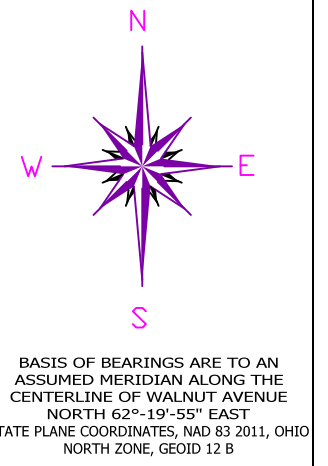


LOT SPLIT & COMBINATION OF LANDS
 ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLT 1, AS ILLUSTRATED IN C.L. HOYT'S SUBDIVISION, RECORDED IN PLAT VOLUME A, PAGE 47, AND IN LOT 12, TRACT 2, SECTION 1, CITY OF PAINESVILLE, TOWNSHIP NUMBER 11 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO WALNUT PROPERTIES LTD, AS RECORDED IN DOCUMENT NUMBER 2014R018503, (PPN 15-B-010-0-00-034-0), AND BEING COMBINED WITH THE LANDS TO WALNUT PROPERTIES LTD, AS RECORDED IN DOCUMENT NUMBER 1999R022015, (PPN 15-B-010-0-00-035-0), IN THE OFFICE OF THE COUNTY RECORDER.



NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. A, PG. 47
- SURVEY BY CRABBS' SURVEYING FOR KNEALE, DATED OCT 1964
- SURVEY BY CRABBS' SURVEYING FOR HOME S & L CO, DATED JUNE 2014, JOB 5922
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

LEGEND

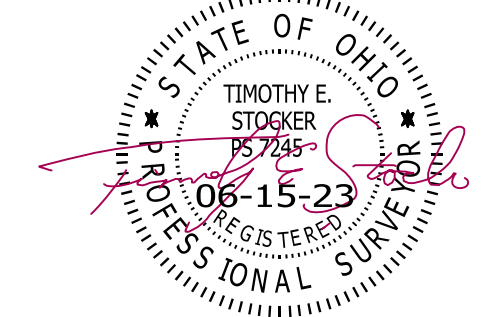
- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- STONE MONUMENT
- ⊠ MONUMENT BOX
- ⊙ P.K. NAIL FOUND/SET
- DRILL HOLE FOUND
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED

LINE	BEARING	DISTANCE
L 1	S 17°58'12" E	30.43' OBS
L 2	S 24°31'48" E	1.56' OBS
L 3	N 62°19'55" E	20.25' OBS
L 4	S 70°59'35" W	39.44' OBS
L 5	N 18°59'44" W	89.15' OBS
L 6	S 17°58'12" E	10.04' OBS

ACREAGE SUMMARY

PPN 15-B-010-0-00-034-0	0.3571 ACRES (ORIGINAL)
- 0.0845 ACRES (SPLIT)	
<hr/>	
	= 0.2726 ACRES (REMAINING)
PPN 15-B-010-0-00-035-0	0.4307 ACRES (ORIGINAL)
+ 0.0845 ACRES (SPLIT PPN 034)	
<hr/>	
	= 0.5152 ACRES (REMAINING)

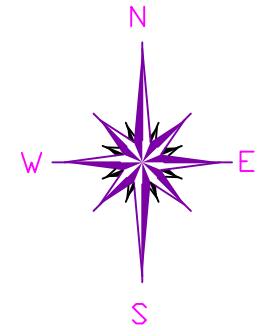
THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: WALNUT PROPERTIES LTD	PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 76 E WALNUT AVENUE PAINESVILLE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9285
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025		CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT
		DRN: S. HUPERTZ REV:
		PAGE 1 OF 2

**DETAIL
NOT TO SCALE**

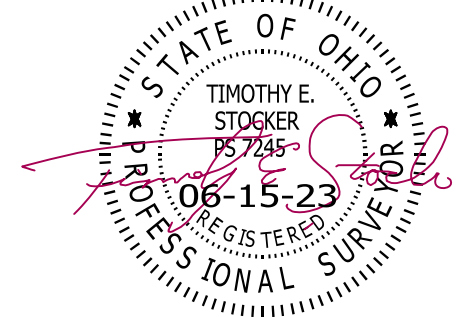


BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF WALNUT AVENUE NORTH 62°-19'-55" EAST STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B

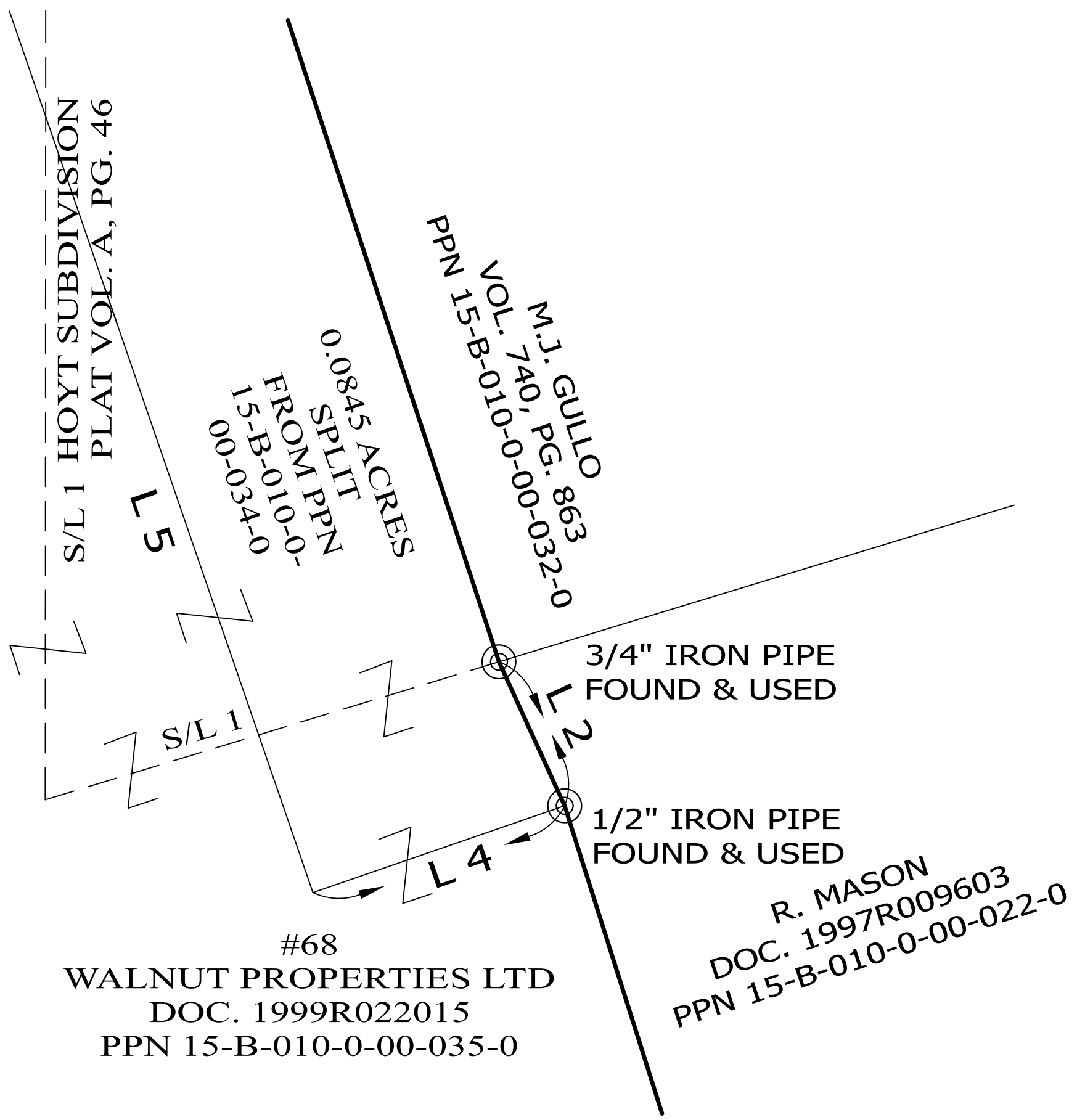
LEGEND

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

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		PAGE 2 OF 2