

RIDGE ROAD
S.R. 84 - 60' RW

LOT 7
LOT 5

S 00°53'39" E
494.03' OBS

VOL. I, PG. 56

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

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

TRACT 7

C 1
A=131.13' OBS - 131.26' DEED
R=423.43' DEED OBS
Δ=17°44'35"
S 16°01'30" W
C=130.60' OBS - 130.70' DEED
T=66.09'

C 2
A=309.45'
R=398.43'
Δ=44°30'00"
S 21°28'14" W
C=301.73' OBS
T=163.00'

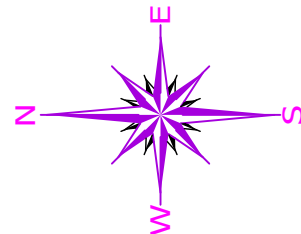
C 3
A=128.34'
R=398.43'
Δ=18°27'19"
S 34°29'36" W
C=127.78' OBS
T=64.73'

MON BOX
ASSEMBLY FOUND
& USED "UNABLE
TO OPEN"



SCALE: 1" = 60'
SURVEY: SEPTEMBER 19, 2025
MAP: SEPTEMBER 19, 2025

RESURVEY OF LANDS
ALL THAT CERTAIN LANDS SITUATE IN LOT 5, TRACT 7, CITY OF
WICKLIFFE, 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 STEVEN A. & HARLEY A.
BRANCHE, AS RECORDED IN DOCUMENT NUMBER 2024R021979, (PPN
29-B-006-C-00-014-0), IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN
ASSUMED MERIDIAN ALONG THE
CENTERLINE OF PINE RIDGE DRIVE
NORTH 00°-53'-39" WEST

PINE RIDGE DRIVE
50' RW

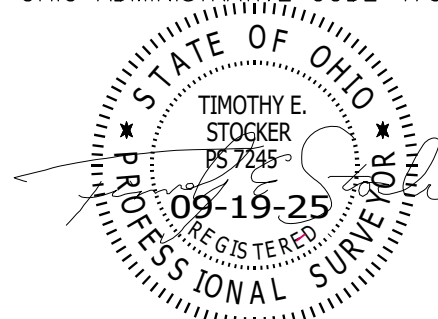
LEGEND

- 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

NOTES & REFERENCES

- ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245/8937".
- DEEDS OF RECORD
- SURVEY BY P.J. KNEZEVIC, DATED AUG 2015
- 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

1/2" IRON PIPE
FOUND & USED

1/2" PINCH PIPE
FOUND 0.27'
WEST OF THE
LINE

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

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

ITEM OF INTEREST
SUBJECTS FENCE IS
OVER TH ELINE 0.43'

#2151
C.R. POOL, TRUSTEE
DOC. 2007R005394
PPN 29-B-006-A-00-019-0

#2163
A.J. DISCENZA
DOC. 2020R023026
PPN 29-B-006-A-00-018-0

#2211
S.A. ALBERTONE
DOC. 2021R036739
PPN 29-B-006-A-00-017-0

#2148
D. DORCIK
DOC. 2023R016737
PPN 29-B-006-C-00-013-0

S 70°57'49" E
230.59' OBS - 230.61' DEED

0.7515 ACRES
#2156
STEVEN A. &
HARLEY A. BRANCHE
DOC. 2024R021979
PPN 29-B-006-C-00-014-0

#2208
L. TOLENTINO
DOC. 2019R5021484
PPN 29-B-006-C-00-015-0

N 82°51'06" W
205.53' OBS - 205.51' DEED

N 07°09'32" E
176.54' DEED OBS

126.80' DEED
126.87' OBS