

# LOT SPLIT, COMBINATION & RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN SUBLOTS 12 & 14, AND PART OF SUBLOT 23, AS ILLUSTRATED IN THE SEVERANCE & BATES SURVEY, RECORDED IN PLAT VOLUME A, PAGE 20, PART OF SUBLOTS 19, 20 & 21, AS ILLUSTRATED IN THE JEROME & BARNES SURVEY, RECORDED IN PLAT VOLUME A, PAGE 12, AND IN LOT 1 - TRACT 3, CITY OF PAINESVILLE, TOWNSHIP NUMBER 10 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO FELIX VALADEZ, AS RECORDED IN DOCUMENT NUMBER 2006R006405, (PPN 15-B-012-0-00-024-0), BEING COMBINED WITH THE LANDS TO MARCO HERNANDEZ, AS RECORDED IN DOCUMENT NUMBER 2016R003665, (PPN 15-B-012-0-00-037-0), AND BEING COMBINED WITH THE LANDS TO JOSE A. & MARIA I. SERRANO LIZCANO, AS RECORDED IN DOCUMENT NUMBER 2011R009850, (PPN 15-B-012-0-00-039-0), IN THE OFFICE OF THE COUNTY RECORDER.

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF STOCKWELL STREET NORTH 89°-22'-05" EAST AND ALONG THE CENTERLINE OF LIBERTY STREET, NORTH 11°-25'-40" WEST

**FREDERIC  
STREET  
40' RW**

PLAT VOL. C,  
STONE EQU.

STONE CONE  
USED WITHIN  
MON BOX  
ASSEMBLY

## NOTES & REFERENCES

- ALL IRON PINS SET ARE  
5/8" X 30" REBAR WITH  
CAP "CRABBS 7245/8937".

**- DEEDS OF RECORD**

- PLATS A-12, A-10, X-37  
& G-140

- SURVEY BY CRABBS'  
SURVEYING FOR  
FIORELLO, DATED JAN  
2005, JOB 3939

- SURVEY BY CRABBS'  
SURVEYING FOR HUD,  
DATED JAN 2016, JOB  
6388

- OCCUPATION AGREES  
WITH TITLE LINES AS  
PREVIOUSLY  
MONUMENTED EXCEPT AS  
SHOWN ON THIS PLAT

SCALE: 1" = 100'  
SURVEY: DECEMBER 6, 2025  
MAP: DECEMBER 15, 2025

## 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

## ADJOINING PROPERTY OWNERS

-025-  
#595  
D.R. SMITH & A.J. BROWN  
DOC. 2019R006352  
PPN 15-B-012-0-00-025-0

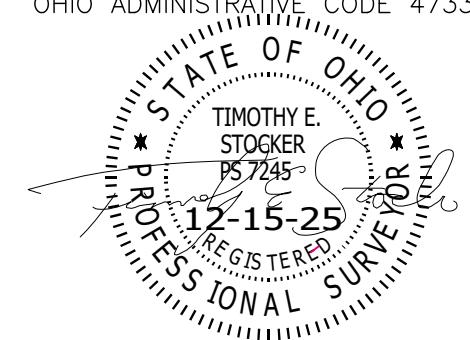
-033-  
#66  
EAST ERIE PROPERTIES LLC  
DOC. 2020R010781  
PPN 15-B -012-0-00-033-0

-034-  
#74  
B. & M. HALL  
DOC. 2023R019630  
PPN 15-B-012-0-00-034-0

-035-  
#86  
M.R. GODINEZ  
DOC. 2010R025953  
PPN 15-B-012-0-00-035-0

-038-  
#102  
A. & A. FLORES  
DOC. 2018R022537  
PPN 15-B-012-0-00-038-0

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:  FELIX VALADEZ  MARCO HERNANDEZ  JOSE A. & MARIA I. SERRANO LIZCANO	PROJECT NAME:  RESURVEY, LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS:  94 & 110 STOCKWELL 603 LIBERTY STREET PAINESVILLE, OHIO
	PROJECT LOCATION:  LAKE COUNTY, OHIO	JOB NUMBER:  10555
	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 www.crabbssurveying.com	
 		CHK: T. STOCKER, SR CHK: STOCKER, JR  DRN: S. LOVEJOY REV:  PAGE 1 OF 2

# DETAIL "A"

## STOCKWELL STREET

50' RW

