

**I - 90
VARIABLE WIDTH
VOL. M, PG. 81**

SEE PAGE 2 OF 2 FOR
PARCEL NORTH OF I-90

PERPETUAL
EASEMENT
PARCEL 43-176-LA
VOL. 494, PG. 501

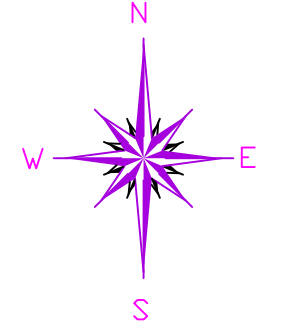
PERPETUAL
EASEMENT
PARCEL 43-174-LA
VOL. 494, PG. 498

PERPETUAL
EASEMENT
PARCEL 43-173-LA
VOL. 494, PG. 495

CAPPED 5/8" IRON PIN SET FOR
REFERENCE N 02°28'53" W,
5.46' FROM THE CORNER

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

RESURVEY OF LANDS
ALL THAT CERTAIN LANDS SITUATE IN LOT 9 - TRACT 10, 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 MARK A. DELEMBO,
AS RECORDED IN DOCUMENT NUMBER 2024R011598, (PPN
31-A-017-A-00-009-0), IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN
ASSUMED MERIDIAN ALONG THE
CENTERLINE OF MAPLE GROVE ROAD
NORTH 89°-20'-53" EAST

ACREAGE SUMMARY

0.6432 ACRES - SOUTH OF I-90
+ 0.0328 ACRES - NORTH OF I-90
= 0.6760 ACRES TOTAL

**0.6760
ACRES
TOTAL**

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY DAVID RAPP SERVICES, FOR STADLER, DATED NOV 2018
- PLAT VOL. 10, PG. 32
- PLAT VOL. M, PG. 81
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

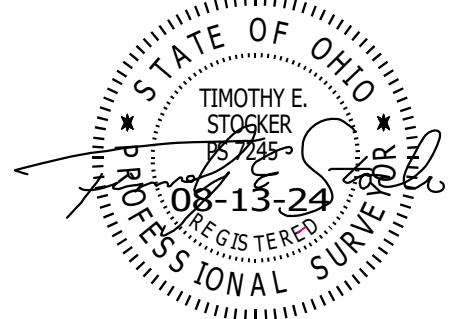
LEGEND

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- STONE MONUMENT
- ⊠ MONUMENT BOX
- ⊕ P.K. NAIL FOUND/SET
- DISC 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.



SCALE: 1" = 60'
SURVEY: AUGUST 11, 2024
MAP: AUGUST 13, 2024



TIMOTHY E. STOCKER, P.S. 7245

#35601
C. ZORE-LAURIE
DOC. 2017R003593
PPN 31-A-017-A-00-008-0

N 02°28'53" W
244.17' MEAS

0.6432 ACRES
(SOUTH OF I-90)
#35625

MARK A. DELEMBO
DOC. 2024R011598
PPN 31-A-017-A-00-009-0

318.30' OBS
S 02°37'34" E

#35651
D.J. & P.G. MOORE
DOC. 2018R030713
PPN 31-A-017-A-00-011-0

PERPETUAL
EASEMENT
PARCEL 43-171A-LA
VOL. 500, PG. 343

PERPETUAL EASEMENT
VOL. 500, PG. 67
PARCEL 43-173

3/4" IRON PIPE
FOUND & USED
AT 30.00' CL

3/4" IRON PIPE
FOUND & USED
AT 30.00' CL

PERPETUAL EASEMENT
VOL. 500, PG. 145
PARCEL 43-174

3/4" IRON PIPE
FOUND & USED
AT 30.16' CL

0.0689 AC IN RW
14.66' MON BOX FOUND
& USED "UNABLE
TO OPEN"

PLAT VOL. 10, PG. 32

DEED OBS
100.00'

POB

100.03' OBS
S 89°20'53" W

225.67' OBS
S 89°20'53" W

DISC FOUND
& USED

MAPLE GROVE ROAD
60' RW

**PARSONS
ROAD**
50' RW

PLAT VOL. L, PG. 59

PREPARED FOR: MARK A. DELEMBO	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 35625 MAPLE GROVE RD WILLOUGHBY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9937
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS 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 2

TIMBER RIDGE HOME OWNERS ASSOC
VOL. 186, PG. 673
PPN 31-A-017-A-00-005-0

PERPETUAL EASEMENT
PARCEL 43-175-LA
VOL. 494, PG. 485

0.0328 ACRES
(INACCESSIBLE PARCEL NORTH OF I-90)
MARK A. DELEMBO
DOC. 2024R011598
PPN 31-A-017-A-00-009-0

PERPETUAL EASEMENT
PARCEL 43-176-LA
VOL. 494, PG. 501

PERPETUAL EASEMENT
PARCEL 43-173-LA
VOL. 494, PG. 495

PERPETUAL EASEMENT
PARCEL 43-174-LA
VOL. 494, PG. 498

C. ZORE-LAURIE
DOC. 2017R003593
PPN 31-A-017-A-00-008-0

I-90
VARIABLE WIDTH
VOL. M, PG. 81

LINE	LINE	LINE
L 1	N 02°28'53" W	42.00' CALC
L 2	N 89°25'07" E	68.00' CALC
L 3	S 57°11'56" W	78.73' CALC

PERPETUAL EASEMENT
VOL. 500, PG. 67
PARCEL 43-173

3/4" IRON PIPE
FOUND & USED
AT 30.00' CL

PERPETUAL EASEMENT
VOL. 500, PG. 145
PARCEL 43-174

MON BOX FOUND
& USED "UNABLE
TO OPEN"

PLAT VOL. 10, PG. 32

OBS
14.66'
S 89°20'53" W

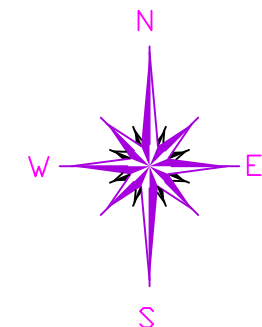
PLAT VOL. L, PG. 59

PARSONS
ROAD
50' RW

MAPLE GROVE ROAD
60' RW

RESURVEY OF LANDS

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LEGEND

●	IRON PIN FOUND/SET
⊙	IRON PIPE
□	STONE MONUMENT
⊠	MONUMENT BOX
⊕	P.K. NAIL FOUND/SET
○	DISC FOUND
CALC	CALCULATED
MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED
PLAT	PLAT RECITED

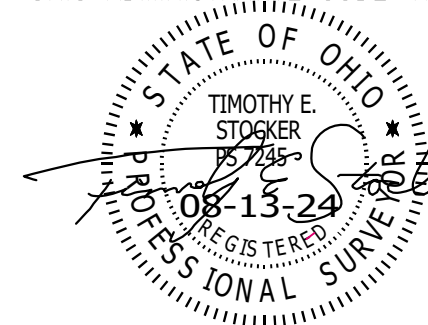
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		DRN: S. HUPERTZ REV:
		PAGE 2 OF 2