

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF PARKWAY DRIVE NORTH 42°-47'-14" WEST
STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B.

LINE	BEARING	DISTANCE
L 1	N 47°12'43" E	43.03' OBS DEEDS
L 2	S 43°08'02" E	27.16' CALC
L 3	S 45°28'18" W	18.44' MEAS DEED
L 4	S 47°12'40" W	24.61' OBS

LAKESHORE BOULEVARD
S.R. 283 - VARIABLE WIDTH
ORIGINAL CENTERLINE

N:735479.6991
E:2261898.6645

570.18' OBS
S 42°47'14" E

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



SCALE: 1" = 30'
SURVEY: JUNE 2, 2026
MAP: JUNE 16, 2026

PARKWAY DRIVE
24' RW



FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

CRABBS' SURVEYING SERVICE
P.O. BOX 908
PAINESVILLE, OHIO 44077
440-466-2025 / 440-357-5941
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CHK: T. STOCKER, SR, P.S.
CHK: T. STOCKER, JR, P.S.
DRN: S. LOVEJOY
REV:
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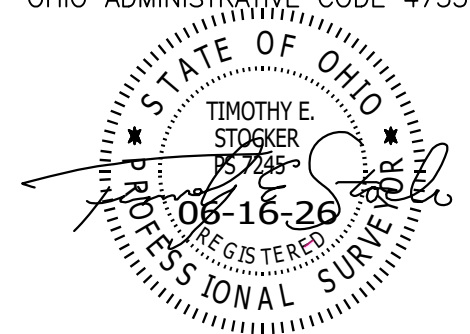
RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 16, GORE TRACT, CITY OF EASTLAKE, TOWNSHIP NUMBER 10 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO GRANDVIEW CAPITAL LLC, AS RECORDED IN DOCUMENT NUMBER 2026R011343, (PPN 34-B-025-H-01-042-0), 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. E, PG. 30
- PLAT VOL. M, PG. 54
- SURVEY BY POLARIS ENGINEERING & SURVEYING, FOR LAMAR, DATED APR 2020, JOB 20048
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

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: GRANDVIEW CAPITAL LLC	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: PARKWAY DRIVE EASTLAKE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10782
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:		CHK: T. STOCKER, SR, P.S. CHK: T. STOCKER, JR, P.S.
		DRN: S. LOVEJOY REV:
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