

SURVEY REFERENCES

- DOCUMENTS AS LISTED ON THIS PLAT
- CENTERLINE SURVEY PLAT STATE ROUTE 306 AS RECORDED IN PLAT VOL. Z, PG. 12 L.C.R.R.
- CENTERLINE SURVEY PLAT MENTOR AVENUE, U.S. ROUTE 20 AS RECORDED IN PLAT VOL. 5, PG. 20 IN L.C.R.R.
- STATE OF OHIO DEPARTMENT OF TRANSPORTATION PLANS LAK-306-6.15 DATED 9-11-1980 ON FILE AT THE ODOT DISTRICT 12 OFFICE.
- STATE OF OHIO DEPARTMENT OF TRANSPORTATION PLANS LAK-20-6.65 DATED 12-18-1985 ON FILE AT THE ODOT DISTRICT 12 OFFICE.
- SURVEY 16B-031A O LAKE COUNTY TAX MAP DEPARTMENT SURVEY RECORDS.
- RESURVEY OF LANDS TO THE OHIO WATER SERVICE CO. BY CRABBS SURVEYING SERVICE DATED JUNE 19, 2002
- HISTORIC AERIAL PHOTOGRAPHY OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION AND THE CITY OF MENTOR

LEGEND

- REBAR FOUND AS NOTED
- ⊠ MONUMENT BOX FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 02236" ID CAP SET
- ⊗ MAG NAIL FOUND AS NOTED
- ⊗ MAG NAIL SET
- CONCRETE MONUMENT FOUND AS NOTED
- CHAIN LINK FENCE
- WOOD FENCE

MISCELLANEOUS NOTES

- Some features shown on this plat may be shown out of scale for clarity.
- Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
- All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
- There is no apparent occupation along the subject boundary lines other than as shown on this plat.
- 1/2" Rebar inside a 12" diameter Concrete Monument also found at: SR 306 STA 27+36.10' (MEAS.) 27+36.25' (REC.) 33.0' LT. (MEAS. & REC.)

BOUNDARY RETRACEMENT SURVEY

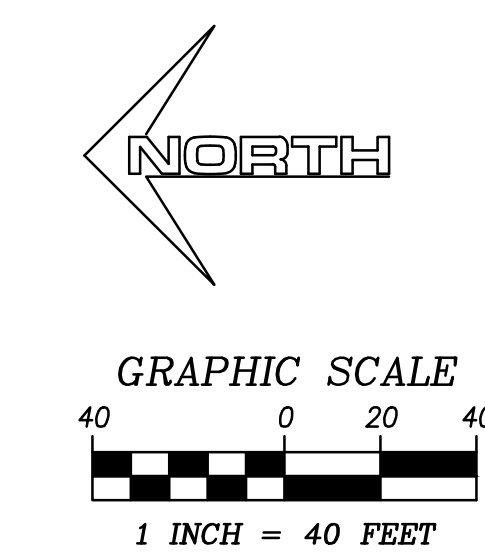
for **JIM LEVINE**

Known as being PART OF ORIGINAL MENTOR TOWNSHIP, LOT NUMBER 8, TRACT 4, now situated in the

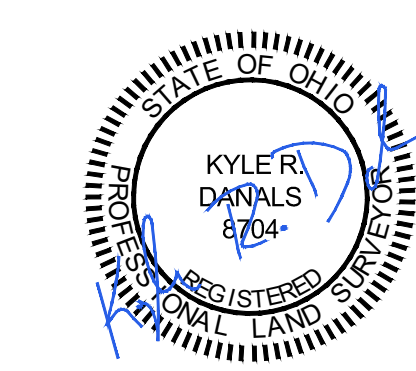
CITY OF MENTOR
COUNTY OF LAKE - STATE OF OHIO

McSteen
LAND SURVEYORS

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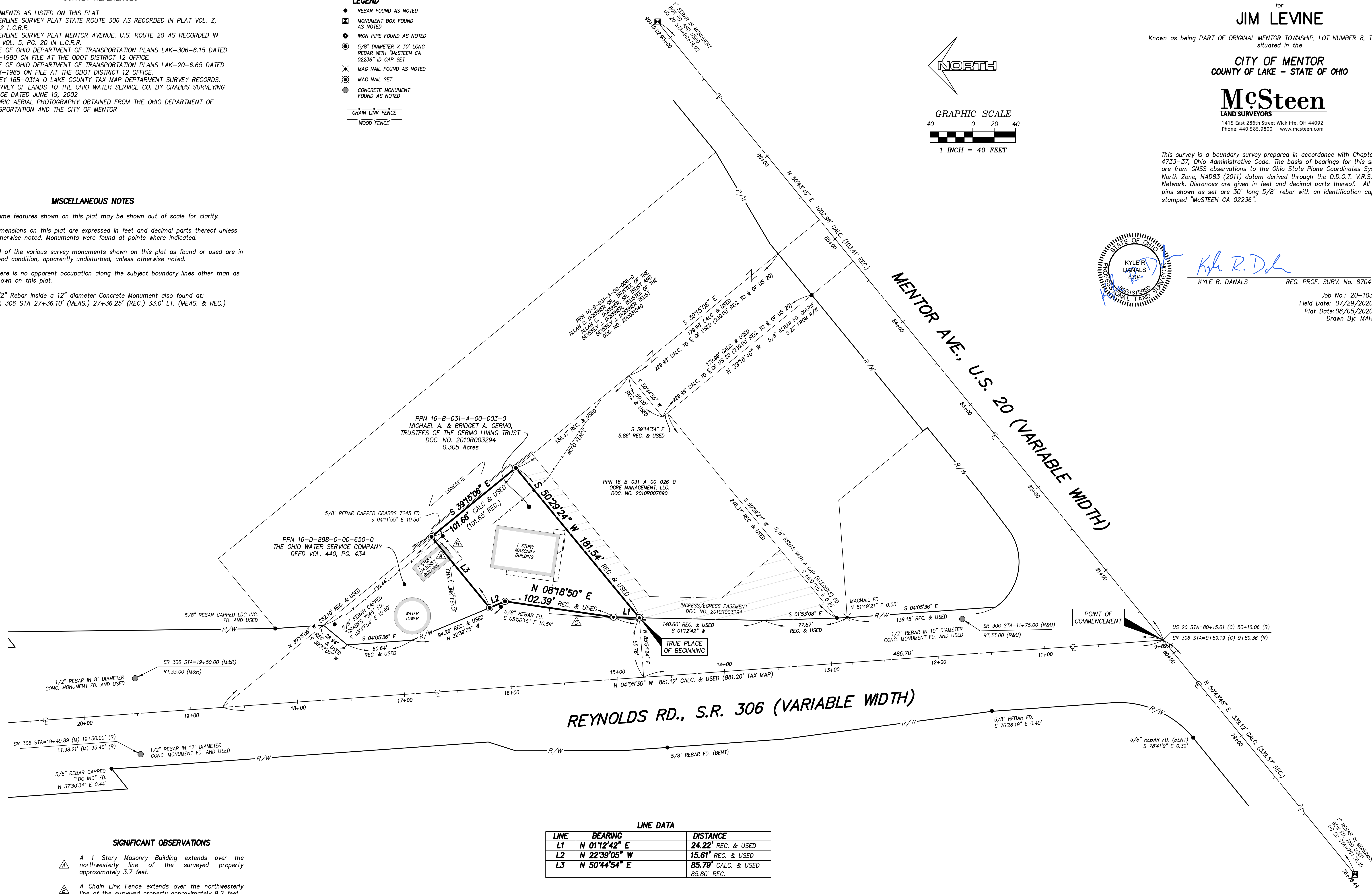
This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".



Kyle R. Danals

KYLE R. DANALS REG. PROF. SURV. No. 8704

Job No.: 20-103
Field Date: 07/29/2020
Plat Date: 08/05/2020
Drawn By: MAH



LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|------------------------------------|
| L1 | N 01°12'42" E | 24.22' REC. & USED |
| L2 | N 22°39'05" W | 15.61' REC. & USED |
| L3 | N 50°44'54" E | 85.79' CALC. & USED 85.80' REC. |

SIGNIFICANT OBSERVATIONS

- ⚠ A 1 Story Masonry Building extends over the northwesterly line of the surveyed property approximately 3.7 feet.
- ⚠ A Chain Link Fence extends over the northwesterly line of the surveyed property approximately 9.2 feet.
- ⚠ Surveyed property's Asphalt Pavement extends into the right-of-way of SR 306 approximately 5.3 feet.