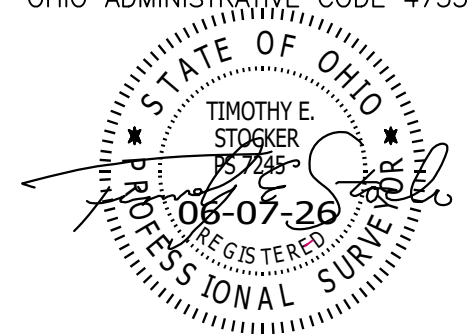
BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF JULIA STREET NORTH 45°-49'-24" EAST, AND ALONG THE CENTERLINE OF RIVER STREET NORTH 43°-49'-26" WEST

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

LOT SPLIT & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN SUBLOTS 1 & 3, AS ILLUSTRATED IN THE JOHN W. OAKLEY SURVEY, RECORDED IN PLAT VOLUME A, PAGE 19, IN THE SUBLOT 16, AS ILLUSTRATED IN THE F.J. JEROME'S SUBDIVISION, AS RECORDED IN PLAT VOLUME A, PAGE 36, AND IN LOT 22, TRACT 4, VILLAGE OF GRAND RIVER, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO SHANE L. & MEGHAN R. KELLHOFFER, AS RECORDED IN DOCUMENT NUMBER 2025R021223, (PPN 13-A-004-0-00-033-0), AND BEING COMBINED WITH THE LANDS TO SHANE L. & MEGHAN R. KELLHOFFER, AS RECORDED IN DOCUMENT NUMBER 2017R032266, (PPN 13-A-004-0-00-032-0 & PPN 13-A-004-0-00-034-0), IN THE OFFICE OF THE COUNTY RECORDER.

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



TIMOTHY E. STOCKER, P.S. 7245



SCALE: 1" = 40'

SURVEY: MAY 27, 2026

MAP: JUNE 5, 2026

PREPARED FOR: SHANE L. & MEGHAN R. KELLHOFFER	PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 709 RIVER STREET 83 JULIA STREET GRAND RIVER, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10754
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:		
		CHK: T. STOCKER, SR, P.S. CHK: T. STOCKER, JR, P.S.
		DRN: S. LOVEJOY REV:
CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025 / 440-357-5941 crabbssurveyinginc@gmail.com www.crabbssurveying.com		PAGE 1 OF 2

RIVER STREET

66' RW

S 43°49'26" E
105.07' OBS

1/2" IRON PIPE FOUND & USED (14" DEEP)

POB REM (D)

N 43°49'26" W
60.36' OBS

60.00' DEED

69' DEED
68.57' OBS

CAPPED 5/8" IRON PIN FOUND N 33°44'03" W, 0.35' FROM THE CORNER "KEMPKE"

CAPPED 5/8" IRON PIN FOUND N 53°44'03" W, 0.35' FROM THE CORNER "KEMPKE"

1/2" IRON PIPE FOUND 18" N, S 81°20'29" W, 0.56' FROM THE INTERSECTION

SEE PAGE 2 OF 2 FOR DETAILS AND LINE TABLE

SEE DETAIL "B"

#705
AGIII LLC
DOC. 2021R037890
PPN 13-A-004-0-00-036-0

N 45°55'42" E
132.25' MEAS

0.1831 ACRES
REMAINDER

#709
SHANE L. & MEGHAN R. KELLHOFFER
DOC. 2025R021223
PPN 13-A-004-0-00-033-0

132.47' MEAS
S 45°49'24" W

#717
T. & K. ROTTER
DOC. 2021R015688
PPN 13-A-004-0-00-054-0

F.J. JEROME'S SUBDIVISION
PLAT VOL. A, PG. 36

F.J. JEROME'S SUBDIVISION
PLAT VOL. A, PG. 36

F.J. JEROME'S SUBDIVISION
PLAT VOL. A, PG. 36

F.J. JEROME'S SUBDIVISION
PLAT VOL. A, PG. 36

F.J. JEROME'S SUBDIVISION
PLAT VOL. A, PG. 36

F.J. JEROME'S SUBDIVISION
PLAT VOL. A, PG. 36

F.J. JEROME'S SUBDIVISION
PLAT VOL. A, PG. 36

JOHN W. OAKLEY SURVEY
PLAT VOL. A, PG. 19

#89
M.J. MORITZ
DOC. 2017R029857
PPN 13-A-004-0-00-035-0

N 44°01'35" E
60.12' MEAS

60.00' DEED

132.50' MEAS
N 44°01'35" W

0.0905 ACRES
SPLIT

JOHN W. OAKLEY SURVEY
PLAT VOL. A, PG. 19

S 44°01'35" E
60.12' MEAS

60.00' DEED

132.50' MEAS
N 44°01'35" W

0.0905 ACRES
SPLIT

JOHN W. OAKLEY SURVEY
PLAT VOL. A, PG. 19

S 45°49'24" W
65.53' MEAS

113.53' OBS
S 45°49'24" W

S 45°49'24" W
65.53' MEAS

113.53' OBS
S 45°49'24" W

S 45°49'24" W
65.53' MEAS

113.53' OBS
S 45°49'24" W

S 45°49'24" W
65.53' MEAS

113.53' OBS
S 45°49'24" W

S 45°49'24" W
65.53' MEAS

113.53' OBS
S 45°49'24" W

S 45°49'24" W
65.53' MEAS

113.53' OBS
S 45°49'24" W

S 45°49'24" W
65.53' MEAS

113.53' OBS
S 45°49'24" W

N 45°49'24" E
114.11' OBS - 114' DEEDS

66.00' DEED OBS
S/L 3

0.3462 ACRES
COMBINATION

SHANE L. & MEGHAN R. KELLHOFFER
DOC. 2017R032266
PPN 13-A-004-0-00-032-0

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

N 45°55'42" E
65.74' OBS

1" IRON PIPE FOUND N 45°49'26" E, 1.71' FROM THE CORNER

DEED OBS
60.00'

S 43°49'26" E
16.47' OBS

82.60' DEED OBS

S/L 16

S/L 17

S/L 18

#69
HAPPY KATJ LLC
DOC. 2020R029951
PPN 13-A-004-0-00-030-0

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S 43°46'31" E
132.50' DEED OBS

1" IRON PIPE FOUND N 31°44'35" E, 0.95' FROM THE CORNER

82.60' DEED OBS

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

S/L 2

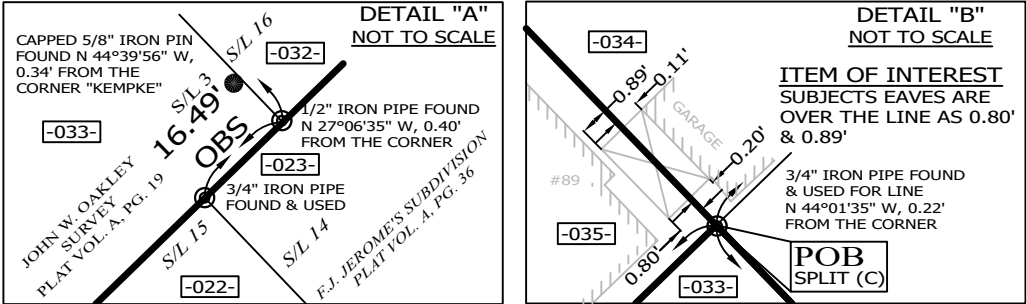
SEE DETAIL "B"

POB COMBO (B)
3/4" IRON PIPE FOUND & USED

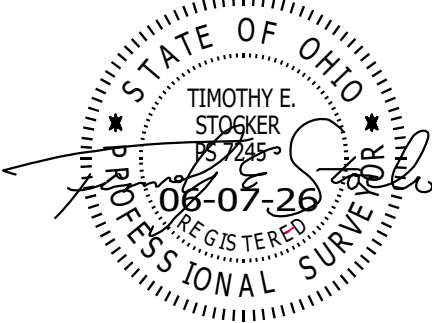
POB SPLIT (C)
3/4" IRON PIPE FOUND & USED

STATE PLANE COORDINATES		
POINT	NORTHING	EASTING
A	N:756715.2758	E:2302155.1678
B	N:756806.4512	E:2302296.3565
C	N:756754.4115	E:2302346.6568
D	N:756662.2698	E:2302251.7810

LINE	BEARING	DISTANCE
L 1	S 44°01'35" E	33.00' OBS
L 2	N 46°17'34" E	33.00' OBS



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



TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: SHANE L. & MEGHAN R. KELLHOFER	PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 709 RIVER STREET 83 JULIA STREET GRAND RIVER, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10754
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:		CHK: T. STOCKER, SR, P.S. CHK: T. STOCKER, JR, P.S.
	CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025 / 440-357-5941 crabbssurveyinginc@gmail.com www.crabbssurveying.com	DRN: S. LOVEJOY REV:
		PAGE 2 OF 2

