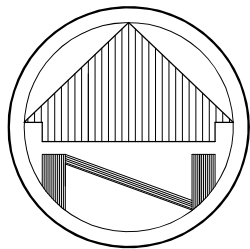


SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING A PART OF BLOCK "B" IN MENTOR SHORE ESTATES SUBDIVISION NO. 2 OF PART OF ORIGINAL MENTOR TOWNSHIP LOT NO. 1, TRACT NO. 13, TOWNSHIP NO. 10 NORTH, RANGE 9 WEST IN THE CONNECTICUT WESTERN RESERVE, AS SHOWN BY THE RECORDED PLAT VOLUME M, PAGE 17 OF LAKE COUNTY RECORDERS.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).



SCALE: 1"=50'

LEGEND

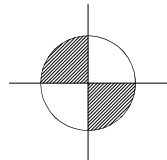
- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP W.R.W. 8288 SET

STATE PLANE COORDINATES

A) N: 744173.21 E: 2279419.88
B) N: 744172.76 E: 2279394.89

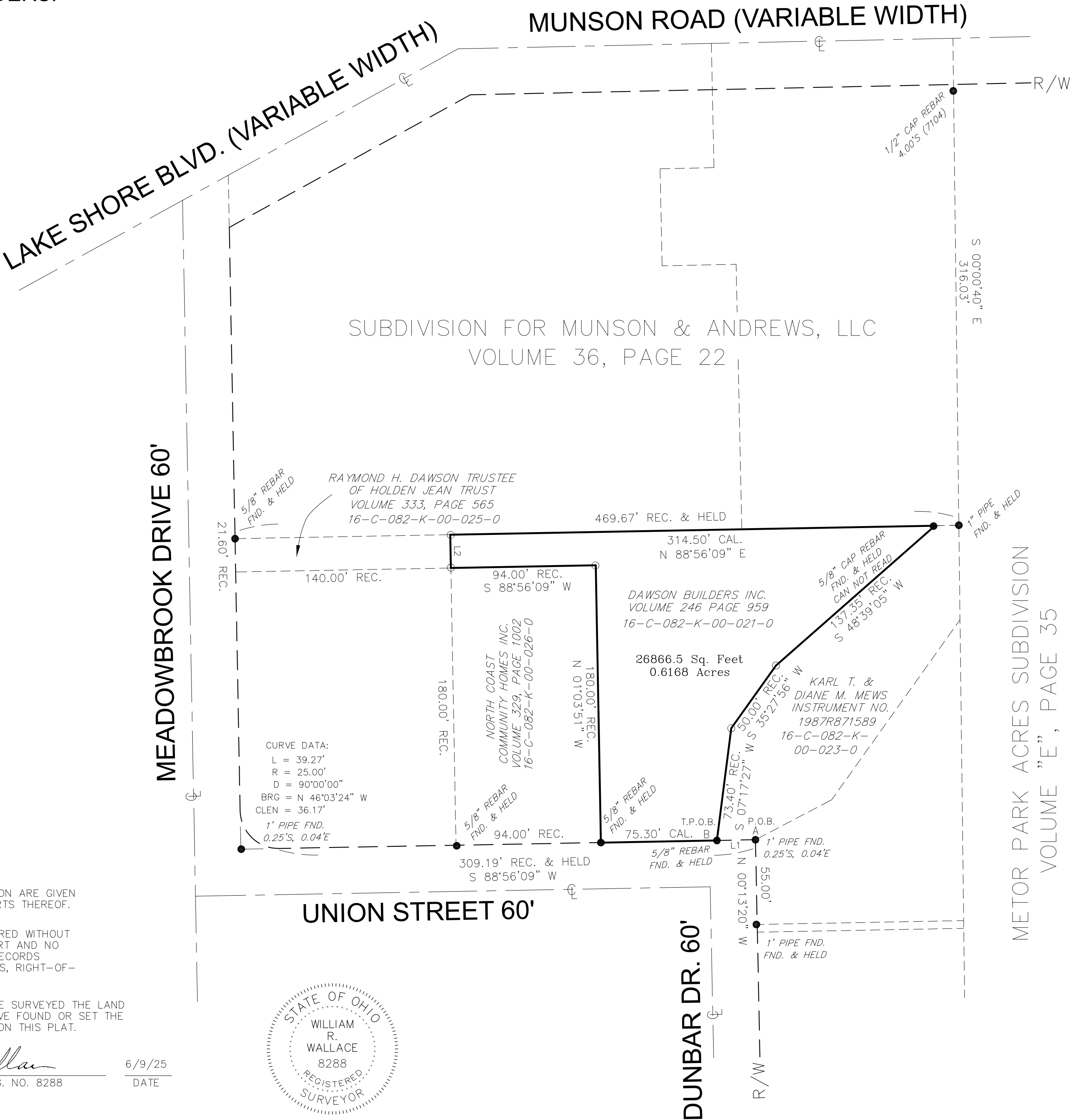
LINE	BEARING	DISTANCE
L1	S 88°56'09" W	25.00'
L2	N 01°03'51" W	21.60'

BOUNDARY SURVEY
DAWSON BUILDERS INC.
7781 UNION STREET
MENTOR, OHIO



W.R. WALLACE LLC
Land Surveying Services
1077 Middlefield Trail
Brunswick, Ohio 44212
www.wrwallacesurveying.com (216) 789-4135

Date: 6/9/25
By: WRW
Scale: 1"=50'
Job: 2025010
Sheet 1 of 1



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

William R. Wallace
WILLIAM R. WALLACE
W. R. WALLACE LLC
LAND SURVEYING SERVICES
REG. NO. 8288
DATE 6/9/25