

RESURVEY & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN THE CHURCH LOT, CITY OF MENTOR, TOWNSHIP NUMBER 10 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO MOUNTAINSIDE GROUP LLC, AS RECORDED IN DOCUMENT NUMBER 2021R036912, (PPN 16-B-041-0-00-015-0), AND THE LANDS TO FAMILY TIME PROPERTY HOLDINGS LLC, AS RECORDED IN DOCUMENT NUMBER 2024R001509, (PPN 16-B-041-0-00-014-0), IN THE OFFICE OF THE COUNTY RECORDER.

PROSPECT STREET

60' RW

PLAT VOL. H, PG. 141

LOT 9

TRACT 8

BACON LOT

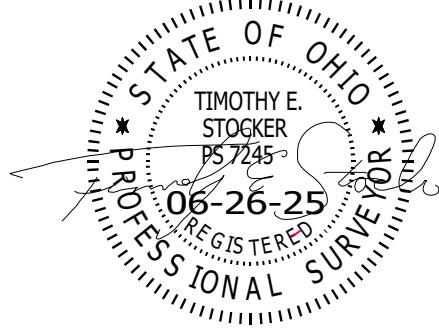
NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY CRABBS' SURVEYING FOR MOUNTAINSIDE GROUP LLC, DATED DEC 2023, JOB 9595
- SURVEY BY CRABBS' SURVEYING FOR MOUNTAINSIDE GROUP & FAMILY TIME PROPERTY, DATED JAN 2025, JOB 10117
- SURVEY BY POLARIS ENGINEERING & SURVEYING, FOR CARVER ASSET MGMT, DATED OCT 2011, JOB 11113
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

ACREAGE SUMMARY

0.3409 ACRES PPN 16-B-041-0-00-015-0
+ 0.3809 ACRES PPN 16-B-041-0-00-014-0
= 0.7218 ACRES COMBINED

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245



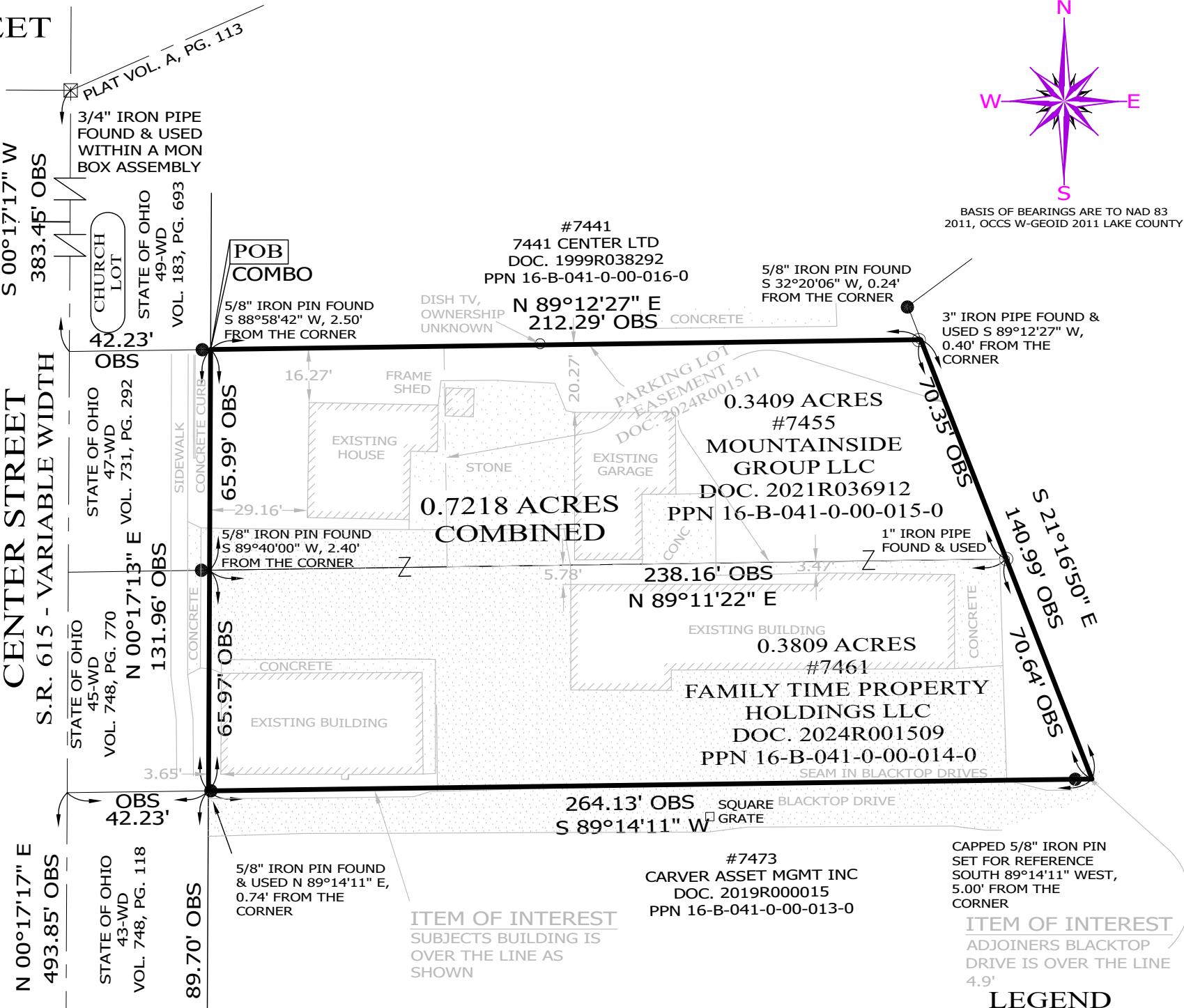
SCALE: 1" = 40'
SURVEY: JANUARY 6, 2025
MAP: JANUARY 15, 2025
COMBINATION: JUNE 26, 2025

PREPARED FOR: MOUNTAINSIDE GROUP LLC FAMILY TIME PROPERTY HOLDINGS LLC	PROJECT NAME: RESURVEY & COMBINATION	PROJECT ADDRESS: 7455 CENTER STREET 7461 CENTER STREET MENTOR, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10357
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 440-466-2025 / 440-357-5941 crabbssurveyinginc@gmail.com www.crabbssurveying.com		CHK: T. STOCKER, SR CALC: T. STOCKER, JR SIT DRN: S. HUPERTZ REV: PAGE 1 OF 1



3/4" IRON PIPE FOUND & USED WITHIN A MON BOX ASSEMBLY

MENTOR AVENUE
U.S. ROUTE 20
- VARIABLE WIDTH



LEGEND

EP	ELECTRIC POLE
LP	LIGHT POLE
●	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