

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BARBER AVENUE NORTH 50°-34'-14" WEST

STATE PLANE COORDINATES  
NAD 83 2011  
OHIO NORTH ZONE  
GEOID 12 B

**NOTES & REFERENCES**

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

**LOT SPLIT & COMBINATION OF LANDS**

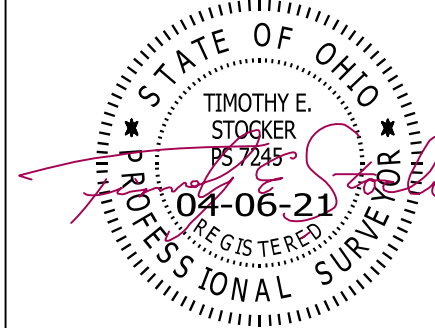
ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLOTS 1 & 2, AS ILLUSTRATED IN C.E. SKIFFS SECOND SUBDIVISION, RECORDED IN PLAT VOLUME B, PAGE 8, & A PORTION OF SUBLOTS 28 & 30, AS ILLUSTRATED IN CHARLES W. WRIGHT'S 3RD SURVEY, RECORDED IN PLAT VOLUME B, PAGE 14, AND IN LOT 2, TRACT 13, CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT & COMBINATION OF THE LANDS TO LYNN B. & JANICE B. BLECKERT, AS RECORDED IN DEED VOLUME 520, PAGE 277, (PPN 27-A-018-A-00-032-0), AND DEED VOLUME 136, PAGE 654, (PPN 27-A-018-A-00-033-0) IN THE OFFICE OF THE COUNTY RECORDER.

LINE	BEARING	DISTANCE
L1	N 61°51'35" W	31.76' OBS
L2	N 27°52'43" E	22.50' OBS DEED
L3	S 60°42'51" E	36.22' OBS
L4	S 39°25'46" W	22.21' OBS
L5	S 60°42'51" E	38.81' OBS
L6	S 27°52'43" W	21.00' OBS DEED
L7	N 61°51'35" W	43.24' OBS
L8	S 61°51'35" E	4.90' OBS
L9	N 61°51'35" W	2.45' OBS

- ITEMS OF INTEREST**
- NOTE 1 : SUBJECTS STONE DRIVE IS OVER THE LINE 2.95' & 1.68'
  - NOTE 2 : SUBJECTS EAVES ARE OVER THE LINE 0.54'
  - NOTE 3 & 4 : SUBJECTS PLASTIC FENCE IS OVER THE LINE AS SHOWN
  - NOTE 5 : ADJOINERS WOOD FENCE IS OVER THE LINE 0.88'
  - NOTE 6 : ADJOINERS WOOD FENCE IS OVER THE LINE 0.64'
  - NOTE 7 : SUBJECTS EAVES ARE OVER THE LINE 1.14'
  - NOTE 8 : SUBJECTS EAVES ARE OVER THE LINE 0.05'

PPN 27-A-018-A-00-032-0 PARCEL 2	0.0375 ACRES	- 0.0173 ACRES SPLIT	= 0.0202 ACRES REMAINING
PPN 27-A-018-A-00-032-0 COMBINATION PARCEL 1 & REM PARCEL 2	0.1136 ACRES PARCEL 1	+ 0.0202 ACRES REM PARCEL 2	= 0.1338 ACRES COMBINED
PPN 27-A-018-A-00-033-0 COMBINATION SPLIT PARCEL 2 PPN 27-A-018-A-00-032-0	0.0932 ACRES	+ 0.0173 ACRES SPLIT PARCEL 2	= 0.1105 ACRES COMBINED

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



TIMOTHY E. STOCKER, P.S. 7245

**LEGEND**

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- STONE MONUMENT
- ⊗ MONUMENT BOX
- ⊙ P.K. NAIL FOUND/SET
- DRILL HOLE FOUND
- CALC
- MEAS
- OBS
- DEED
- PLAT
- CALCULATED
- MEASURED
- OBSERVED
- DEED RECITED
- PLAT RECITED

PREPARED FOR:  LYNN B. & JANICE B. BLECKERT	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 37911 & 37915 BARBER AVE WILLOUGHBY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 8139
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  <b>CSS</b> 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



SCALE: 1" = 30'

SURVEY: APRIL 1, 2021

MAP: APRIL 6, 2021

