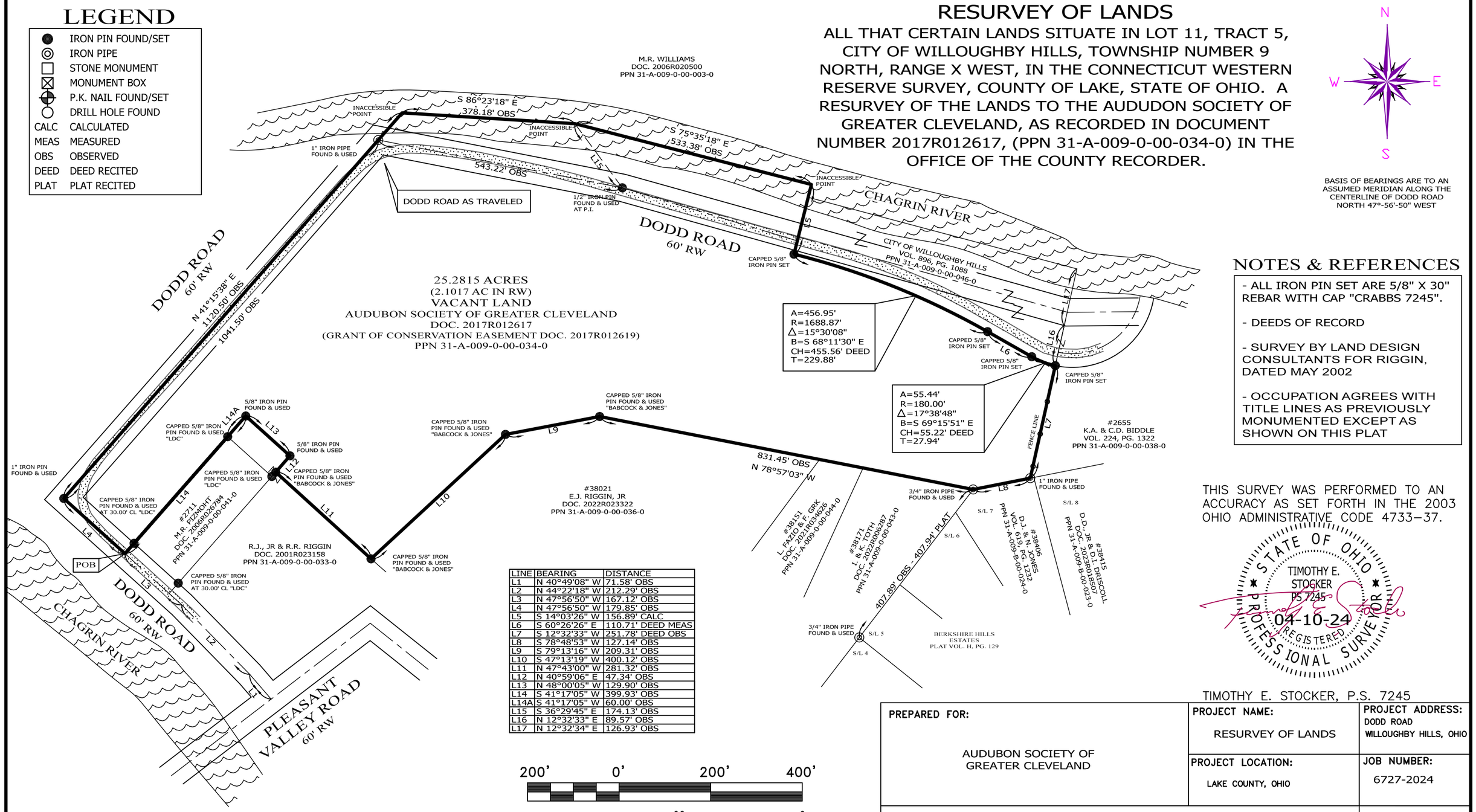
RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 11, TRACT 5, CITY OF WILLOUGHBY HILLS, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO THE AUDUBON SOCIETY OF GREATER CLEVELAND, AS RECORDED IN DOCUMENT NUMBER 2017R012617, (PPN 31-A-009-0-00-034-0) 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



LINE	BEARING	DISTANCE
L1	N 40°49'08" W	71.58' OBS
L2	N 44°22'18" W	212.29' OBS
L3	N 47°56'50" W	167.12' OBS
L4	N 47°56'50" W	179.85' OBS
L5	S 14°03'26" W	156.89' CALC
L6	S 60°26'26" E	110.71' DEED MEAS
L7	S 12°32'33" W	251.78' DEED OBS
L8	S 78°48'53" W	127.14' OBS
L9	S 79°13'16" W	209.31' OBS
L10	S 47°13'19" W	400.12' OBS
L11	N 47°43'00" W	281.32' OBS
L12	N 40°59'06" E	47.34' OBS
L13	N 48°00'05" W	129.90' OBS
L14	S 41°17'05" W	399.93' OBS
L14A	S 41°17'05" W	60.00' OBS
L15	S 36°29'45" E	174.13' OBS
L16	N 12°32'33" E	89.57' OBS
L17	N 12°32'34" E	126.93' OBS

200' 0' 200' 400'

SCALE: 1" = 200'

SURVEY: APRIL 5, 2017
MAP: APRIL 12, 2017
UPDATED: APRIL 10, 2024

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY LAND DESIGN CONSULTANTS FOR RIGGIN, DATED MAY 2002
- 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.

STATE OF OHIO
TIMOTHY E. STOCKER
PS 7245
04-10-24
REGISTERED PROFESSIONAL SURVEYOR

TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: AUDUBON SOCIETY OF GREATER CLEVELAND	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: DODD ROAD WILLOUGHBY HILLS, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 6727-2024
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1—800—488—3968		CHK: T. STOCKER DRN: S. HUPERTZ REV: PAGE 1 OF 1