

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

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.

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

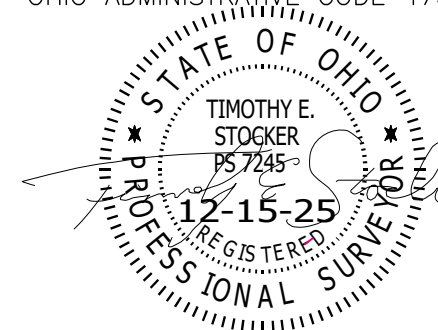
ADJOINING PROPERTY OWNERS

-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
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SURVEY PARCELS & FINAL ACREAGES

-024- 0.7148 ACRES REMAINING (WITH 0.0396 AC IN RW) #603 FELIX VALADEZ DOC. 2006R006405 PPN 15-B-012-0-00-024-0	-037- 0.4179 ACRES COMBINED #94 MARCO HERNANDEZ DOC. 2016R003665 PPN 15-B-012-0-00-037-0	-039- 0.4661 ACRES COMBINED #110 JOSE A. & MARIA I. SERRANO LIZCANO DOC. 2011R009850 PPN 15-B-012-0-00-039-0
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THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245

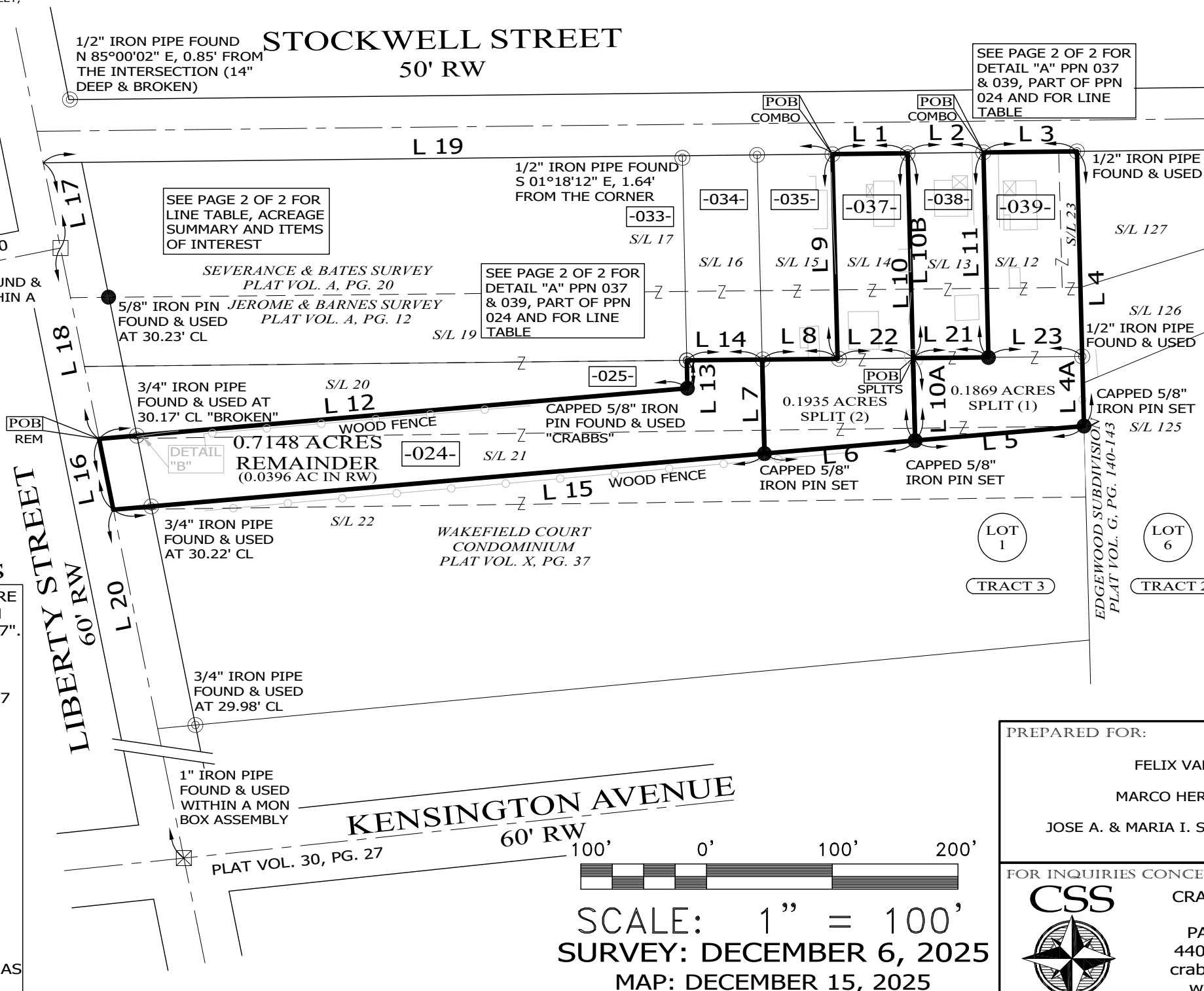
FREDERIC STREET
40' RW

PLAT VOL. C, PG. 40

STONE FOUND & USED WITHIN A MON BOX ASSEMBLY

NOTES & REFERENCES

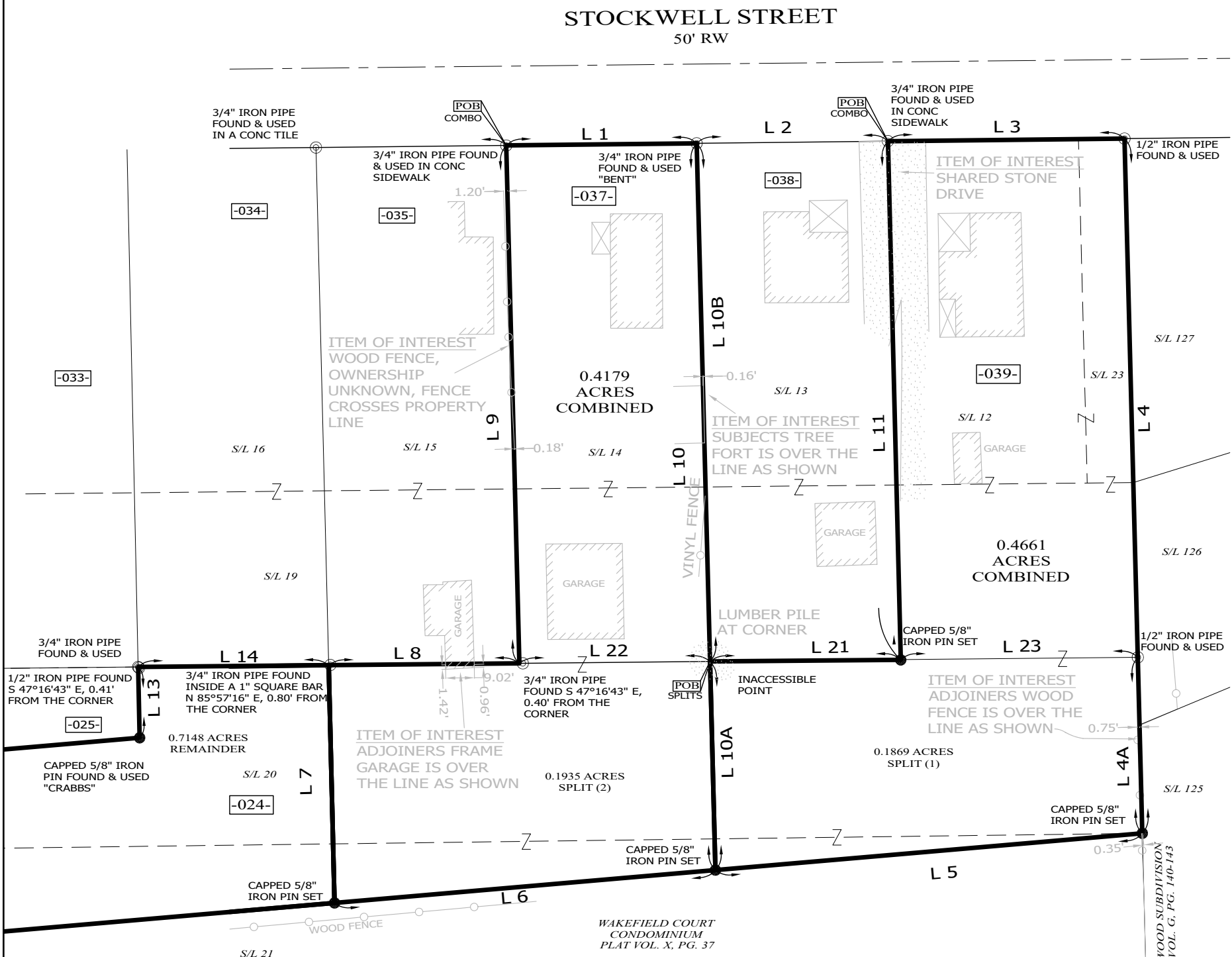
- ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245/8937".
- DEEDS OF RECORD
- PLATS A-12, A-10, X-37 & G-140
- SURVEY BY CRABBS' SURVEYING FOR FIORELLO, DATED JAN 2005, JOB 3939
- SURVEY BY CRABBS' SURVEYING FOR HUD, DATED JAN 2016, JOB 6388
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT



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

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

DETAIL "A"



40' 0' 40' 80'

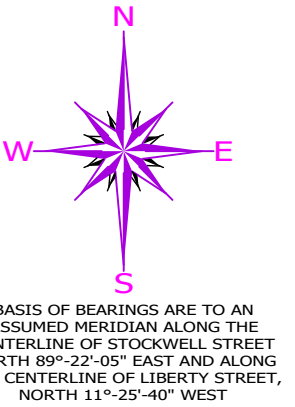
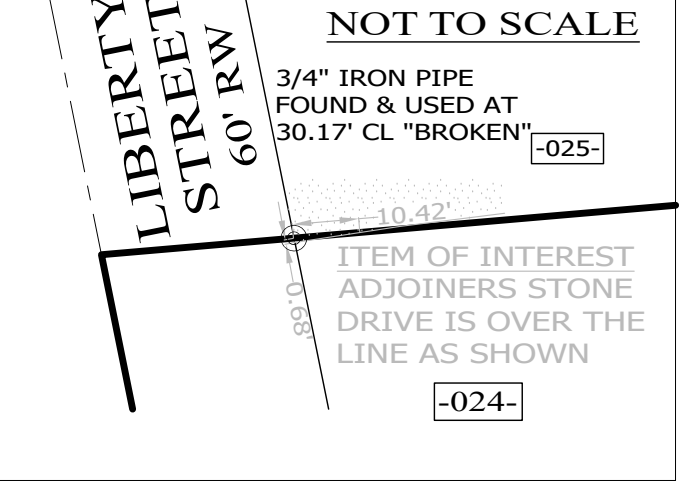
SCALE: 1" = 40'

SURVEY: DECEMBER 6, 2025

MAP: DECEMBER 15, 2025

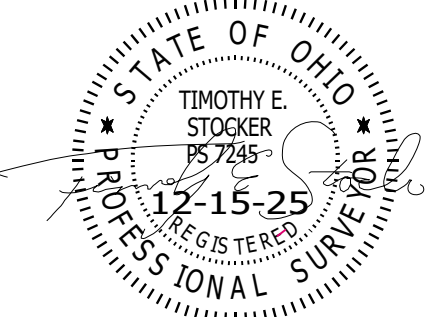
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MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED
PLAT	PLAT RECITED

DETAIL "B"



LINE	BEARING	DISTANCE
L 1	N 89°22'05" E	59.93'
L 2	N 89°22'05" E	60.17'
L 3	N 89°22'05" E	74.45'
L 4	S 01°28'12" E	218.58'
L 4A	S 01°28'12" E	55.37' OBS
L 5	S 85°04'28" W	134.82'
L 6	S 85°04'28" W	120.29'
L 7	N 01°24'35" W	74.82'
L 8	N 89°26'47" E	60.00'
L 9	N 01°27'12" W	162.94'
L 10	S 01°28'38" E	228.67'
L 10A	N 01°28'38" W	65.65'
L 10B	S 01°28'38" E	163.02' MEAS
L 11	N 01°25'01" W	163.10'
L 12	N 85°04'51" E	469.68' MEAS
L 13	N 01°14'04" W	22.27'
L 14	N 89°26'47" E	59.97'
L 15	S 85°04'28" W	519.81' MEAS
L 16	N 11°25'40" W	57.45' OBS
L 17	N 11°25'40" W	69.17' OBS
L 18	S 11°25'40" E	154.93' OBS
L 19	N 89°22'05" E	627.74' OBS
L 20	N 11°25'40" W	459.91' OBS
L 21	N 89°26'47" E	60.00' OBS
L 22	N 89°26'47" E	60.00' OBS
L 23	N 89°26'47" E	74.60' OBS

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TIMOTHY E. STOCKER, P.S. 7245

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