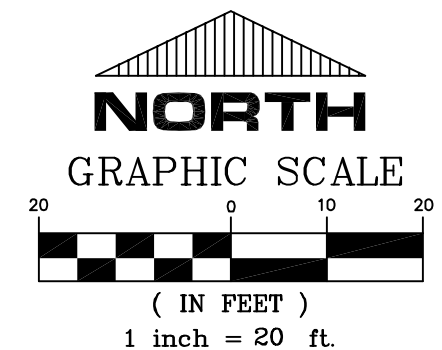
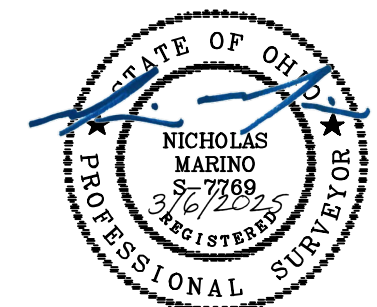


**LOT-LINE ADJUSTMENT SURVEY OF
168 EAST 317th ST. & 164 EAST 317th ST.
WILLOWICK, OHIO
MARCH, 2025**

SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE, AND STATE OF OHIO, AND KNOWN AS
SUBLOTS 39 & 40 IN THE NEWPORT BEACH
SUBDIVISION (RECORDED IN VOL. D, PG. 25A OF LAKE
COUNTY MAP RECORDS) OF PART OF ORIGINAL
WILLOUGHBY TOWNSHIP LOT 3, TRACT 3.

OWNERSHIP INFO		
PARCEL NUMBER	OWNER	DOCUMENT
28-A-044-F-00-034-0 164 E 317 ST	LN4B HOLDINGS LLC	2023R020543
28-A-044-F-00-035-0 168 E 317 ST	ZAJDDOWICZ VICTORIA A	2024R024557
28-A-044-F-00-032-0 156 E 317 ST	GALLAGHER TIMOTHY P & DARLENE	2004R041615
28-A-044-F-00-040-0 188 E 317 ST	PHILLIPS KENNETH N	1988R903151
28-A-044-F-00-027-0 161 E 316 ST	JOHNSON DAVID P	2022R020128
28-A-044-F-00-026-0 165 E 316 ST	TOLBERT KIMBERLY M	2006R027431

SURVEYOR
This plat was prepared from a survey done under my direction and conforms to the standards for boundary surveys as defined by Section 4733-37 in the Ohio Administrative code. Bearings shown hereon are based on True North using the Ohio Department of Transportation Real Time Network. Distances are given in feet and decimal parts thereof, all of which I acknowledge to be correct.



MARINO SURVEYING, LLC
www.marinosurveying.com
CHESTERLAND, OHIO
office 440-729-9344
mobile 216-220-7222

DATE	JOB NO.
03/03/2025	2025-002

- ☐ = 1" IRON PIN IN MON. BOX
- = IRON PIN FND AS NOTED
- = IRON PIPE FND AS NOTED
- = 5/8" IRON PIN SET

I.P.'s SET ARE 5/8" x 30"
REBAR CAPPED
"MARINO 7769"

AREA TO BE CONVEYED
FROM: 28-A-044-F-00-035-0
TO: 28-A-044-F-00-034-0
5.00' x 63.50'
317.5 Sq. Ft. 0.0073 Acres

NEW AREA TOTALS AFTER
LOT-LINE ADJUSTMENT
28-A-044-F-00-034-0 = 0.0510 Acres
28-A-044-F-00-035-0 = 0.0364 Acres

NOTE:
This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

