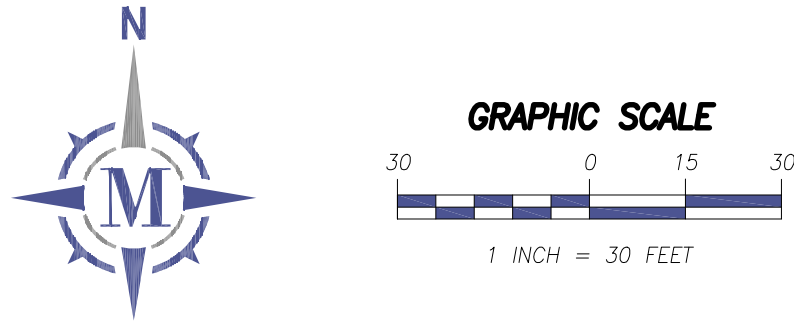




BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF WINTERGREEN HILL DRIVE, OBSERVED AS NORTH 54°09' EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

INTENT STATEMENT

THE INTENT OF THIS SURVEY IS TO RESURVEY AND DESCRIBE LAKE COUNTY AUDITOR'S PARCEL NO. 11-A-005-A-00-010-0 NOW OR FORMERLY OWNED BY TERRIE R. CELL AND ANTHONY R. CELL AS RECORDED IN INSTRUMENT 2018R014655, PARCEL NO. 2 OF LAKE COUNTY DEED RECORDS.

POTENTIAL ENCROACHMENTS
CONCRETE PAVEMENT EXTENDS OVER THE SOUTHERLY LINE OF SURVEYED PARCEL BY APPROX 5.6 FEET.

LINE DATA

LINE	BEARING	DISTANCE
L1	N 88°19'47" E	64.08' CALC. & USED
L2	N 1°56'43" W	28.82' CALC. & USED (29.13' REC.)
L3	N 88°15'56" E	60.65' CALC. & USED
L4	N 8°43'34" W	29.11' CALC. & USED (29.34' REC.)
L5	S 1°10'33" E	29.04' OBS. & USED (29.13' REC.)
L6	S 5°47'09" W	41.42' CALC. & USED (40' REC.)

BOUNDARY SURVEY FOR 15 WINTERGREEN HILL DRIVE — PARCEL NO. 2

KNOWN AS BEING PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 6, TRACT 2, RANGE 8 WEST, TOWNSHIP 11 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

TOWNSHIP OF PAINESVILLE
COUNTY OF LAKE — STATE OF OHIO

McSteen
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPEAR UNDISTURBED, AND ARE AT APPROXIMATELY GROUND LEVEL UNLESS OTHERWISE NOTED.

RONALD W. HINTON

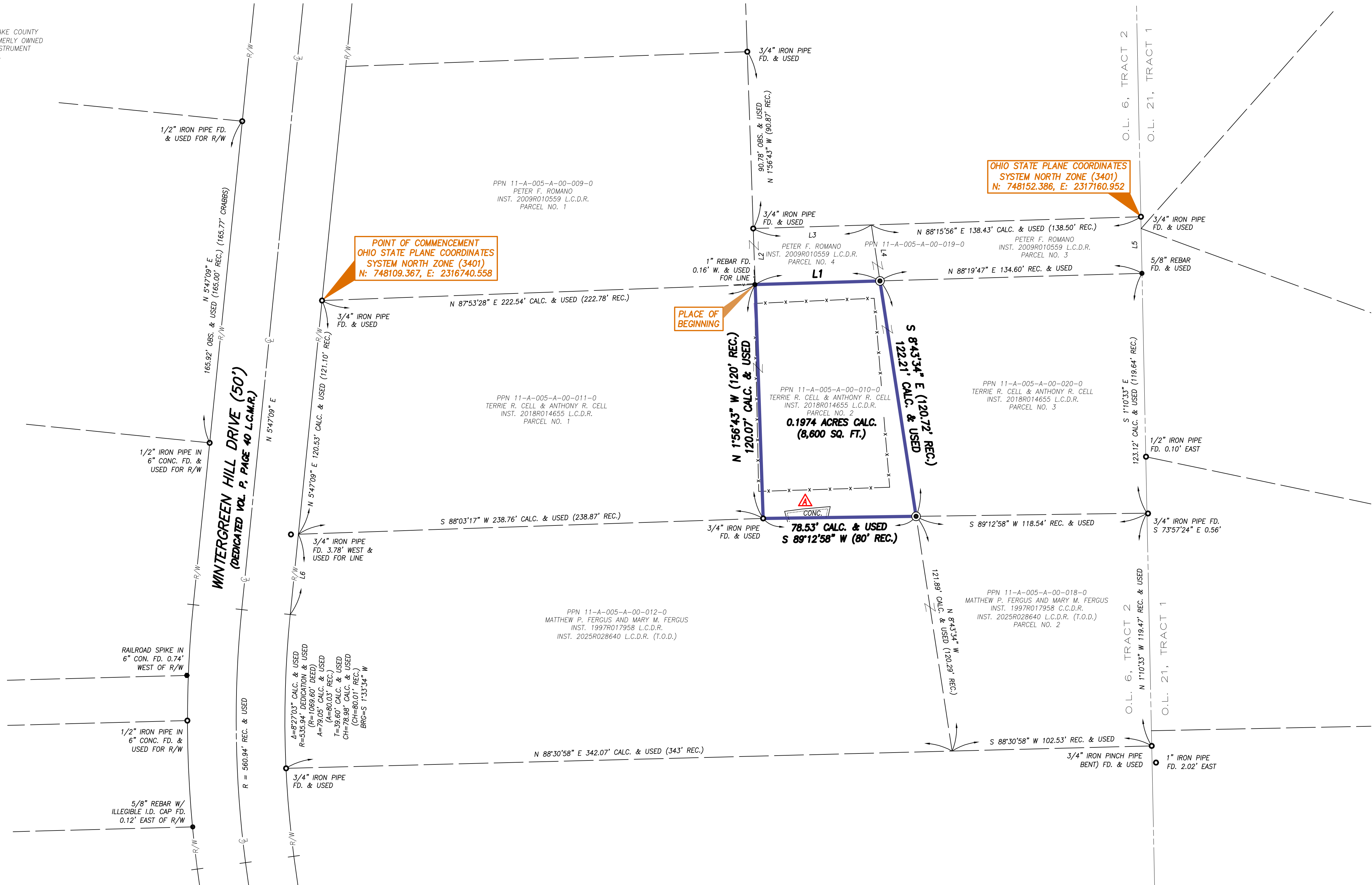
REG. PROF. SURV. No. 7917

Job No.: S26-00132

Field Date: MAY 28, 2026

Survey Date: JUNE 1, 2026

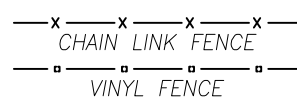
Drawn By: TEE



SURVEY REFERENCES

- LAKE COUNTY MAP RECORDS
VOLUME P, PAGE 40
- "MAP OF SURVEY FOR 38 BRYN MAWR DRIVE" PERFORMED BY JOSEPH F. CHARLSON, P.S. 8003 ON BEHALF OF MCSTEEN LAND SURVEYORS JOB NO. 06-410, DATED DECEMBER 21, 2006.
- "PLAT OF SURVEY" PERFORMED BY HARRY S. JONES JR. P.S. 8343 ON BEHALF OF BABCOCK JONES & ASSOCIATES, INC. DRAWING NO. 00-145, DATED JULY 7, 2000.
- "RESURVEY OF LANDS" PERFORMED BY TIMOTHY E. STOCKER P.S. 7245 ON BEHALF OF CRABBS SURVEYING SERVICE, DATED MAY 17, 2011.
- "CONSOLIDATION PLAT FOR WESTERN RESERVE LAND CONSERVANCY" PERFORMED BY RUDY E. SCHWARTZ P.S. 7193 ON BEHALF OF SCHWARTZ LAND SURVEYING INC., DATED FEBRUARY 3, 2022.
- LAKE COUNTY DEED RECORDS
- LAKE COUNTY TAX MAPS

LEGEND



- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR W/ "MCSTEEN CA 02236" ID CAP SET
- PIPE FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- AG. ABOVE GRADE
- BG. BELOW GRADE
- L.C.M.R. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS