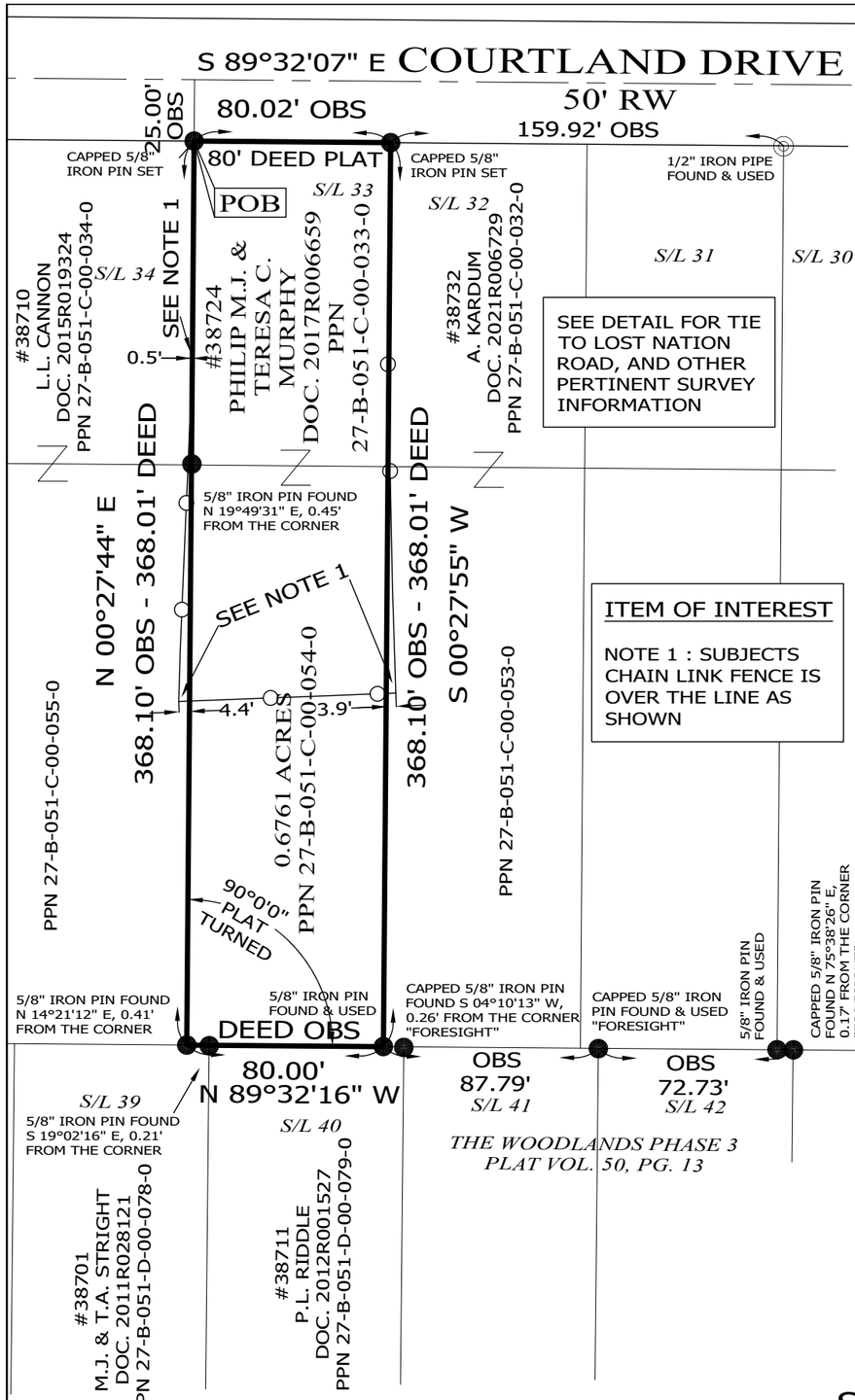

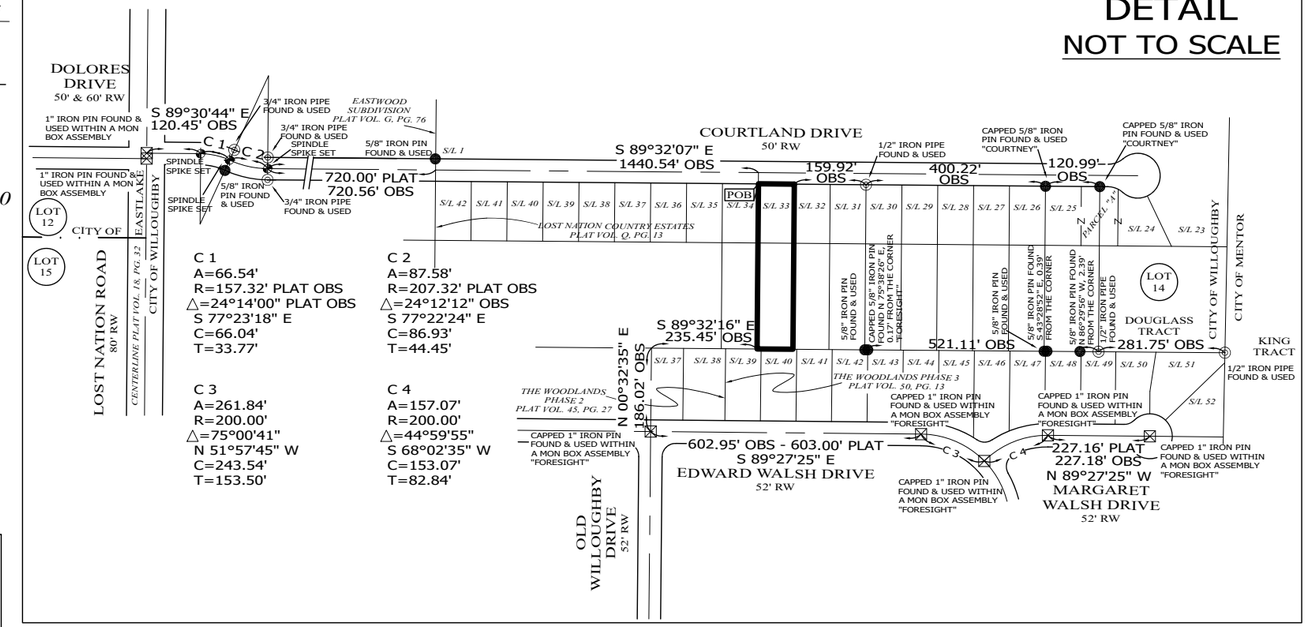

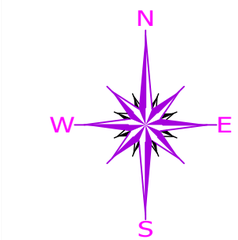

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF COURTLAND DRIVE NORTH 89°-32'-07" WEST

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

RESURVEY & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN SUBLOT 33, AS ILLUSTRATED IN THE LOST NATION COUNTRY ESTATES, RECORDED IN PLAT VOLUME Q, PAGE 13, AND IN LOT 14, DOUGLASS TRACT, CITY OF WILLOUGHBY, TOWNSHIP NUMBER 10 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO PHILIP M.J. & TERESA C. MURPHY, AS RECORDED IN DOCUMENT NUMBER 2017R006659, (PPN 27-B-051-C-00-033-0 & PPN 27-B-051-C-00-054-0), IN THE OFFICE OF THE COUNTY RECORDER.

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
REGISTERED
PROFESSIONAL SURVEYOR
09-24-25

TIMOTHY E. STOCKER, P.S. 7245

NOTES & REFERENCES

- ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245/8937".
- DEEDS OF RECORD
- PLAT VOL. Q, PG. 13
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

60' 0' 60' 120'

SCALE: 1" = 60'

SURVEY: SEPTEMBER 22, 2025

MAP: SEPTEMBER 24, 2025

PREPARED FOR:	PROJECT NAME:	PROJECT ADDRESS:
PHILIP M.J. & TERESA C. MURPHY	RESURVEY & COMBINATION OF LANDS	38724 COURTLAND DRIVE WILLOUGHBY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10481

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

CSS

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CHK: T. STOCKER, SR
CHK: STOCKER, JR
DRN: S. LOVEJOY
REV: