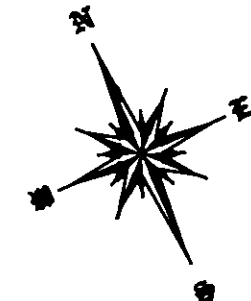


LOT SPLIT AND COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 5, TRACT 10, CITY OF MENTOR, TOWNSHIP NUMBER 10 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A COMBINATION OF THE LANDS TAKEN FROM JERRI L. VALTMAN AND H. MARIE SCARLETT, AS RECORDED IN DOCUMENT NUMBER 200202485 (PPN 16-D-115-0-00-014-0) WITH LANDS TO THOMAS E. GREER AND ELIZABETH OROSZ, AS RECORDED IN DEED VOLUME 19, PAGE 572 (PPN 16-D-115-0-00-007-0) IN THE OFFICE OF THE COUNTY RECORDER.

LINE	BEARING	DISTANCE
L 1	N 04°32'47" W	61.39'
L 2	N 65°38'49" W	22.79'
L 3	S 65°37'10" E	34.82'
L 4	N 01°09'58" E	32.64'

C 1 L=3.12' R=270.00' Δ=0°09'08" BRG=N 23°09'08" E C LEN=3.12'	C 2 L=77.67' R=300.00' Δ=14°50'00" BRG=N 16°04'02" E C LEN=77.45'	C 31 L=77.67' R=300.00' Δ=14°50'00" BRG=S 16°04'02" W C LEN=77.45'
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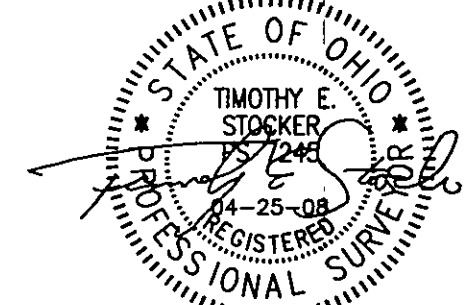
BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BLACKBROOK ROAD NORTH 05°-37'-10" WEST



SCALE: 1" = 40'
APRIL 25, 2008

J. SCARLETT
DOC. 2005R005704
PPN 15-D-115-0-00-015-00

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



TIMOTHY E. STOCKER, P.S. 7245

BLACKBROOK ROAD - 60' RW

HEISLEY ROAD - S.R. 44 - VARIABLE WIDTH

EAST HEISLEY ROAD - 60' RW

L. & L. BERZANSKE
VOL. 370, PG. 928
PPN 16-D-115-0-00-010-0

LEGEND

- 5/8" 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

0.3908 ACRES COMBINED

0.0535 ACRES SPLIT

#9608
T.E. GREER & E. OROSZ
VOL. 19, PG. 572
PPN 16-D-115-0-00-007-0

#9626
J.L. VALTMAN & H.M. SCARLETT
DOC. 200202485
PPN 16-D-115-0-00-014-0

#5425
E. MCCARTNEY
DOC. 2008R001516
PPN 16-D-115-H-00-001-0

S/L 1
OXFORD GLEN SUBDIVISION
PHASE I
PLAT VOL. 28, PG. 24

S/L 2
OXFORD GLEN SUBDIVISION
PHASE II
PLAT VOL. 32, PG. 9

REFERENCES

- DEEDS OF RECORD
- PLAT VOL. 28, PG. 24
- PLAT VOL. 32, PG. 9
- CRABBS' SURVEYING SURVEY 4353 DATED SEPTEMBER 2007

ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

PREPARED FOR: - T.E. GREER & E. OROSZ - - TICOR TITLE - - J. L. VALTMAN & H.M. SCARLETT -	PROJECT NAME: LOT SPLIT AND COMBINATION OF LANDS	PROJECT ADDRESS: 9808 BLACKBROOK RD MENTOR, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 4353
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS 1-800-488-3968		CHG: T. STOCKER DRN: S. LOVEJOY REV: PAGE 1 OF 1