

NORFOLK SOUTHERN
COMBINED RAILROAD

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

20.00'
OBS

CAPPED 5/8"
IRON PIN SET

N 89°22'09" E P.K. NAIL FOUND &
USED IN A DRILL HOLE

138.80' PLAT OBS

ITEM OF INTEREST
ADJOINER BLACKTOP
IS OVER THE LINE 2.18'

CAPPED 5/8"
IRON PIN SET

S/L 7

S/L 6

S/L 5

0.7009 ACRES
COMBINED
BULLDOG PROPERTIES
MANAGEMENT LLC

#379615
MASTROIANNI HOLDINGS LTD
DOC. 2015R012812
PPN 27-B-035-A-00-013-0

N 00°37'51" W
216.30' MEAS

DOC. 2025R013353
PPN 27-B-035-A-00-012-0

DOC. 2024R003240
PPN 27-B-035-A-00-010-0

#37645

S/L 12

S/L 11

S/L 10

S/L 9

S/L 8

POB

5/8" IRON PIN
FOUND & USED

CAPPED 5/8"
IRON PIN SET

91°13'34" OBS
91°14'02" PLAT

PARCEL
56 GS
LA

PARCEL 57 GS
LA

143.52' MEAS
S 89°22'09" W
PARCEL 58 GS

PARCEL 59 GS

ORIGINAL R/W

N 89°15'46" E
2231.73' OBS

2266.77' OBS
N 89°15'46" E

1" BRASS PIN
FOUND & USED
WITHIN A MON
BOX ASSEMBLY

119.59' OBS
N 89°22'09" E

1" BRASS PIN
FOUND & USED
WITHIN A MON
BOX ASSEMBLY

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- LAK-640-2.56
- PLAT VOL. B, PG. 43
- PLAT VOL. M, PG. 65
- SURVEY BY CRABBS' SURVEYING FOR REIGHART, DATED JULY 2025, JOB 10345
- SURVEY BY CT CONSULTANTS, FOR THE CITY OF WILLOUGHBY, DATED MAY 2004, JOB 03334
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

VINE STREET
S.R. 640 - VARIABLE WIDTH



SCALE: 1" = 50'
SURVEY: SEPTEMBER 8, 2026
MAP: SEPTEMBER 17, 2026

RESURVEY & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLOTS 5, 6 & 7, AS ILLUSTRATED IN DICKEY'S SECOND SURVEY OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 109 MERCHANTS SURVEY, AS RECORDED IN PLAT VOLUME B, PAGE 43, CITY OF WILLOUGHBY, TOWNSHIP NUMBER 10 NORTH, RANGE 10 WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO BULLDOG PROPERTIES MANAGEMENT LLC, AS RECORDED IN DOCUMENT NUMBER 2024R003240, (PPN 27-B-035-A-00-010-0 & PPN 27-B-035-A-00-012-0), IN THE OFFICE OF THE COUNTY RECORDER.

STATE OF OHIO PARCELS

56 GS LA
VOL. 468, PG. 130

57 GS
VOL. 470, PG. 85

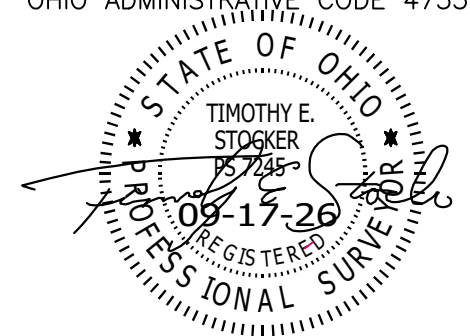
58 GS
VOL. 476, PG. 590

59 GS
VOL. 474, PG. 212

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.



TIMOTHY E. STOCKER, P.S. 7245

PREPARED FOR: BULLDOG PROPERTIES MANAGEMENT LLC	PROJECT NAME: RESURVEY & COMBINATION OF LANDS	PROJECT ADDRESS: 37645 VINE STREET WILLOUGHBY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10941
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:		CHK: T. STOCKER, SR, P.S. CHK: T. STOCKER, JR, P.S.
 CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025 / 440-357-5941 crabbssurveyinginc@gmail.com www.crabbssurveying.com		DRN: S. LOVEJOY REV:
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