

# PLAT OF BOUNDARY SURVEY

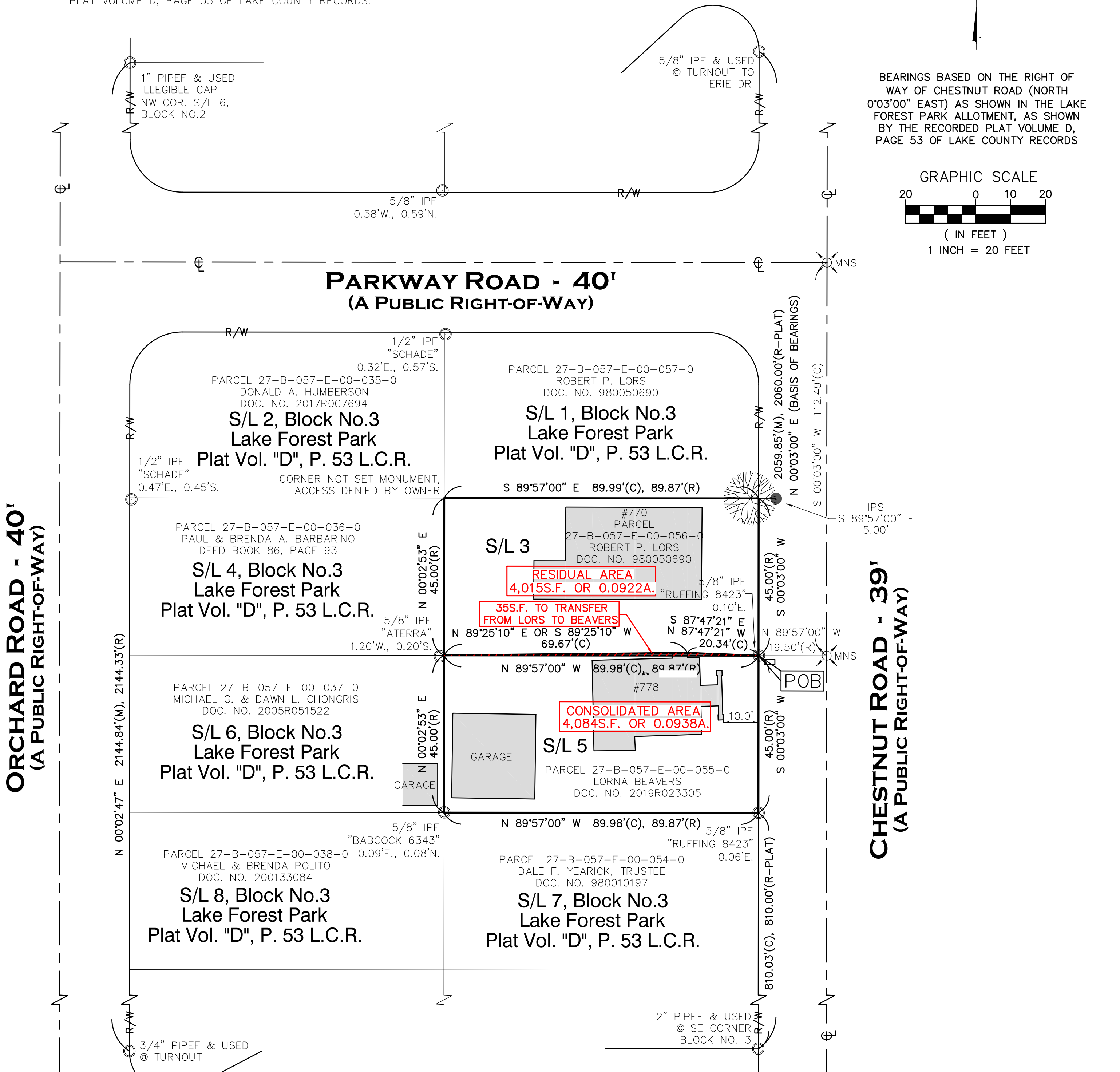
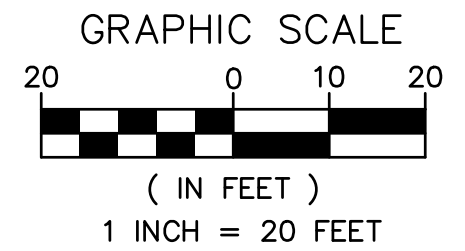
OF  
770 & 778 CHESTNUT ROAD, WILLOUGHBY, OHIO

KNOWN AS  
PARCEL 27-B-057-E-00-055-0 & 27-B-057-E-00-056-0

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING SUBLot NUMBERS 3 AND 5, IN BLOCK NUMBER 3, OF THE LAKE FOREST PARK ALLOTMENT, AS SHOWN BY THE RECORDED PLAT VOLUME D, PAGE 53 OF LAKE COUNTY RECORDS.

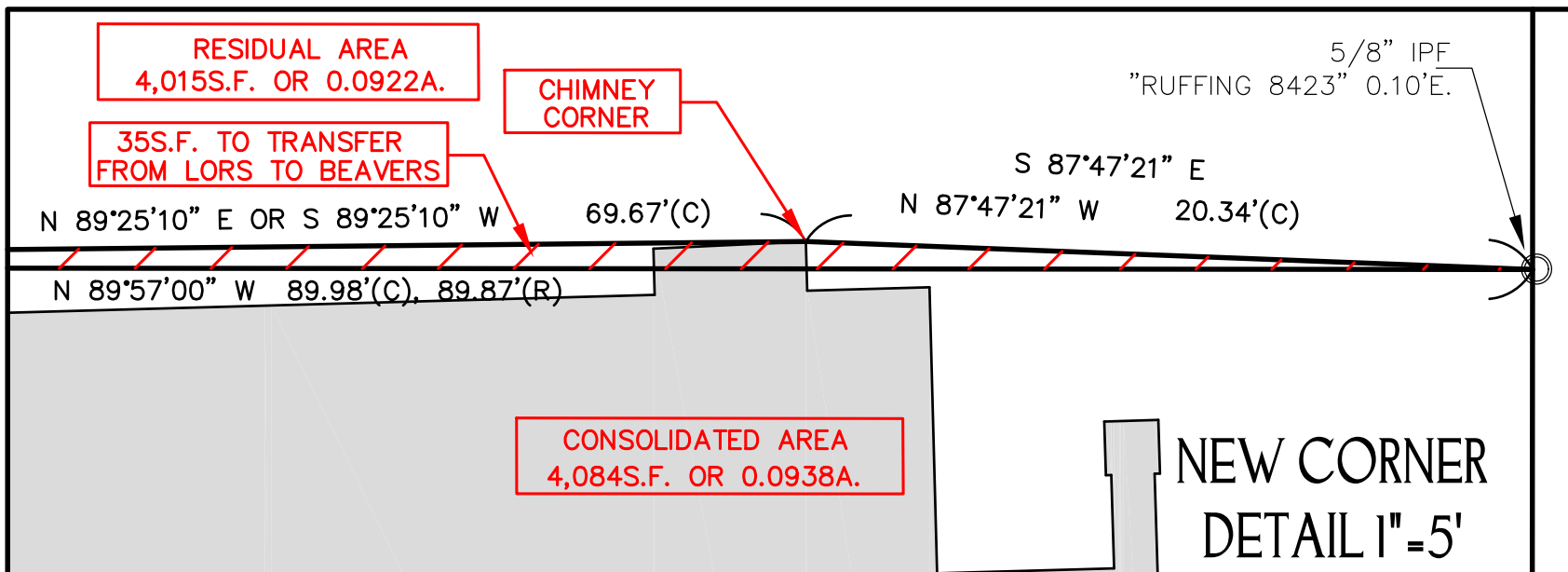


BEARINGS BASED ON THE RIGHT OF WAY OF CHESTNUT ROAD (NORTH 0°03'00" EAST) AS SHOWN IN THE LAKE FOREST PARK ALLOTMENT, AS SHOWN BY THE RECORDED PLAT VOLUME D, PAGE 53 OF LAKE COUNTY RECORDS



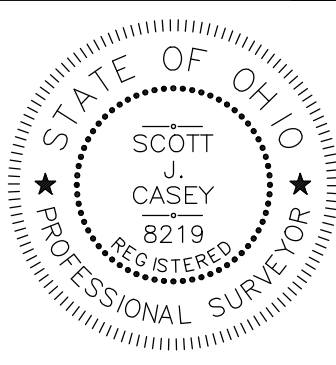
**AREA BREAKDOWNS**

EXISTING PARCEL 27-B-057-E-00-055-0 (LORS) = 4,049 S.F. OR 0.0930 ACRES  
 EXISTING PARCEL 27-B-057-E-00-056-0 (BEAVERS) = 4,049 S.F. OR 0.0930 ACRES  
 TRANSFER PARCEL = 35 S.F. OR 0.0008 ACRES  
 NEW (LORS) PARCEL = 4,014 S.F. OR 0.0922 ACRES  
 NEW (BEAVERS) PARCEL = 4,084 S.F. OR 0.0938 ACRES



- - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PS8219" - IPS
- ⊗ - MONUMENT BOX FOUND
- - IRON PIN (PIPEF)/PIPE (PIP) FOUND
- ⊙ - DRILL HOLE SET - DHS
- ⊗ - MAG NAIL SET - MNS
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED
- (U) USED

A.	ACRES	PG.	PAGE
AFN	AUDITOR'S FILE NUMBER	P.P.N.	PERMANENT PARCEL NUMBER
CL	CENTERLINE	R/W	RIGHT-OF-WAY
C.L.F.	CHAIN LINK FENCE	S	SOUTH
CLRS	CLEAR	S.F.	SQUARE FEET
E	EAST	VOL.	VOLUME
ENCRS.	ENCROACHES	W.	WEST
L.C.R.	LAKE COUNTY RECORDS		
N	NORTH		



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON JULY 12TH OF 2022. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

2/13/2023  
SCOTT J. CASEY 8219

**Casey Professional Services, LLC**

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www.caseyps.com

JOB NO.	22092
PREPARED FOR:	Lorna Beavers
SCALE:	1" = 20'
DRAWN BY:	SJC
FIELD WORK DATE:	7/13/22