

# MAP OF SURVEY

## 8803 EVERGREEN DR

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT NO. 5, TRACT 2 OF SAID TOWNSHIP AND FURTHER KNOWN AS BEING PART OF BLOCK NO. 1 OF GOLDEN GLOW ALLOTMENT AS RECORDED IN VOL. E PG. 6 (VACATED VOL. H PG. 69) OF LAKE COUNTY RECORDS IN SAID TOWNSHIP

POINT OF CURVATURE

LITTLE MOUNTAIN ROAD (60')  
 N 731510.05  
 E 2288869.10  
 599.61'  
 N87°57'57"E

R=1986.47'  
 L=53.00'  
 Tan=26.50"  
 Δ=1°31'43"  
 N88°41'39"E  
 CH=53.00'

R/W

5/8" IPF BENT

30.01'  
 N 731532.54  
 E 2289521.32

R=1986.47'  
 L=87.02'  
 Tan=43.52"  
 Δ=2°30'36"  
 N89°15'01"W  
 CH=87.01'

30.07'

0.5" IRON PIPE FOUND  
 0.3' N

R/W

BENEVENTO HOLDINGS  
 F L P LTD  
 16-A-017-A-00-018-0  
 2014R031513

N02°02'03"W 195.70'

165.69'

ARMAND & ARIANNE  
 MASTANDREA  
 16-A-017-A-00-017-0  
 2016R005087  
 0.394 AC.  
 (0.060 AC. R/W)

DYANE HRONEK HANSLIK  
 16-A-017-A-00-023-0  
 2016R027579

TRACT 2 LOT 5  
 PARKER LOT

IPS 0.7' S  
 OF CORNER  
 (FALLEN TREE  
 IN WAY)

WOODEN FENCING

WOODEN FENCING

N87°57'48"E 86.91'

WOODEN FENCING

0.5" IRON PIPE FOUND

WOODEN FENCING  
 (OVER ~10.9')

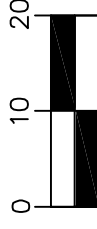
TRACT 2 LOT 5  
 PARKER LOT

ANTHONY VACCARO  
 16-A-018-B-00-012-0  
 1998R046497

MEADOWLAWN  
 CONDOMINIUMS  
 16-A-018-E-00-0CL-0  
 VOL. 760 PG. 1022



GRAPHIC SCALE



( IN FEET )

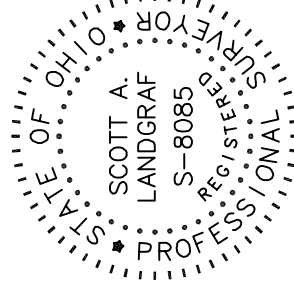
1 inch = 20 ft.

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. COORDINATES SHOWN ARE BASED UPON OSPC SYSTEM 3401 NORTH ZONE

THIS MAP REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN 4733-37 OF THE O.A.C.. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS FOUND (IPF) ARE 5/8" REBAR OR ARE LABELED ACCORDINGLY. SURVEYED IN JULY 2023. PINS SET (IPS) ARE 5/8" x 30" REBAR CAPPED S. LANDGRAF P.S. 8085 OR AS NOTED ON THE MAP, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF SAME AND IS ALSO SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

*Scott A Landgraf* 7-18-23

SCOTT A. LANDGRAF P.S. 8085 DATE



#23-049



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