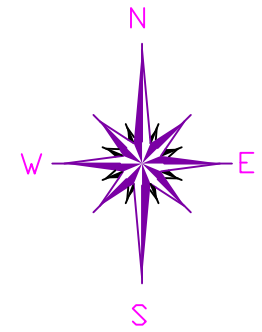


RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 1, TRACT 1, CITY OF WILLOUGHBY, 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 FLETCHER GLOBAL LLC, AS RECORDED IN DOCUMENT NUMBER 2021R002196, (PPN 27-A-020-A-00-008-0), 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
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF JOHNNYCAKE RIDGE ROAD NORTH 35°-05'-46" EAST
STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B

JOHNNYCAKE RIDGE
S.R. 84 - 60' RW

N:719356.2178
E:2271528.1590

POB

1" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY AT CL STATION 58+88.83

1" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY AT CL STATION 59+11.11

ODOT RW MONUMENT FOUND & USED AT 30.95' CL

5/8" IRON PIN FOUND & USED AT 30.00' CL

#38800
M.A. & A.M. SMILEY
DOC. 2011R000482
PPN 27-A-020-A-00-007-0

#4316
C.A. KOPERA
DOC. 2018R019077
PPN 27-A-020-B-00-012-0

S/L 20
S/L 19

#4322
C. TOWNSEND HARTZ
DOC. 2014R031649
PPN 27-A-020-B-00-013-0

S 71°06'00" E
364.12' OBS

#4323
M. LARGENT
DOC. 2019R006967
PPN 27-A-020-B-00-014-0

S/L 18
S/L 11

#4348
R.F. & C.L. PUNGERCHAR
DOC. 2006R011092
PPN 27-A-020-B-00-021-0

0.9492 ACRES
#38804
FLETCHER GLOBAL LLC
DOC. 2021R002196
PPN 27-A-020-A-00-008-0

3/4" IRON PINCH PIPE FOUND & USED

133.74' OBS
S 29°49'51" W

PPN 27-A-020-A-00-018-0

3/4" IRON PINCH PIPE FOUND & USED IN A CONCRETE TILE

ST. JOHN'S BLUFF
60' RW

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

N:718307.2768
E:2270650.7813

CURVE DATA

C 1	C 2	C 3
A=1369.02'	A=5.41'	A=69.70'
R=8384.80'	R=8384.80'	R=573.69'
Δ=9°21'18"	Δ=0°02'13"	Δ=6°57'41"
N 39°54'38" E	N 35°12'52" E	N 31°35'12" E
C=1367.50'	C=5.41'	C=69.66'
T=686.04'	T=2.71'	T=34.89'

LINE	BEARING	DISTANCE
L1	N 35°04'03" E	22.40' OBS

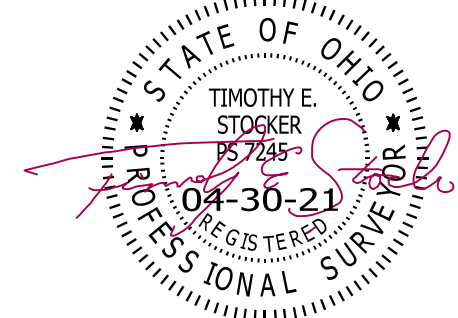
LEGEND

- 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" = 60'
SURVEY: APRIL 28, 2021
MAP: APRIL 30, 2021

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: FLETCHER GLOBAL LLC	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 38804 JOHNNYCAKE WILLOUGHBY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 8179
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