

SOUTH STATE STREET

60' RW

N 24°30'34" W

553.02' OBS

3/4" IRON PIPE
FOUND & USED
WITHIN A MON
BOX ASSEMBLY

BANK STREET
60' RW
N 04°53'40" W
526.35' OBS

BASIS OF BEARINGS ARE TO AN
ASSUMED MERIDIAN ALONG THE
CENTERLINE OF S STATE STREET
NORTH 24°-30'-34" WEST AND
ALONG THE CENTERLINE OF
STONEHAVEN DRIVE
NORTH 65°-27'-07" EAST

3/4" IRON PIPE
FOUND & USED
WITHIN A MON
BOX ASSEMBLY

S 24°30'34" E

285.13' OBS

356.32' OBS

CAPPED 5/8" IRON
PIN FOUND & USED
"B & J"

1" IRON PIPE
FOUND & USED

POB

1/2" IRON PIPE
FOUND & USED
IN CONCRETE

STONEHAVEN DRIVE
50' RW

R.W. MALLETT SUBDIVISION
PLAT VOL. K, PG. 72

S/L 12

S/L 11

S/L 10

S/L 6

S/L 5

S/L 4

S/L 7

S/L 8

S/L 9

HIGH TECH AVENUE
(PRIVATE)

1" IRON PIPE
FOUND & USED

PPN 15-B-014-0-00-010-0

PPN 15-B-014-0-00-011-0

NORFOLK SOUTHERN
COMBINED RAILROAD
PPN 15-D-999-0-00-300-A

C1

#608

CAPPED 5/8" IRON
PIN SET

189.97' OBS

S 23°24'31" E

CAPPED 5/8" IRON-PIN
FOUND N 46°05'44" E,
0.54' FROM THE
CORNER "B & J"

1" IRON PIPE FOUND
N 84°23'58" W, 5.18'
FROM THE CORNER

SEE PAGE 2 OF DETAIL
OF SUBLOTS, LINE
TABLE, & CURVE DATA

5.8688
ACRES
COMBINED

PEARLLAHAN LLC
DOC. 2024R000341
PPN 15-B-014-0-00-001-0

CITY OF PAINESVILLE
VOL. 323, PG. 372
PPN 15-B-014-E-00-007-0

LOT
14

LOT
2

TRACT 2

377.37' OBS
S 75°29'12" W

1/2" IRON PIPE
FOUND & USED

237.13' OBS
N 14°13'18" W

479.03' OBS
N 72°29'52" E

#649
SROA 649 HOYT OH LLC
DOC. 2022R011498
PPN 15-B-011-0-00-021-0

1/2" IRON PIPE
FOUND & USED

HOYT AVENUE
66' RW

PPN 15-B-014-E-00-008-0

#191
R A INGALLS COMPANY LTD
DOC. 2002R019069
PPN 15-B-014-0-00-005-0

LEGEND

- IRON PIN FOUND/SET
- IRON PIPE
- STONE MONUMENT
- ⊠ MONUMENT BOX
- ⊙ SPINDLE SPIKE
- DRILL HOLE FOUND
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED

LOT SPLIT & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLOTS 7 & 8, AS ILLUSTRATED IN THE R.W. MALLETT SUBDIVISION, AS RECORDED IN PLAT VOLUME K, PAGE 72, AND IN LOT 14, 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 LOT SPLIT & COMBINATION OF THE LANDS TO PEARLLAHAN LLC, AS RECORDED IN DOCUMENT NUMBER 2024R000341, (PPN 15-B-014-0-00-001-0, PPN 15-B-014-0-00-010-0 & PPN 15-B-014-0-00-011-0), AND AS RECORDED IN DOCUMENT NUMBER 2022R011813, (PPN 15-B-014-E-00-004-0 & PPN 15-B-014-E-00-005-0), IN THE OFFICE OF THE COUNTY RECORDER.

5/8" IRON PIN
FOUND & USED
WITHIN A MON
BOX ASSEMBLY

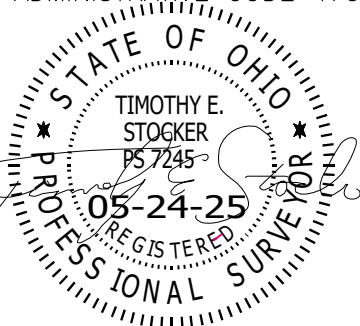
THIS SURVEY WAS PERFORMED TO AN
ACCURACY AS SET FORTH IN THE 2003
OHIO ADMINISTRATIVE CODE 4733-37.



SCALE: 1" = 100'
SURVEY: MAY 17, 2025
MAP: MAY 24, 2025

NOTES & REFERENCES

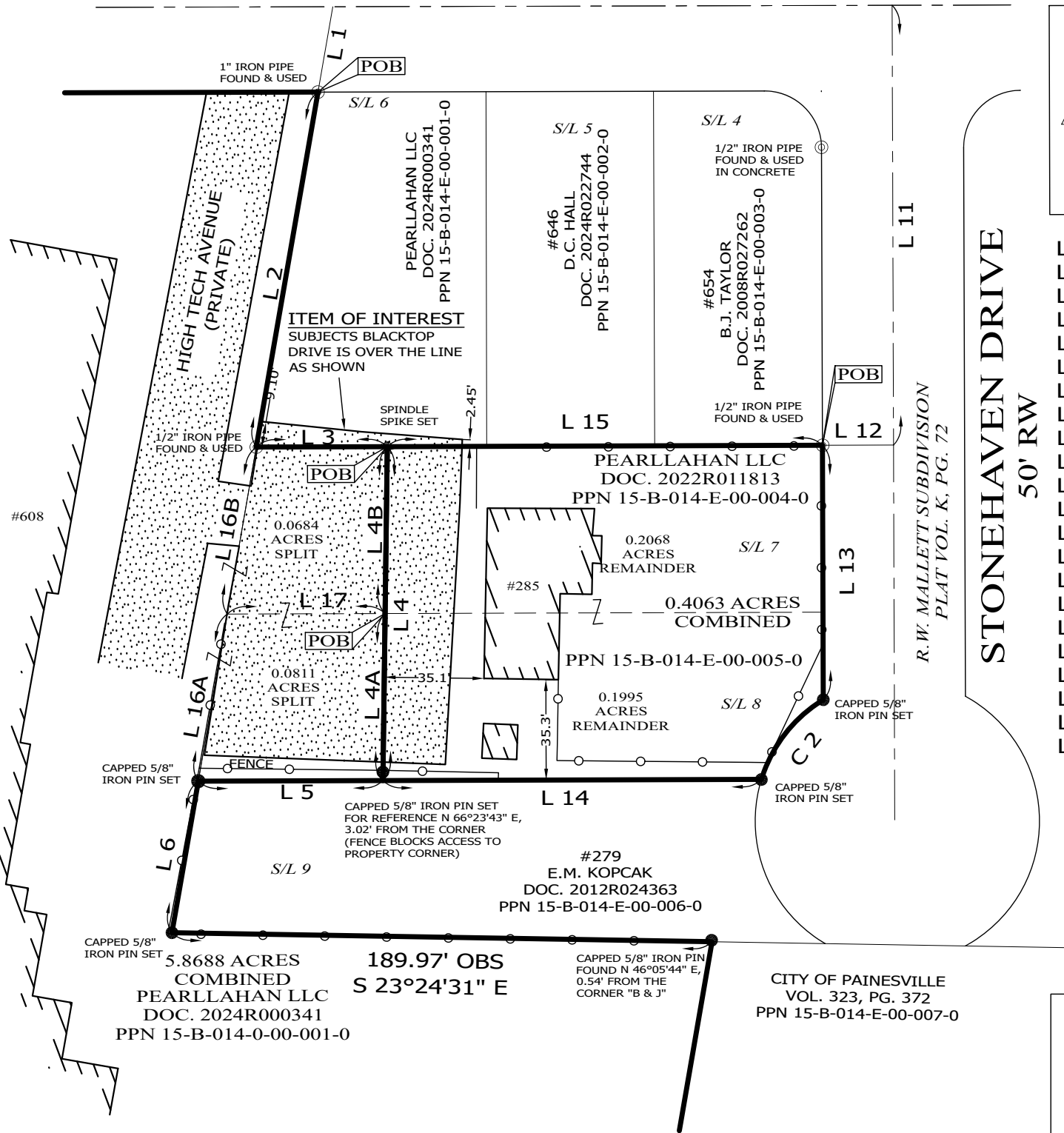
- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. K, PG. 72
- SURVEY BY CRABBS' SURVEYING FOR STATE STREET DVLP, DATED APR 2021, JOB 8124
- SURVEY BY CT, FOR UNION SAND & SUPPLY, DATED NOV. 1986, JOB 87-118
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT



TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: PEARLLAHAN LLC	PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 608 S STATE STREET 285 STONEHAVEN DRIVE PAINESVILLE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10271
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 CALC: T. STOCKER, JR SIT
		DRN: S. HUPERTZ REV:
		PAGE 1 OF 2

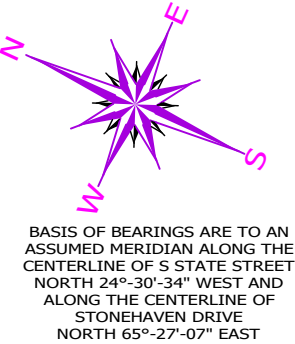
SOUTH STATE STREET
60' RW



CURVE DATA

C 1	C 2
A=427.76'	A=36.27'
R=2864.93'	R=50.00'
Δ=8°33'17"	Δ=41°33'52"
N 79°23'50" E	N 76°32'48" W
C=427.36'	C=35.48'
T=214.28'	T=18.98'

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LLC, AS RECORDED IN DOCUMENT NUMBER 2024R000341, (PPN
15-B-014-0-00-001-0, PPN 15-B-014-0-00-010-0 & PPN
15-B-014-0-00-011-0), AND AS RECORDED IN DOCUMENT NUMBER
2022R011813, (PPN 15-B-014-E-00-004-0 & PPN 15-B-014-E-00-005-0), IN
THE OFFICE OF THE COUNTY RECORDER.



ACREAGE SUMMARY

PPN 15-B-014-0-00-001-0; 010-0 & 011-0
5.7193 ACRES ORIGINAL
0.0811 ACRES
+ 0.0684 ACRES
= 5.8688 ACRES COMBINED
PPN 15-B-014-E-00-004-0
0.2752 ACRES ORIGINAL
- 0.0684 ACRES
= 0.2068 ACRES REMAINING
PPN 15-B-014-E-00-005-0
0.2806 ACRES ORIGINAL
- 0.0811 ACRES
= 0.1995 ACRES REMAINING
PPN 15-B-014-E-00-004-0; 005-0
0.2068 ACRES REMAINDER
+ 0.1995 ACRES REMAINDER
= 0.4063 ACRES COMBINED

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LINE	BEARING	DISTANCE
L 1	S 75°29'29" W	30.46' OBS
L 2	S 75°29'29" W	126.70' MEAS
L 3	S 24°32'41" E	46.06' MEAS
L 4	S 66°23'43" W	117.42' MEAS
L 4A	S 66°23'43" W	58.73' MEAS
L 4B	S 66°23'43" W	58.69' MEAS
L 5	N 24°32'16" W	64.91' MEAS
L 6	S 75°29'29" W	54.09' MEAS
L 7	N 75°26'35" E	42.17' OBS
L 8	N 14°33'25" W	121.85' OBS
L 9	N 10°24'50" W	155.66' OBS
L 10	N 83°32'54" E	118.90' OBS
L 11	S 65°27'07" W	154.63' OBS
L 12	N 24°32'41" W	25.00' OBS
L 13	S 65°27'07" W	89.46' OBS
L 14	N 24°32'16" W	133.12' MEAS
L 15	S 24°32'41" E	153.03' MEAS
L 16	N 75°29'29" E	119.22' MEAS
L 16A	N 75°29'29" E	59.63' MEAS
L 16B	N 75°29'29" E	59.59' MEAS
L 17	N 24°32'41" W	55.48' MEAS

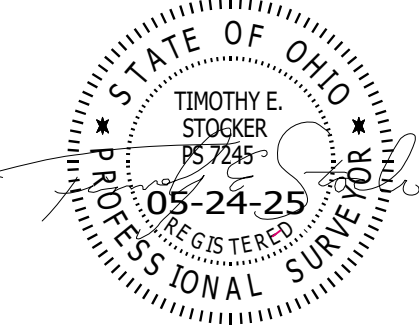


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