

SURVEY FOR: MANDICHAK'S MIRACLE MANSION LLC

239 COURTLAND ST.

BEING PART OF LOTS 69 AND 70 OF THE PHELPS HEIRS SURVEY.
SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO

P.P.N. 15-D-005-0-00-004-0

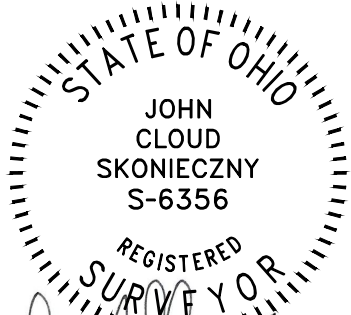
DOCUMENTS OF RECORD:

- 1) BOUNDARY SURVEY PLAT PREPARED BY AAA LAND SURVEYING, INC.
KEITH B. JONES, REGISTERED SURVEYOR #7794
144 NEBRASKA STREET, CITY OF PAINESVILLE
15-D-005-0-00-010
- 2) DEED DOC.# 2019R022722
MANDICHAKS MIRACLE MANSION LLC
SEPTEMBER 19, 2019
15-D-005-0-00-004-0

LEGEND:

- P.P.N. : INDICATES PERMANENT PARCEL NUMBER
- S/L : INDICATES SUB-LOT
- S/B : INDICATES SETBACK
- S/Y : INDICATES SIDE YARD
- FND. : INDICATES FOUND
- REC. : INDICATES RECORD
- OBS. : INDICATES OBSERVED
- CALC. : INDICATES CALCULATED
- MEAS. : INDICATES MEASURED
- MON. : INDICATES MONUMENT

- ⊙ IRON PIN
- ⊗ IRON PIPE
- ⊠ MONUMENT BOX
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- - - - RIGHT-OF-WAY LINE
- - - - CENTERLINE



John Skonieczny

JOHN C. SKONIECZNY, P.S.

7739 VIEWMOUNT DR.
CONCORD TWP. OHIO 44077
440-537-4111

DATE: OCTOBER 30, 2023

DRW'G #23-3681

THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET ARE 5/8" x 30" REBAR & BEAR CAPS INSCRIBED "SKONIECZNY 6356". BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

BASIS OF BEARINGS:

THE CENTERLINE OF COURTLAND ST. AS NORTH 59°15'00" WEST FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF EAST JACSON ST. AS SHOWN BY THE BOUNDARY SURVEY PLAT FOR 144 NEBRASKA ST. DATED SEPTEMBER 23, 2004 BY AAA SURVEYING INC., KEITH B. JONES, P.S. #7794. P.P.N 15-D-005-0-00-010

SCALE: 1" = 40'

