

MAP OF SURVEY

174 & 178 MENTOR AVENUE

SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO

BEING KNOWN AS PART OF SUBLOTS 3&4 AND PART OF PINE LANE IN THE O.A. CRARY SUBDIVISION OF A PART OF ORIGINAL PAINESVILLE TOWNSHIP AS SHOWN BY RECORDED PLAT IN VOLUME A PAGE 98

CL JEFFERSON ST. (47')

N 751124.21
E 2309869.41

N40°53'44"E
152.46'

206.41'

CL MENTOR AVE. (66')

1" IRON
PIPE FOUND

S40°53'44"W
54.25'

N 751304.10
E 2309981.55
DRILL HOLE
SET

S40°53'44"W
54.25'

1" IRON
PIPE FOUND

R/W

THOMAS COTTER
15-D-001-0-00-078-0
2003R036231

N44°27'29"W 240.18'
WOOD DECKS

#178
AVENUE PROPERTIES LLC
15-D-001-0-00-079-0
2006R038703
0.303 AC.

S43°56'38"E 238.03'
WOOD FENCING

#174
AVENUE PROPERTIES LLC
15-D-001-0-00-080-0
2006R038703
0.300 AC.

S43°25'15"E 235.90'
WOOD FENCING

R E L LIMITED PARTNERSHIP
15-D-001-A-00-0CL-0
PLAT VOL. Z P. 42

CHAIN LINK
FENCING

N43°15'58"E
56.25'

IPS

N43°15'58"E
56.25'

WOOD FENCING

THOMAS COTTER
15-D-001-0-00-077-0
VOL. 77 P. 532

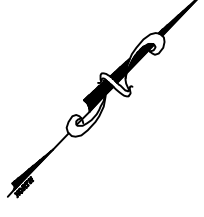
3/4" IRON
PIPE FOUND

PAINESVILLE CITY
BOARD OF EDUCATION
15-D-001-0-00-072-0
VOL. 32 P. 569

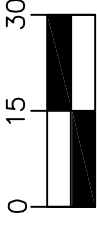
CHAIN LINK
FENCING

MOLI
PROPERTIES 2 LLC
15-D-001-0-00-071-0
2017R010208

5/8"
IPF



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. COORDINATES ARE BASED ON OSPCS 3401 NORTH ZONE.

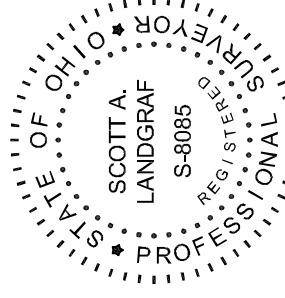
THIS MAP REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN 4733-37 OF THE O.A.C.

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS FOUND ARE LABELED ACCORDINGLY. PINS SET (IPS) ARE 5/8" x 30" REBAR CAPPED S. LANDGRAF P.S. 8085 OR AS NOTED ON MAP, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY

KNOWLEDGE AND BELIEF. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF SAME AND IS ALSO SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

Scott A Landgraf 6-7-22

SCOTT A. LANDGRAF P.E., P.S. DATE



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