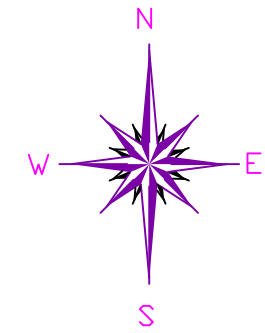


# WALDENSA AVENUE 60' RW

# ROCKEFELLER ROAD 60' RW



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF WALDENSA AVENUE NORTH 89°-31'-39" EAST  
STATE PLANE COORDINATES, NAD 83 2011, OHIO NORTH ZONE, GEOID 12 B.

PLAT VOL. F, PG. 56  
N:703885.5086  
E:2252357.4801

S 89°31'39" W  
690.00' OBS

N 89°31'39" E  
60.06' OBS  
60' DEEDS

POB  
N:703849.8253  
E:2251668.1436

5/8" IRON PIN FOUND & USED

3/4" IRON PIPE FOUND  
S 01°13'21" E, 0.16'  
FROM THE CORNER  
5/8" IRON PIN FOUND  
S 00°20'38" W, 0.27'  
FROM THE CORNER

**RESURVEY & COMBINATION OF LANDS**  
ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLOT 130, AS ILLUSTRATED IN WICKLIFFE HEIGHTS SUBDIVISION NO. 3, AS RECORDED IN PLAT VOLUME F, PAGE 56, AND IN LOTS 2, TRACT 7, CITY OF WICKLIFFE, TOWNSHIP NUMBER 10 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO JUNJA C. HOSLER, AS RECORDED IN DOCUMENT NUMBER 2009R013653, (PPN 29-B-009-A-01-036-0), IN THE OFFICE OF THE COUNTY RECORDER.

0.2482 ACRES COMBINED

#29336  
JUNJA C. HOSLER  
DOC. 2009R013653  
PPN 29-B-009-A-01-036-0

#29326  
W.T. & D.R. BEHREND  
DOC. 1996R010468  
PPN 29-B-009-A-00-035-0

#29342  
W.J. DAUGHERTY, JR  
DOC. 2022R033001  
PPN 29-B-009-A-01-037-0

#29345  
D.D. MERHAR  
DOC. 2019R023627  
PPN 29-B-009-A-01-055-0

N 01°13'21" W  
180.00' DEED OBS

180.01' OBS - 180.00' DEED

S 01°13'21" E

60.00' DEEDS  
60.06' OBS  
S 89°32'08" W

#29337  
G.E. & A. CASEY  
DOC. 2004R047907  
PPN 29-B-009-A-01-056-0

5/8" IRON PIN FOUND & USED

180' PLAT  
179.90' OBS

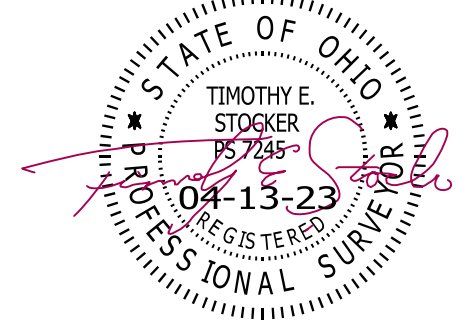
### NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. F, PG. 56
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

### 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



SCALE: 1" = 40'  
SURVEY: APRIL 13, 2023  
MAP: APRIL 13, 2023

# LUXONA AVENUE 60' RW

PREPARED FOR:  JUNJA C. HOSLER	PROJECT NAME: RESURVEY & COMBINATION OF LANDS	PROJECT ADDRESS: 29336 WALDENSA AVE WICKLIFFE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9191
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  <b>CSS</b> CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025		CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT
		DRN: S. HUPERTZ REV:
		PAGE 1 OF 1