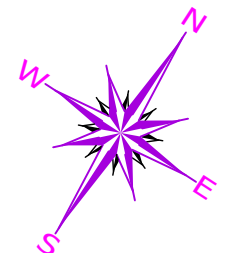


E MAIN STREET
VARIABLE WIDTH



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF S STATE STREET NORTH 28°-19'-04" WEST

N 56°36'10" E
199.80' OBS

N 72°21'51" E
177.26' OBS

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

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

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

32.08' OBS
N 56°58'08" E
65.25' DEED OBS

0.0655 ACRES
#1
EDDONS GROUP LP
DOC. 2015R021855
PPN 15-B-001-C-00-014-0
CORNERS INACCESSIBLE BUILDING WALL LOCATED AT CORNER

ITEMS OF INTEREST
SUBJECTS STAIRS AND LEDGE ARE OVER THE LINE 3.0' X 6.0'
SUBJECTS CHIMNEY IS OVER THE 2.3' X 2.3'
KERR CROSS FOUND & USED IN WALL (3.82' UP)

LINE	BEARING	DISTANCE
L 1	S 28°23'57" E	46.40' OBS - 46.64' DEED
L 2	S 28°23'57" E	58.35' OBS - 58.8' DEED
L 3	N 28°19'04" W	58.52' OBS - 59.16' DEED
L 4	N 28°19'04" W	41.31' OBS - 41.2' DEED

0.0874 ACRES
#7
EDDONS GROUP LP
DOC. 2015R021857
PPN 15-B-001-C-00-013-0
FORMER PPN 15-B-001-C-00-012-0
DOC. 2015R021856

65.10' OBS - 65' DEED
N 61°26'42" E
65' DEED
65.18' OBS
S 61°18'04" W

#15
J.W. JOUGHIN
VOL. 925, PG. 680
PPN 15-B-001-C-00-011-0
PARTY WALL AGREEMENT
DEED VOL. 110, PG. 491

P.K. NAIL FOUND N 72°22'43" E, 0.51' FROM THE INTERSECTION

3/4" IRON PIPE FOUND N 52°59'23" W, 0.42' FROM THE CORNER

LEGEND

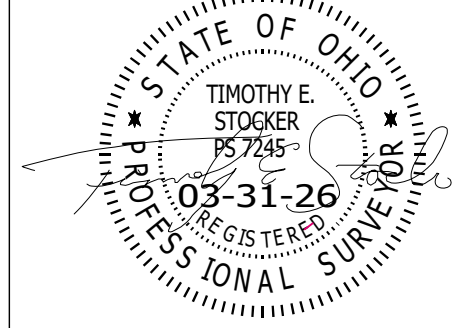
- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- ⊠ MONUMENT BOX
- ⊙ P.K. NAIL/ SPINDLE SPIKE FOUND/SET
- DRILL HOLE FOUND
- × CROSS CUT FOUND/SET
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- CENTERLINE SURVEY PLAT, EAST MAIN STREET, PLAT VOL. 5, PG. 43
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

RESURVEY OF LANDS
ALL THAT CERTAIN LANDS SITUATE IN TRACT 3, CITY 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 EDDONS GROUP LP, AS RECORDED IN DOCUMENT NUMBER 2015R021855, (PPN 15-B-001-C-00-014-0), AND DOCUMENT NUMBER 2015R021857, (PPN 15-B-001-C-00-013-0), 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

S STATE STREET
66' RW (REC) & VARIABLE WIDTH

E WASHINGTON STREET
60' RW

HILLSIDE DRIVE
20' RW

HILLSIDE DRIVE
15' RW



SCALE: 1" = 30'
SURVEY: MARCH 26, 2026
MAP: MARCH 31, 2026

PREPARED FOR: EDDONS GROUP LP	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 1 & 7 S STATE STREET PAINESVILLE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10674
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. CALC: T. STOCKER, JR, P.S. DRN: S. LOVEJOY REV: PAGE 1 OF 1

