

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 1, 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 OTTERCREEK GROUP LLC, AS RECORDED IN DOCUMENT NUMBER 2019R006808, (PPN 27-A-030-A-00-034-0), IN THE OFFICE OF THE COUNTY RECORDER.

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

#1
CITY OF WILLOUGHBY
VOL. 567, PG. 144
PPN 27-A-030-A-00-023-0
N 88°47'02" E
49.53' OBS DEED
ABOUT 3 RODS DEED
50.54' OBS
CAPPED 5/8" IRON PIN SET
CAPPED 5/8" IRON PIN FOUND & USED "GERSON"
1/2" IRON PIN FOUND & USED

THE WILLOUGHBY METHODIST CHURCH
VOL. 399, PG. 501
PPN 27-A-030-A-00-033-0

N 00°53'45" W
122.02' CALC

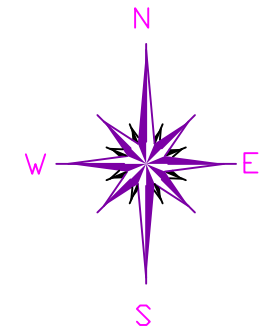
0.1388 ACRES
#38257
OTTERCREEK GROUP LLC
DOC. 2019R006808
PPN 27-A-030-A-00-034-0

7 RODS 6' DEED
122.22' OBS
S 00°52'53" E

#38279
S.G. MCCABE
DOC. 2021R034379
PPN 27-A-030-A-00-035-0

ITEMS OF INTEREST

- NOTE 1: SUBJECTS CAR PORT IS OVER THE LINE AS SHOWN
- NOTE 2: SUBJECTS DOOR OVERHANG IS LOCATED IN THE RIGHT OF WAY AS SHOWN
- NOTE 3: SUBJECTS WOOD FENCE IS OVER THE LINE AS SHOWN
- NOTE 4: SUBJECTS BLACKTOP DRIVE IS OVER THE LINE AS SHOWN

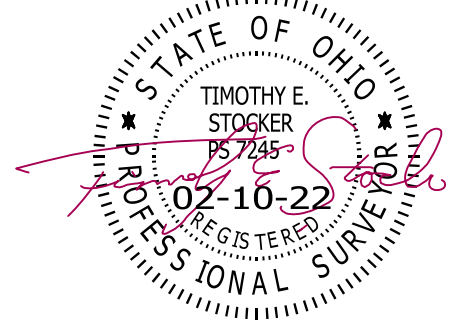


BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF PROSPECT STREET NORTH 89°-00'-34" EAST
STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B

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

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



TIMOTHY E. STOCKER, P.S. 7245

RIVER STREET
60' RW

N:720381.0898
E:2267389.9309

N:720387.3134
E:2267749.8771

360.00' OBS
N 89°00'34" E

POB

0.0187 AC IN RW

3 RODS DEED
49.50' MEAS DEED
S 89°00'34" W

3/4" IRON PIPE FOUND & USED

PROSPECT STREET
33' RW



SCALE: 1" = 20'
SURVEY: FEBRUARY 1, 2022
MAP: FEBRUARY 10, 2022

PREPARED FOR: OTTERCREEK GROUP LLC	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 38257 PROSPECT STREET WILLOUGHBY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 8536
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		CHK: T. STOCKER DRN: S. HUPERTZ REV: PAGE 1 OF 1