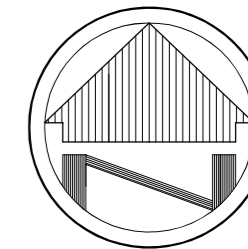


SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE AND THE STATE OF OHIO AND KNOWN AS BEING PART OF LOT 64 OF THE SAMUEL W. PHELPS/ HEIRS SURVEY, LOT NO. 7, TRACT NO. 3, TOWNSHIP 11, RANGE 8, OF THE CONNECTICUT WESTERN RESERVE.

BASIS OF BEARINGS

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



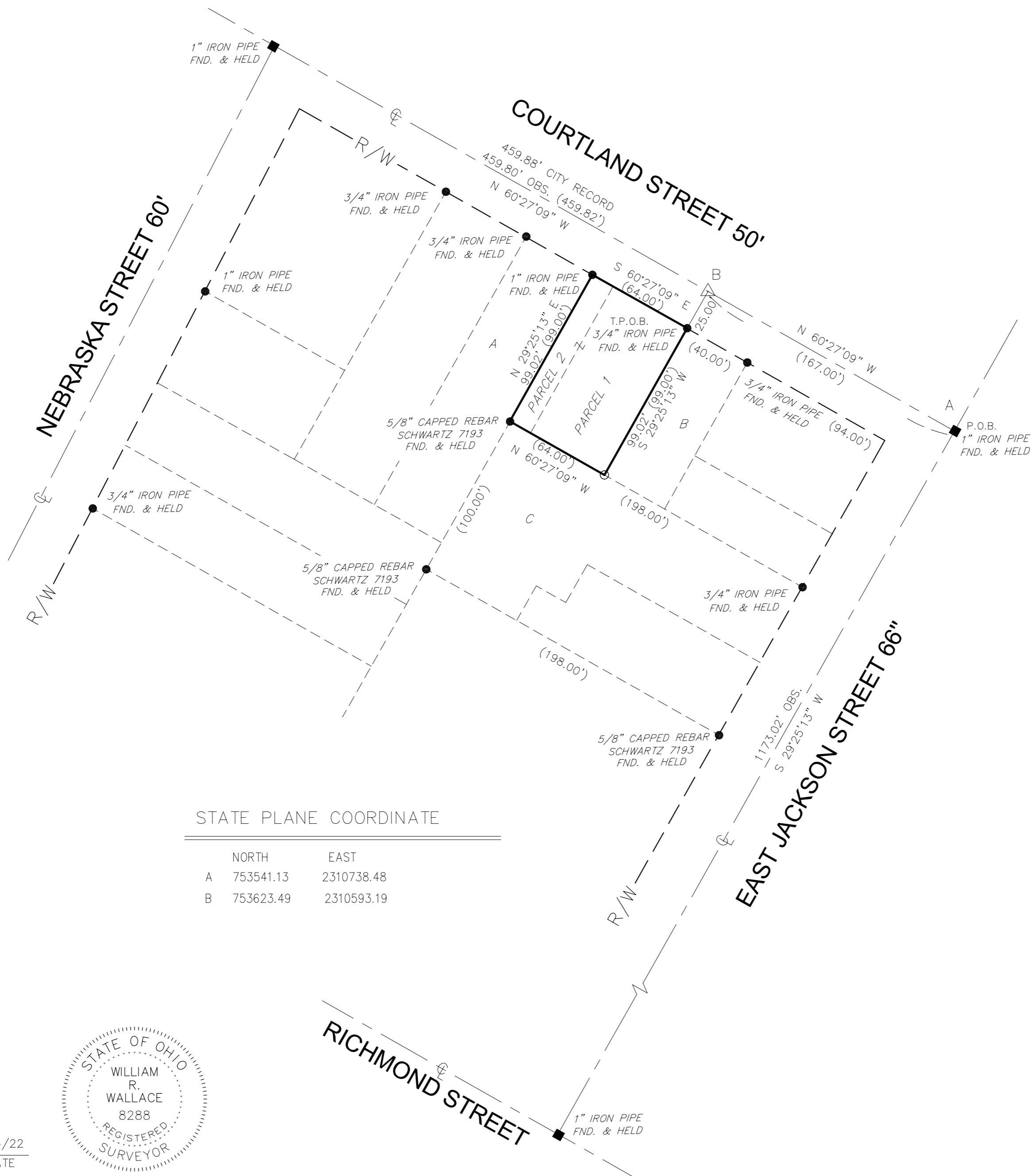
SCALE: 1"=50'

OWNERS PARCEL

GERALD A. PICARD TRUST
2009R027940
15-D-005-0-00-003-0
15-D-005-0-00-003-0
6340.6 Sq. Feet
0.146 Acres

ADJOINER'S PARCEL'S

- A) MANDICHAKS MIRACLE MANSION LLC
2019R022722
15-D-005-0-00-004-0
- B) ISIDRO GODINEZ
1999R027819
15-D-005-0-00-002-0
- C) LORETTA LAYTON
2009R033202
15-D-005-0-00-049-0



- 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
 - △ - P.K.(MASONRY) NAIL SET
 - (XX'XX'XX" - RECORD BEARING & DISTANCE

SURVEY REFERENCE USED

DEEDS & TAX MAPS
SURVEY BY AAA LAND SURVEYING, INC.
DATED 9-23-04
SURVEY BY SCHWARTZ LAND SURVEYING, INC.
DATED 3-24-09
SURVEY BY EXACTAOHIO
DATED 4-26-13

STATE PLANE COORDINATE

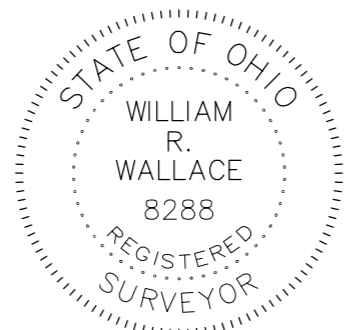
	NORTH	EAST
A	753541.13	2310738.48
B	753623.49	2310593.19

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 REG. NO. 8288
W. R. WALLACE LLC
LAND SURVEYING SERVICES
3/24/22
DATE



BOUNDARY SURVEY
GERALD A. PICARD, TRUSTEE
233 COURTLAND STREET
PAINESVILLE, OHIO

W.R. WALLACE LLC
Land Surveying Services
1077 Middlefield Trail
Brunswick, Ohio 44212
www.wrwallacesurveying.com (330) 220-8581

Date: 3/24/22
By: WRW
Scale: 1"=50'
Job: 2022015
Sheet 1 of 1