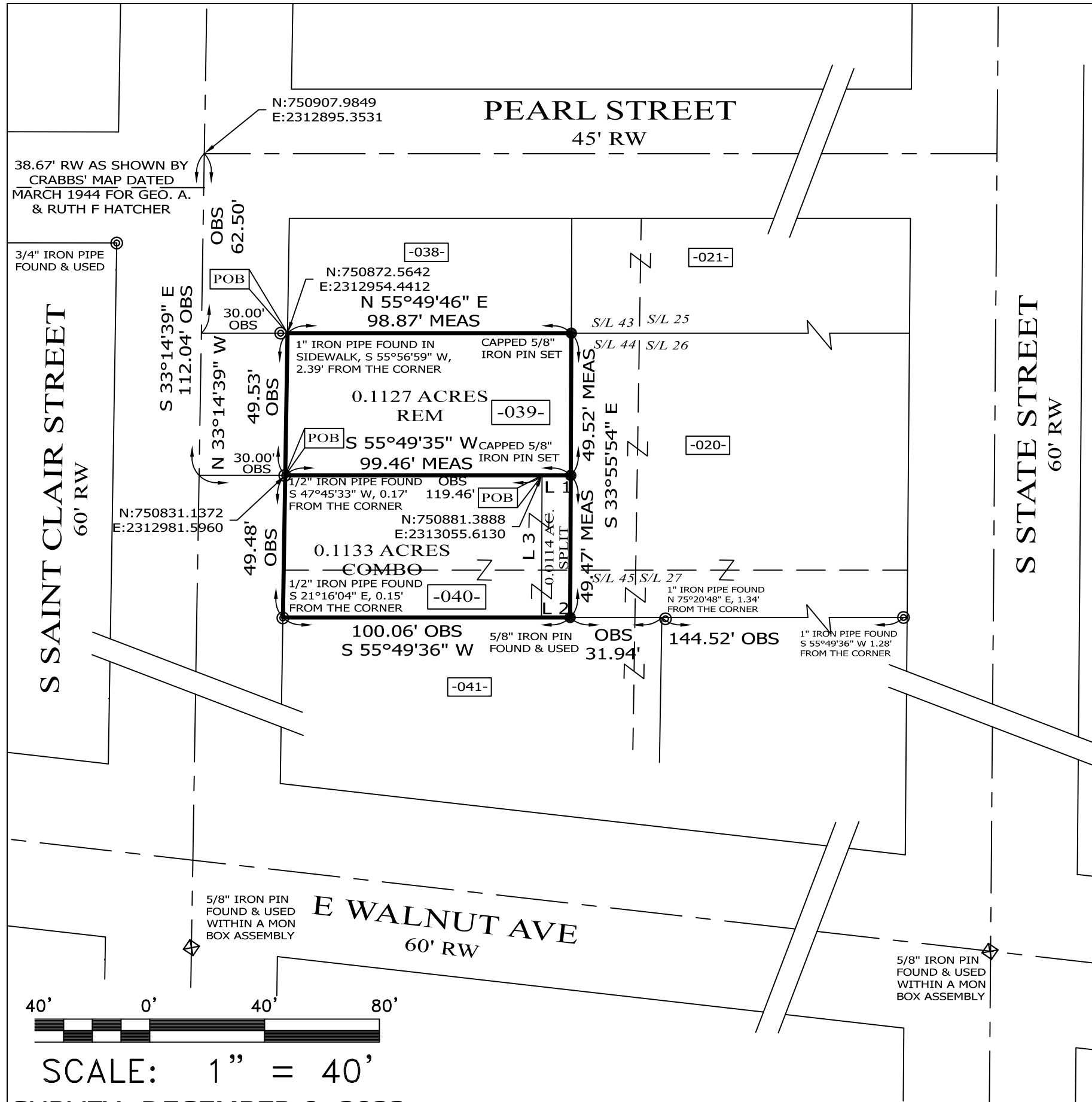


**LOT SPLIT, COMBINATION & RESURVEY OF LANDS**  
 ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLOTS 44 & 45, AS ILLUSTRATED IN THE ROCKWELL, MATHEWS & HITCHCOCK ADDITION, RECORDED IN PLAT VOLUME A, PAGE 90, AND IN LOT 12, CITY OF PAINESVILLE, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO CATHERINE L. & REMBERTO GUTIERREZ, AS RECORDED IN DOCUMENT NUMBER 2013R036364, (PPN 15-B-004-0-00-039-0), AND BEING COMBINED WITH THE LANDS TO JUAN A. CHAVEZ MENDEZ, AS RECORDED IN DOCUMENT NUMBER 2021R029209, (PPN 15-B-004-0-00-040-0), IN THE OFFICE OF THE COUNTY RECORDER.



- PPN 15-B-004-0-00-020-0 #308  
PLC LLC  
DOC. 2019R005676
- PPN 15-B-004-0-00-021-0 #305  
PLC LLC  
DOC. 2019R005676
- PPN 15-B-004-0-00-038-0 #305  
A.J. BLAHA & S. ESCANDON  
DOC. 2019R021144
- PPN 15-B-004-0-00-039-0 #311  
CATHERINE L. & REMBERTO GUTIERREZ  
DOC. 2013R036364
- PPN 15-B-004-0-00-040-0 #319  
JUAN A. CHAVEZ MENDEZ  
DOC. 2021R029209
- PPN 15-B-004-0-00-041-0 #325  
J.L. GARAY  
DOC. 2007R008286

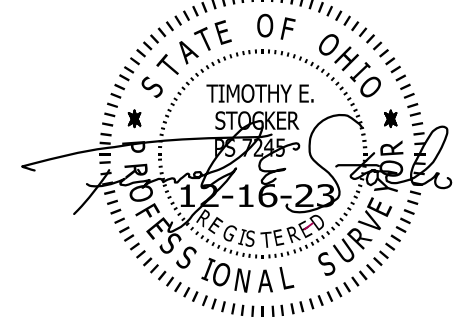
**LEGEND**

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



LINE	BEARING	DISTANCE
L 1	N 55°49'35" E	10.00' MEAS
L 2	S 55°49'36" W	10.00' MEAS
L 3	N 33°55'54" W	49.47' MEAS

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".
- DEEDS OF RECORD
- PLAT VOL. A, PG. 90
- SURVEY BY CRABBS' SURVEYING FOR HADLER, DATED FEB 1946
- SURVEY BY CRABBS' SURVEYING FOR HATCHER, DATED MAR 1944
- SURVEY BY CRABBS' SURVEYING FOR SWAIM, DATED SEP 2021, JOB 8351
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

PREPARED FOR: CATHERINE L. & REMBERTO GUTIERREZ  JUAN A. CHAVEZ MENDEZ		
PROJECT NAME: LOT SPLIT, COMBINATION & RESURVEY OF LANDS	PROJECT ADDRESS: 311 S SAINT CLAIR 319 S SAINT CLAIR PAINESVILLE, OHIO	CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT
PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9592	DRN: S. HUPERTZ PAGE 1 OF 1

**FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:**  
**CSS** CRABBS' SURVEYING SERVICE  
 P.O. BOX 908  
 PAINESVILLE, OHIO 44077  
 1-800-488-3968



SCALE: 1" = 40'

SURVEY: DECEMBER 9, 2023  
 MAP: DECEMBER 16, 2023