

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF JOHNNYCAKE RIDGE ROAD NORTH 49°-01'-19" EAST

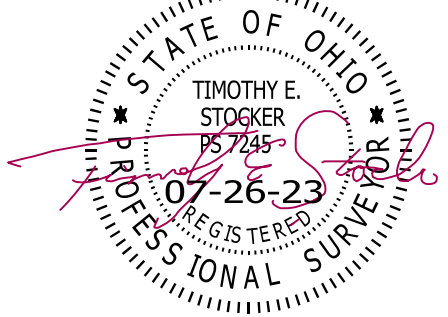
RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 4, TRACT 4, CITY OF MENTOR, TOWNSHIP NUMBER 10 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO ANNA R. & VICTOR W. ARCHANGEL, AS RECORDED IN DOCUMENT NUMBER 2020R006440, (PPN 16-A-001-L-00-006-0), IN THE OFFICE OF THE COUNTY RECORDER.

NOTE: RIGHT OF WAY PLANS ARE UNAVAILABLE FOR THIS SECTION OF BROADMOOR ROAD (S.R. 306), AND JOHNNYCAKE RIDGE ROAD, (S.R. 84), RIGHT OF WAY AS SHOWN IS ASSUMED AND APPROXIMATE. EASEMENTS TO THE STATE OF OHIO MAY EXIST, BUT FIRST SOURCE TITLE COMPANY WAS UNABLE TO LOCATE ANY EASEMENTS.

ITEM OF INTEREST
NOTE 1: ADJOINERS FENCE IS OVER THE LINE 0.18'

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:
ANNA R. & VICTOR W. ARCHANGEL

PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 7445 JOHNNYCAKE RIDGE MENTOR, OHIO	CHK: T. STOCKER DRN: S. LOVEJOY
PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9361	PAGE 1 OF 1

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
CSS CRABBS' SURVEYING SERVICE
P.O. BOX 908
PAINESVILLE, OHIO 44077
1-800-488-3968

PLAT VOL. 13, PG. 5
KING EDWARD COURT
60' RW

BROADMOOR ROAD
VARIABLE WIDTH - S.R. 306
A=294.14' OBS Δ=5°56'42" R=2834.79' DEED OBS
N 02°34'40" W C=294.01' DEED OBS
0.3 +/- AC IN RW

JOHNNYCAKE RIDGE ROAD
VARIABLE WIDTH - S.R. 84

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



SCALE: 1" = 50'
SURVEY: JULY 23, 2023
MAP: JULY 26, 2023

PLAT VOL. 70, PG. 21
MUSTANG LANE
60' RW

