

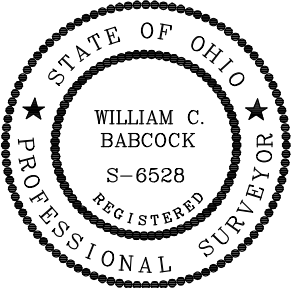
LOT SPLIT, COMBINATION & RESURVEY
OF LANDS

SITUATED IN THE VILLAGE OF FAIRPORT HARBOR,
COUNTY OF LAKE, STATE OF OHIO, KNOWN AS
BEING PART OF SUBLOTS 4, 5, 46 & 47, TOWN
PLAT OF GRANDON, RECORDED IN PLAT VOLUME A,
PAGE 87, AND INORIGINAL LOT 1, TRACT 4, A LOT
SPLIT TAKEN FROM THE LANDS TO KAREN A.
VOLZER, AS RECORDED IN RECORDED IN
DOCUMENT NUMBER 2021R035101, (PPN
14-A-003-0-00-008-0), AND FROM THE LANDS TO
BRIAN R. & KAREN A. VOLZER, AS RECORDED IN
RECORDED IN DOCUMENT NUMBER 2013R031253,
(PPN 14-A-003-0-00-011-0), AND BEING COMBINED
WITH THE LANDS TO BRIAN R. & KAREN A. VOLZER,
AS RECORDED IN RECORDED IN DOCUMENT
NUMBER 2013R031253, (PPN 14-A-003-0-00-013-0).

BASIS OF BEARINGS:
CENTERLINE OF PLUM STREET, 82.5 FEET WIDE,
BEING NORTH 00°-01'-23" EAST, USED TO
DESCRIBE ANGLES ONLY AND SECOND STREET,
82.5 FEET WIDE, BEING NORTH 89°-39'-28" EAST,
USED TO DESCRIBE ANGLES ONLY.

SURVEY REFERENCE:

1. LAKE CO. DEED
RECORDS
2. PLAT VOL. A, PAGE 87
3. SURVEYS BY AZTECH
ENGINEERING &
SURVEYING, 3-6-2013 &
10-6-2011
4. SURVEY BY MCSTEEN
LAND
SURVEYORS, 09-27-2021
5. SURVEY BY CRABBS'
SURVEYING, 04-01-2005



I, WILLIAM C. BABCOCK P.S. #6528, DO
HEREBY CERTIFY THAT THE SURVEY
PERFORMED IS PURSUANT TO THE STATE OF
OHIO ADMINISTRATIVE CODE STANDARDS SET
FORTH AS PER ARTICLE NUMBER 4733-37.

William C. Babcock

WILLIAM C. BABCOCK, P.S. #6528
DATE: 05-08-25

LEGEND

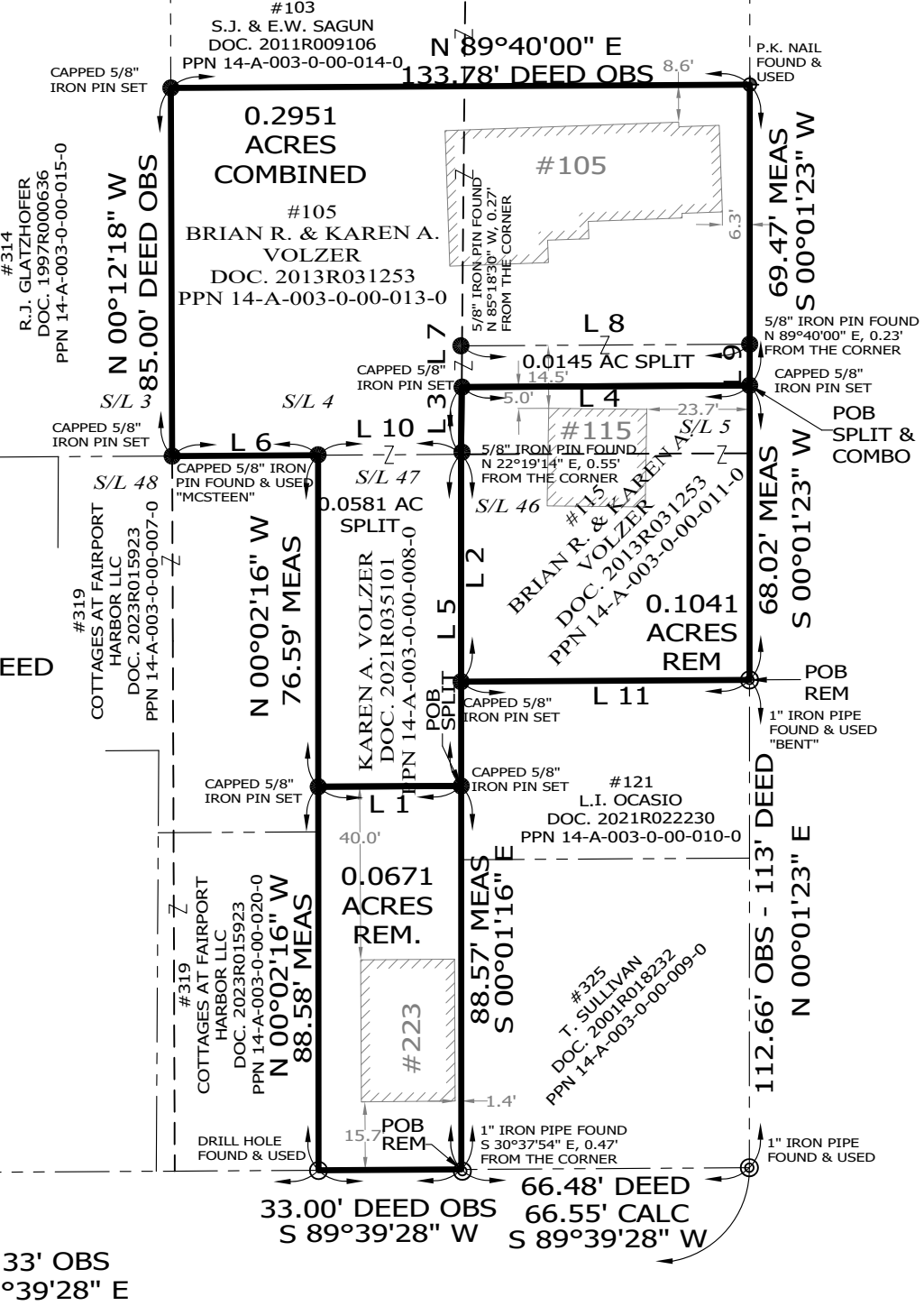
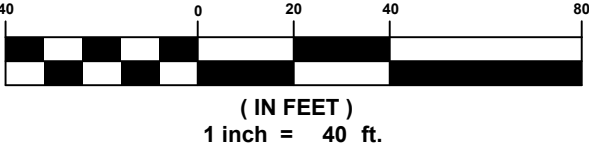
- ☒ MON BOX FOUND
- ☒ I PIN FOUND/SET ALL
SET PINS ARE 5/8" X 30"
LONG CAPPED (BABCOCK,
#6528)
- ☒ I PIPE FOUND
- ☒ P.K. NAIL FOUND/SET

ACREAGE SUMMARY

PPN 14-A-003-0-00-011-0	0.1252 ACRES ORIGINAL
-	0.0145 ACRES SPLIT
=	0.1041 ACRES REMAINING
PPN 14-A-003-0-00-008-0	0.1252 ACRES ORIGINAL
-	0.0581 ACRES SPLIT
=	0.0671 ACRES REMAINING
PPN 14-A-003-0-00-013-0	0.2225 ACRES ORIGINAL
-	0.0581 ACRES SPLIT
+	0.0145 ACRES SPLIT
=	0.2951 ACRES COMBINED

LINE	BEARING	DISTANCE
L 1	N 89°40'00" E	33.03' MEAS
L 2	N 00°01'16" W	52.49' MEAS
L 3	N 00°31'11" E	15.53' MEAS
L 4	N 89°40'00" E	66.55' MEAS
L 5	S 00°01'16" E	76.59' MEAS
L 6	S 89°40'00" W	33.71' MEAS
L 7	N 00°31'11" E	9.53' MEAS
L 8	N 89°40'00" E	66.46' OBS - 66.69' DEED
L 9	S 00°01'23" W	9.52' MEAS
L 10	N 89°40'00" E	33.05' OBS
L 11	S 89°40'04" W	66.64' MEAS

GRAPHIC SCALE



SECOND STREET
82.5' RW

PLUM STREET
82.5' RW



BABCOCK LAND SURVEYORS
SURVEYORS & LAND PLANNERS
6914 BRAKEMAN ROAD
PAINESVILLE OHIO 44077
440-487-5095
babcocklandsurveyors@yahoo.com

DATE	05-08-25
DESIGN BY	WB
DRAWN BY	SH
APPROVED BY	WB
CREW CHIEF	RB

BOUNDARY SURVEY, LOT SPLIT & COMBINATION
PPN 14-A-003-0-00-008-0
#223 SECOND STREET
PPN 14-A-003-0-00-011-0
#115 PLUM STREET
PPN 14-A-003-0-00-013-0
#105 PLUM STREET
FAIRPORT HARBOR
LAKE COUNTY - OHIO

SCALE	1"=40'
JOB NO	24-31
SHEET	OF
1	1