2304.0269 **BOUNDARY SURVEY** SURVEY OF LAKE COUNTY PN 27-A-029-C-00-054-0 37831 SECOND STREET **LEGEND** ST. JOHN'S SUBDIVISION CLAIR'S THIRD STREET **VOLUME A. PAGE 27** CITY OF WILLOUGHBY, COUNTY OF LAKE, STATE EXTENSION ALLOTMENT FIRC - FOUND IRON ROD, CAPPED OF OHIO, BEING LOT 10 IN THE SKIFF ALLOTMENT, VOLUME H, PAGE 85 LOT 60 WILLOUGHBY VILLAGE FIR - FOUND IRON ROD PLAT VOLUME A, PAGE 64, OF FIP - FOUND IRON PIPE KEVIN PAYNE ORIGINAL VILLAGE LOT 104 AND ROBIN S. McGROARTY SIRC - 5/8" X 30" SET IRON ROD CAPPED "R RUFFING PS 8423 EXACTA LAND SURVEYORS" INSTR. # 2023R000981 PART OF ORIGINAL VILLAGE LOT NO. 107 INSTR. # 2017R024252 PN 27-A-029-C-00-057-0 PN 27-A-029-D-00-001-0 "SCHADE R/W MONUMENT N 89°11'42" E 6008" PLATTED WOOD USED 59.87'(M) 60.00' (P) MEASURED GRAVEL DEEDED CALCULATED S 89°11'42" W CONCRETE USED FOR LINE SURVEY 60.13' (M) SUBJECT PARCEL GARAGE PROPERTY LINE 60.00' (P) LOT 10 CONC. CONCRETE N 27-A-029-C-00-054-0 \_ CENTER LINE DRIVEWAY D/W ANDREW GRYBOS - TIE IN LINE CENTER LINE INSTR. #2018R006763 C/L BUILDING LINE AREA = 12,514.12 S.F RIGHT OF WAY R/W = 0.287 AC. ORIGINAL LOT - ADJOINER LINE 0.L. O.R. OFFICIAL RECORD - SECTIONAL LINE - VINYL FENCE PG. PAGE 1 FENCE OVER THE PROPERTY LINE. 3.9 INSTRUMENT INSTR. SQUARE FEET S.F. BASIS OF BEARINGS: 8 AC. ACRES THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS PARCEL NUMBER P.N. OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE POINT OF BEGINNIG POR SYSTEM, NORTH ZONE, NAD83 (CORS), HOLDING FOUND 3,83 T.P.O.B. TRUE POINT OF BEGINNING AND USED MONUMENTATION ALONG THE NORTH LINE OF BASEMENT ENTRY 207. 209. SECOND STREET AS SHOWN HEREON, WHICH IS BEARING S RESIDENCE 89°04'50" W. SKIFF ALLOTMENT **VOLUME A, PAGE 64** 3.2 DOCUMENTS USED: THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SKIFF ALLOTMENT, PLAT VOLUME A, PAGE 64, LAKE COUNTY Ш 0°44'13 SURVEY AND CONFORMS TO THE MINIMUM STANDARDS RECORDER'S OFFICE. FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO DEEDS AS SHOWN HEREON. WOOD ADMINISTRATIVE CODE CHAPTER 4733.37. LAKE COUNTY TAX MAPS/GIS. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS ŏ THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT S ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS LOT 9 KATHLEEN B. FOUTS BRIAN FOUTS LOT 11
CHRISTOPHER MICHAEL INSTR. # 2011R006443 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED NOVICKY PN 27-A-029-C-00-053-0 FROM AN ON THE GROUND SURVEY IN APRIL OF 2023 INSTR. # 2015R016890 MADE UNDER MY SUPERVISION AND THAT IT AND THE PN 27-A-029-C-00-055-0 INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. LOT 12 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 19 LOT 18 ROBERT ROBERT N 721068.031 E 2266267.698 60.00' (P) 60.00' (P) 60.00' (P) 60.00' (P) 60.00'(P) 60.00' (P) 60.00' (P) 60.00' (P) 50.00' (P) FIP S 89°17'09 W 5/8" FIR USED FOR 59.70' (M) 0.15'E (USED) EAST LINE 5/8" FIRC 0.8115 60.00' (P) 0.21'N "BABCOCK AND SECOND STREET (50' R/W) **RUFFING** JONES" (HELD) ONAL SURVIVIO N 721060.679 N 89°17'09" E 530.13' (M) E 2266208.008 E 2265677.920 530.00' (P) GRAPHIC SCALE (In Feet) 1 inch = 40' ft. EXACTA LAND SURVEYORS 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113 PHONE: (216) 751-9000 WWW.EXACTALAND.COM DATE: 4-14-2023 JOB: 2304.0269 DATE 4-14-2023 ROBERT RUFFING, P.S. REV. 4-18-2023 REGISTERED SURVEYOR NO. 8423