

BARBER AVENUE
40' RW

CAPPED 5/8" IRON
PIN FOUND & USED
"SCHADE"

N:717846.5430
E:2267265.3890

#4634
R. & N.A. SAXON
DOC. 1996R009164
PPN 27-A-019-C-00-024-0

N:717486.5030
E:2267270.7550

N 89°13'15" E
142.89' OBS - ABOUT 143' DEED

CAPPED 5/8" IRON
PIN FOUND & USED
"GERSON"

0.1968 ACRES

#4644
KYLE J. EGAN
DOC. 2016R030672
PPN 27-A-019-C-00-003-0

P.K. NAIL
FOUND &
USED IN
DRIVEWAY

ABOUT 143' DEED
142.81' OBS
S 89°13'15" W

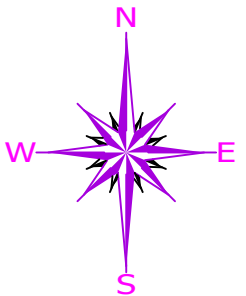
SEE NOTE 2

5/8" IRON
PIN FOUND
& USED

WOOD STREET
40' RW

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 3, 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 RESURVEY OF THE LANDS TO KYLE J. EGAN, AS
RECORDED IN DOCUMENT NUMBER 2016R030672, (PPN
27-A-019-C-00-003-0), IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN
ASSUMED MERIDIAN ALONG THE
CENTERLINE OF WOOD STREET
NORTH 00°-51'-16" 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

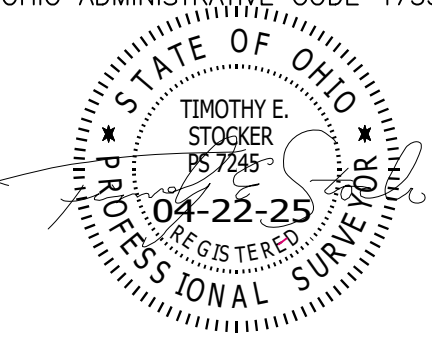
LEGEND

- 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

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



SCALE: 1" = 30'
SURVEY: APRIL 4, 2025
MAP: APRIL 22, 2025



TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: KYLE J. EGAN	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 4644 WOOD STREET WILLOUGHBY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10234
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025 / 440-357-5941 crabbssurveyinginc@gmail.com www.crabbssurveying.com		CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT DRN: S. HUPERTZ REV: PAGE 1 OF 1