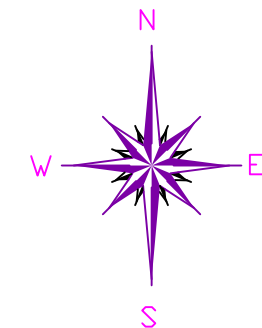


# RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 3, TRACT 4, CITY OF WILLOUGHBY HILLS, 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 KAYLENE L. BINGHAM, AS RECORDED IN DOCUMENT NUMBER 2016R024935 (PPN 31-A-008-D-00-075-0) 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



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BISHOP ROAD NORTH 09°-37'-54" WEST

## LINE TABLE

LINE	BEARING	DISTANCE
L 1	N 89°21'39" E	44.70' OBS
L 2	N 09°37'54" W	27.21' MEAS PLAT

## CURVE DATA

A=53.96'
R=2334.08'
Δ=1°19'29"
N 10°43'46" W
C=53.96'
T=26.98'

PARCEL 13WD  
CITY OF WILLOUGHBY HILLS  
DOC. 2005R011817  
PPN 31-A-777-0-00-001-0

PARCEL 14WD  
CITY OF WILLOUGHBY HILLS  
DOC. 2005R026040  
PPN 31-A-777-0-00-007-0

PARCEL 15WD  
CITY OF WILLOUGHBY HILLS  
DOC. 2005R026032  
PPN 31-A-777-0-00-003-0

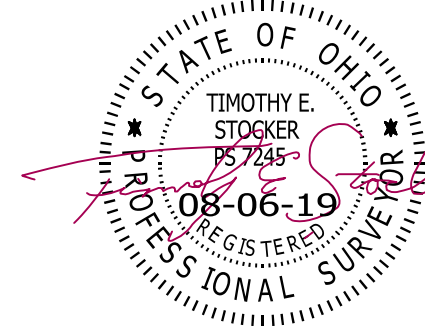
## NOTES & REFERENCES

- 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



SCALE: 1" = 60'  
SURVEY: AUGUST 3, 2019  
MAP: AUGUST 6, 2019

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:  KAYLENE L. BINGHAM	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 2879 BISHOP ROAD WILLOUGHBY HILLS, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 7480

<b>FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:</b>  <b>CSS</b> 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

BISHOP ROAD  
VARIABLE WIDTH

5/8" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY

S 02°09'35" E  
167.92' OBS

S 08°55'21" E  
211.05' OBS

TRACT 4

LOT 4 LOT 3

POB

ITEM OF INTEREST  
SUBJECTS WOOD FENCE IS OVER THE LINE 1.1'

#2875  
I.V. KAZANDJIEFF  
DOC. 2011R008835  
PPN 31-A-008-D-00-074-0

R.L. MERCER  
DOC. 2005R029748  
PPN 31-A-008-D-00-071-0

N 89°22'26" E  
374.71' OBS

0.6758 ACRES  
#2879  
KAYLENE L. BINGHAM  
DOC. 2016R024935  
PPN 31-A-008-D-00-075-0

1" IRON PIPE FOUND & USED S 89°22'26" W, 3.81' FROM THE CORNER

80.00' DEED MEAS  
S 01°11'35" E

#2885  
M.E. KROCKER  
DOC. 2007R035100  
PPN 31-A-008-D-00-077-0

PPN 31-A-008-D-00-076-0

361.78' OBS  
S 89°22'25" W

15WD  
L 1  
C 1  
14WD  
L 2  
13WD

CAPPED 5/8" IRON PIN SET  
CAPPED 5/8" IRON PIN SET  
CAPPED 5/8" IRON PIN SET