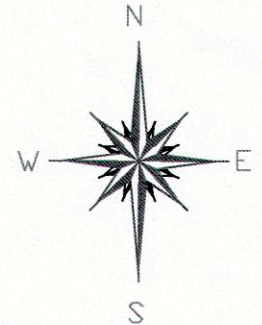


UNION STREET - 40' RW

RIVER STREET - 60' RW

LOT SPLIT, COMBINATION & REMAINDER OF LANDS  
 ALL THAT CERTAIN LANDS SITUATE IN LOT 1, TRACT 13, CITY OF WILLOUGHBY, COUNTY OF LAKE, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO RONALD B. EBBERT, AS RECORDED IN DOCUMENT NUMBER 2013R011670 (PPN 27-A-026-D-00-039-0) AND BEING COMBINED WITH THE LANDS TO DAVID & ERIKA LOUCKA, AS RECORDED IN DOCUMENT NUMBER 2010R025476 (PPN 27-A-026-D-00-038-0) IN THE OFFICE OF THE COUNTY RECORDER.



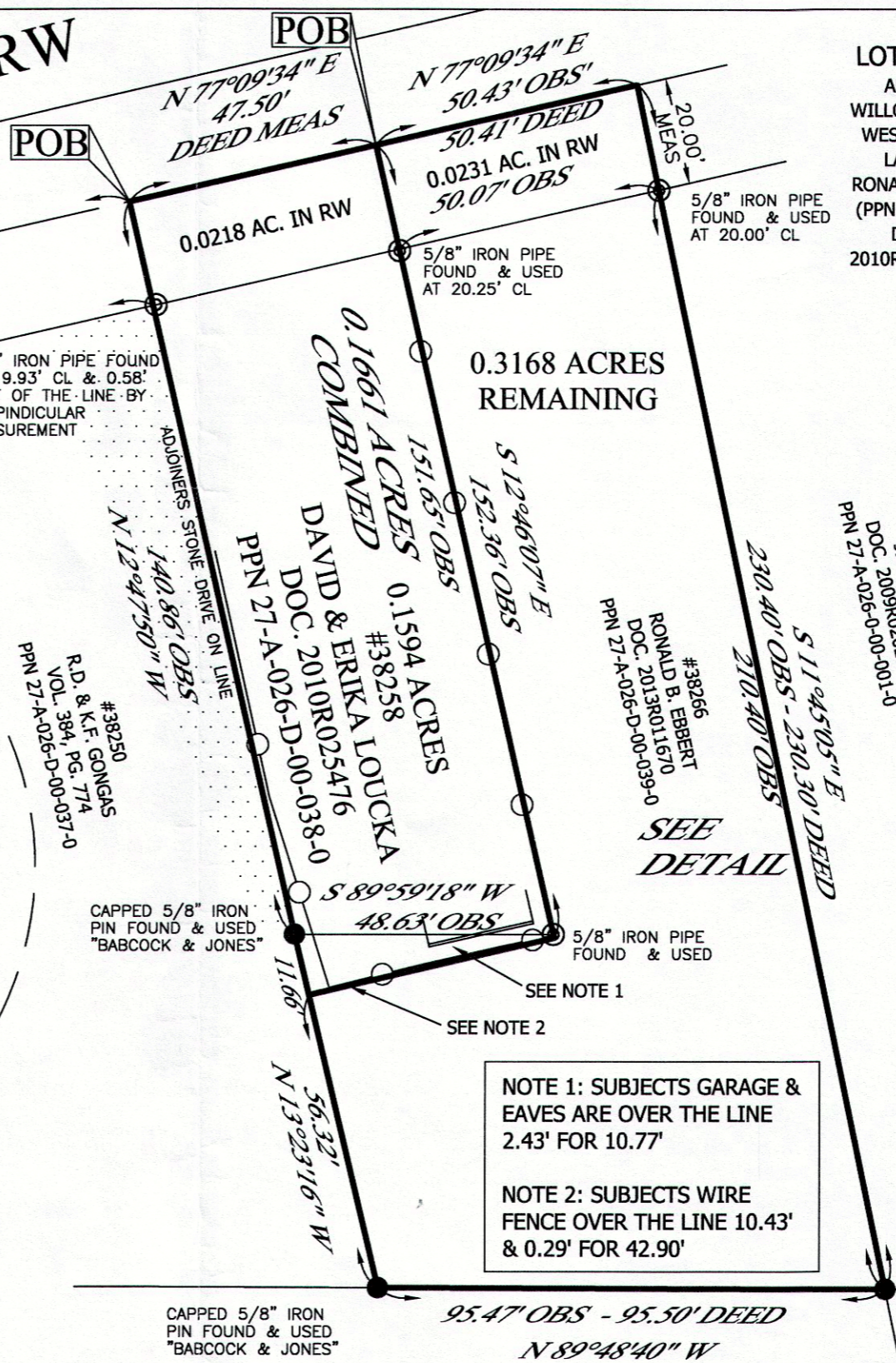
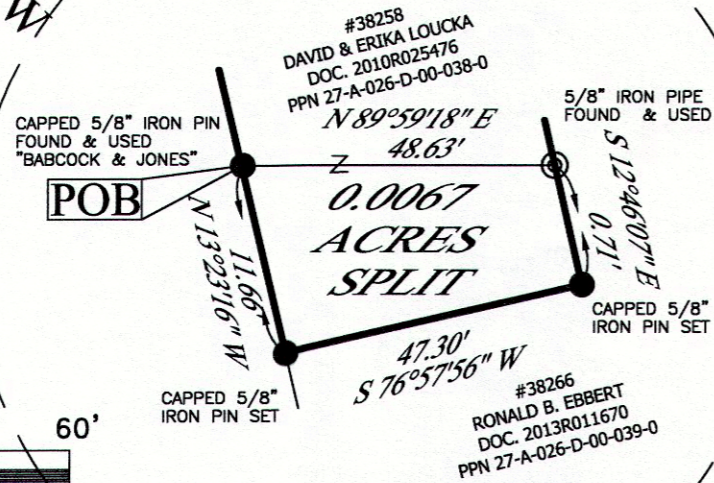
BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE UNION STREET NORTH 77°-09'-34" EAST

- LEGEND**
- 5/8" 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: NOVEMBER 13, 2009  
 LOT SPLIT: AUGUST 28, 2013  
 REMAINDER: SEPT. 11, 2013

DETAIL  
 NOT TO SCALE



**NOTES & REFERENCES**

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY CRABBS' SURVEYING FOR CITIMORTGAGE, DATED NOV. 2009 - JOB 4844
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

NOTE 1: SUBJECTS GARAGE & EAVES ARE OVER THE LINE 2.43' FOR 10.77'

NOTE 2: SUBJECTS WIRE FENCE OVER THE LINE 10.43' & 0.29' FOR 42.90'

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

PREPARED FOR:  - LOUCKA - - EBBERT -	PROJECT NAME: LOT SPLIT, COMBINATION & REMAINDER OF LANDS	PROJECT ADDRESS: 38258 UNION STREET WILLOUGHBY, OH
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 5729
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  CSS 1-800-488-3968		CHK: T. STOCKER
CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077		DRN: S. LOVEJOY REV:
		PAGE 1 OF 1

**REFERENCES**

- DEEDS OF RECORD



TIMOTHY E. STOCKER, P.S. 7245