

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF HOOSE ROAD NORTH 44°-40'-09" EAST

RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLT 16, AS ILLUSTRATED IN THE MORLEY HILLS ESTATES SUBDIVISION NO. 6, RECORDED IN PLAT VOLUME 3, PAGE 23, AND IN LOT 4, SHEHI TRACT, 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 HEATHER L. WENK, AS RECORDED IN DOCUMENT NUMBER 2016R003153, (PPN 16-A-023-C-00-016-0), IN THE OFFICE OF THE COUNTY RECORDER.

HOOSE ROAD
60' RW

S 44°40'09" W
597.25' OBS

N 44°40'09" E
89.24' OBS - 99.46' DEED

85.00' PLAT OBS

5/8" IRON PIN FOUND & USED

N 45°04'04" W
158.93' OBS - 159.20' DEED

#9486
C. MARTIN & M.B. COURCHESNE SMITH
DOC. 2022R008283
PPN 16-A-023-0-00-017-0

#9490
HEATHER L. WENK
DOC. 2016R003153
PPN 16-A-023-C-00-016-0

SEE NOTE 2
WOOD FENCE

S/L 16

5/8" IRON PIN FOUND & USED

39.87' OBS

S/L 11

#9315
P. SOMICH & S.B. KHAN
DOC. 2022R027103
PPN 16-A-023-C-00-011-0

91.15' OBS
S 55°46'47" W

20' SANITARY SEWER EASEMENT

#9521
R.J. & A.L. MUENKER
VOL. 888, PG. 726
PPN 16-A-023-C-00-012-0

S/L 12

60.16' OBS

S/L 13

20' STORM DRAINAGE EASEMENT

20' STORM DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT

60' SETBACK

20' SANITARY SEWER EASEMENT

CAPPED 5/8" IRON PIN FOUND S 32°07'12" E, 0.24' FROM THE CORNER "B & J"

30.00' OBS

POB

SEE DETAIL

THE WOODLANDS SUBDIVISIONS PLAT VOL. 10, PG. 41

FRONTIER DRIVE
60' RW

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

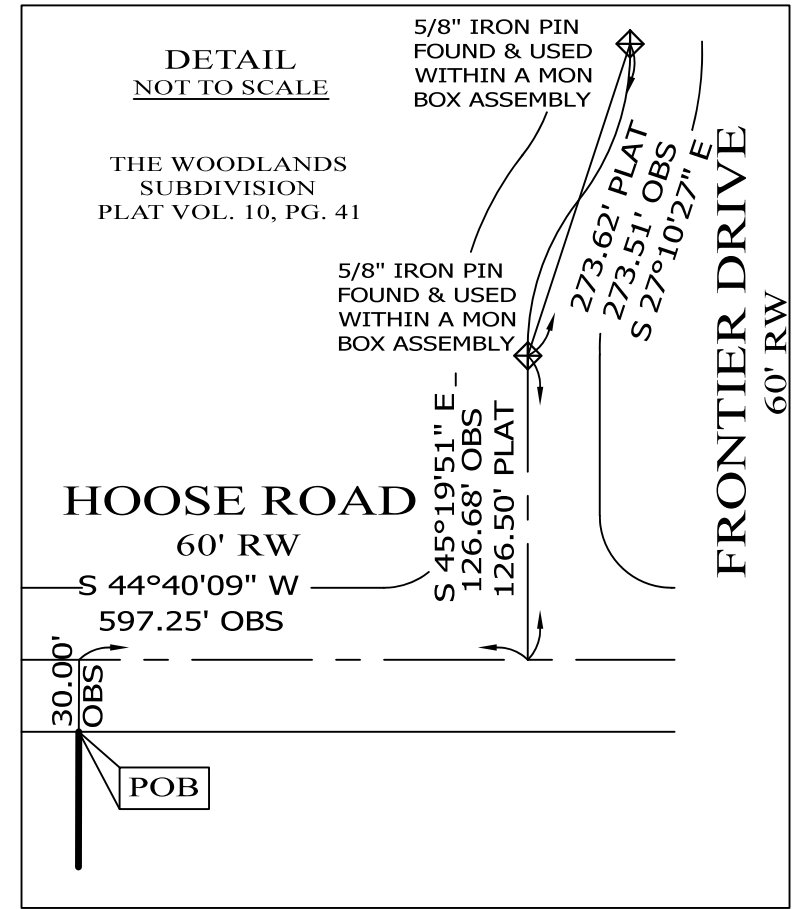
ITEMS OF INTEREST

NOTE 1 : SUBJECTS HOUSE AND PORCH VIOLATE THE SETBACK LINE AS SHOWN

NOTE 2 : SUBJECTS FRAME SHED IS LOCATED IN EASEMENT AREA

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- PLAT VOL. 3, PG. 23
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

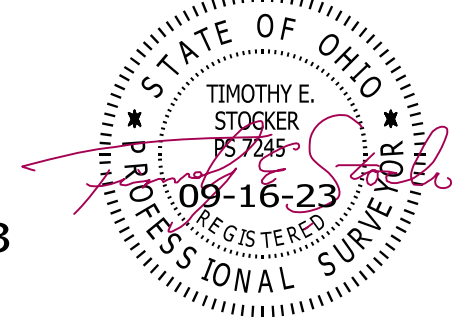


SCALE: 1" = 40'

SURVEY: SEPTEMBER 14, 2023

MAP: SEPTEMBER 16, 2023

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: HEATHER L. WENK	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 9490 HOOSE ROAD MENTOR, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 9439
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:
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