

BASIS OF BEARINGS ARE TO NAD 83
2011, STATE PLANE

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLOT 58, AS ILLUSTRATED IN THE ROCKWELL MATHEWS & HITCHCOCK ADDITION, RECORDED IN PLAT VOLUME A, PAGE 90 AND IN LOT 12, TRACT 2, 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 EQUITY REAL ESTATE HOLDINGS LLC, AS RECORDED IN DEED DOCUMENT NUMBER 2020R015248, (PPN 15-B-003-0-00-026-0), IN THE OFFICE OF THE COUNTY RECORDER.

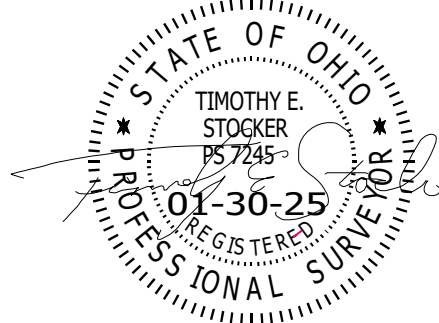
LEGEND

●	IRON PIN FOUND/SET
○	IRON PIPE
⊙	PAINESVILLE CITY MONUMENT
⊠	MONUMENT BOX
⊙	P.K. NAIL FOUND/SET
○	DRILL HOLE FOUND
CALC	CALCULATED
MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED
PLAT	PLAT RECITED

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. A, PG. 90
- 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.



TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: EQUITY REAL ESTATE HOLDINGS LLC	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 268 S SAINT CLAIR ST PAINESVILLE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10142

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:



CRABBS' SURVEYING SERVICE
P.O. BOX 908
PAINESVILLE, OHIO 44077
440-466-2025 / 440-357-5941
crabbssurveyinginc@gmail.com
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CHK: T. STOCKER, SR
CALC: T. STOCKER, JR SIT

DRN: S. HUPERTZ
REV:

PAGE 1 OF 1



SCALE: 1" = 30'
SURVEY: JANUARY 28, 2025
MAP: JANUARY 30, 2025

E SOUTH STREET
56.65' RW

N:751397.9323
E:2312538.3443

3/4" IRON PIPE
FOUND & USED

PAINESVILLE
CITY MON

21' 9'

WEBSTER COURT
20' INGRESS & EGRESS EASEMENT

#258
J.A. PATTI, TRUSTEE
DOC. 2024R013097
PPN 15-B-003-0-00-025-0
N:751074.3967
E:2312750.2737

S/L 57

N 55°37'50" E
154.95' OBS - 155' DEED

0.1778 ACRES

#268

EQUITY REAL ESTATE HOLDINGS LLC
DOC. 2022R015248
PPN 15-B-003-0-00-026-0

1/2" IRON PIN
FOUND & USED

2" IRON PIPE POST
FOUND N 67°08'30" W,
0.53' FROM THE
CORNER

1" IRON PIPE FOUND
N 09°55'38" W, 0.16'
FROM THE CORNER

1" IRON PIN FOUND
N 11°10'15" W, 0.83'
FROM THE CORNER

S/L 58

S/L 59

154.90' OBS - 155' DEED
S 55°37'49" W

#274
D. ESTRADA
DOC. 2016R001124
PPN 15-B-003-0-00-027-0

N 33°16'47" W

ROCKWELL MATHEWS &
HITCHCOCK ADDITION
PLAT VOL. A, PG. 90

#256
256 WEBSTER COURT LLC
DOC. 2024R025089
PPN 15-B-003-0-00-023-0

50.00' DEED OBS

103.84' OBS

386.77' OBS
S 33°13'35" E

50.00' DEED MEAS
S 33°13'35" E

S SAINT CLAIR STREET
60' RW

PEARL STREET
38.67' RW

PEARL STREET
45' RW

3/4" IRON PIPE
FOUND & USED

PAINESVILLE
CITY MON

21' 9'