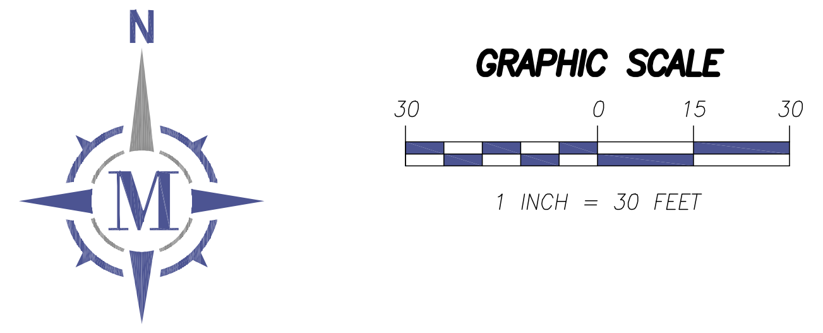


BASIS OF BEARING

BEARINGS ARE BASED ON THE RIGHT OF WAY OF SANFORD ROAD, OBSERVED AS NORTH 88°37'44" 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. 15-D-014-C-00-012-0 NOW OR FORMERLY OWNED BY QUEST PROPERTY HOLDINGS, LLC, AN OHIO LIMITED COMPANY AS RECORDED IN INSTRUMENT 2026R008786 OF LAKE COUNTY DEED RECORDS.

SURVEY REFERENCES

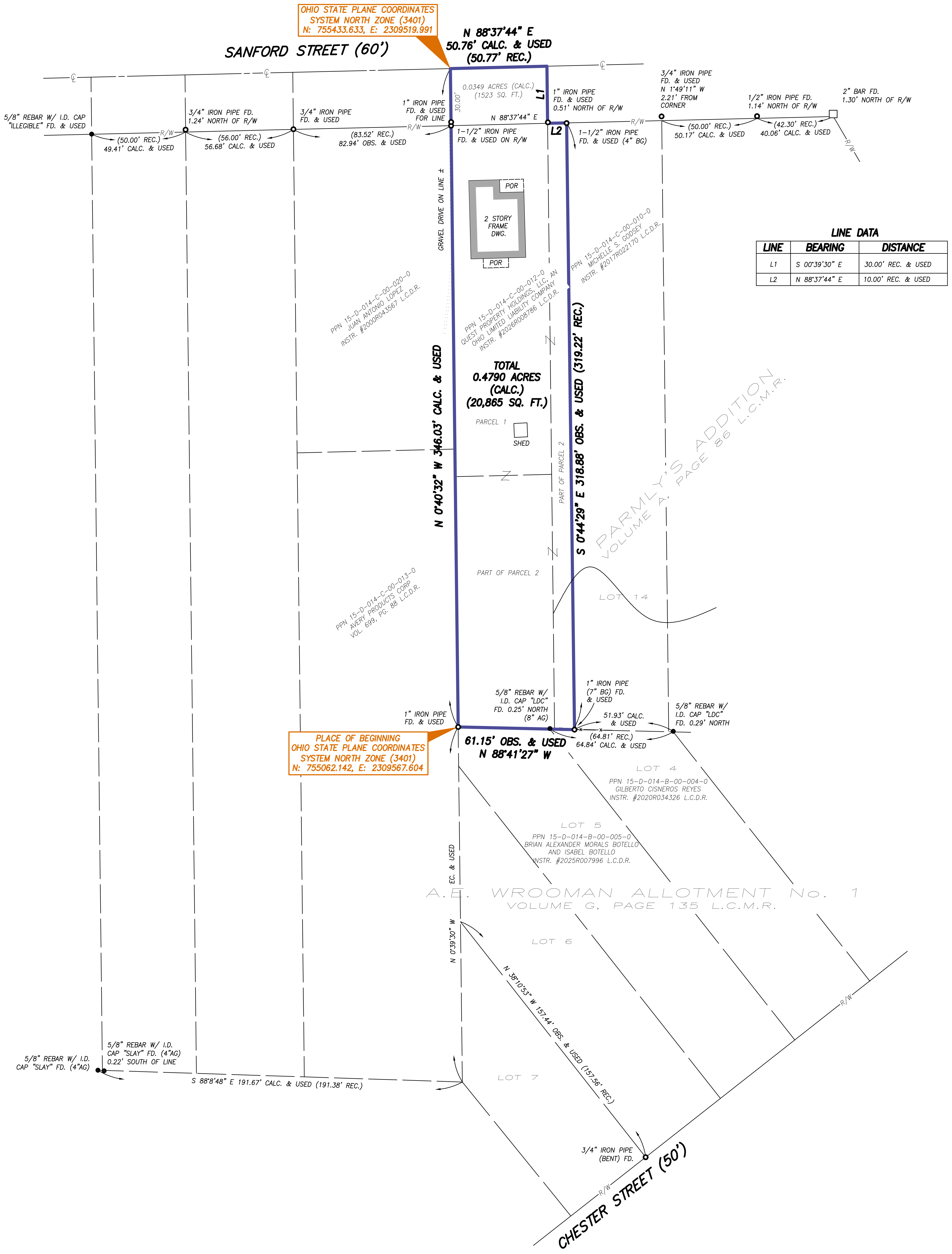
- LAKE COUNTY MAP RECORDS

  VOLUME A, PAGE 86
  VOLUME G, PAGE 135

- RESURVEY AND COMBINATION OF LANDS
  FOR CATHERINE LONG BY TIMOTHY STOCKER
  FROM CRABBS SURVEYING SERVICES
  PROJECT NUMBER 4695
  APRIL 8, 2009
- 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
□	SQUARE BAR FOUND
○	PIPE 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
—x—x—x—x—	CHAIN LINK FENCE
—▫—▫—▫—▫—	WOOD FENCE


OHIO STATE PLANE COORDINATES
SYSTEM NORTH ZONE (3401)
N: 755433.633, E: 2309519.991
SANFORD STREET (60')
N 88°37'44" E
50.76' CALC. & USED
(50.77' REC.)
℄
5/8" REBAR W/ I.D. CAP "ILLEGIBLE" FD. & USED
(50.00' REC.)
49.41' CALC. & USED
3/4" IRON PIPE FD. 1.24' NORTH OF R/W
(56.00' REC.)
56.68' CALC. & USED
3/4" IRON PIPE FD. & USED
(83.52' REC.)
82.94' OBS. & USED
R/W
1" IRON PIPE FD. & USED FOR LINE
30.00'
0.0349 ACRES (CALC.)
(1523 SQ. FT.)
L1
N 88°37'44" E
1-1/2" IRON PIPE FD. & USED ON R/W
L2
1" IRON PIPE FD. & USED 0.51' NORTH OF R/W
1-1/2" IRON PIPE FD. & USED (4" BG)
3/4" IRON PIPE FD. & USED N 1°49'11" W 2.21' FROM CORNER
(50.00' REC.)
50.17' CALC. & USED
1/2" IRON PIPE FD. 1.14' NORTH OF R/W
(42.30' REC.)
40.06' CALC. & USED
2" BAR FD. 1.30' NORTH OF R/W
GRAVEL DRIVE ON LINE ±
POR
2 STORY FRAME DWG.
POR
PPN 15-D-014-C-00-020-0
JUAN ANTONIO LOPEZ
INSTR. #2000R043567 L.C.D.R.
PPN 15-D-014-C-00-012-0
QUEST PROPERTY HOLDINGS, LLC, AN
OHIO LIMITED LIABILITY COMPANY
INSTR. #2026R008786 L.C.D.R.
PPN 15-D-014-C-00-010-0
MICHELLE S. GODSEY
INSTR. #2017R022170 L.C.D.R.
TOTAL
0.4790 ACRES
(CALC.)
(20,865 SQ. FT.)
N 0°40'32" W 346.03' CALC. & USED
S 0°44'29" E 318.88' OBS. & USED (319.22' REC.)
PARCEL 1
SHED
PART OF PARCEL 2
PART OF PARCEL 2
PARMLY'S ADDITION
VOLUME A, PAGE 86 L.C.M.R.
LOT 14
PPN 15-D-014-C-00-013-0
AVERY PRODUCTS CORP
VOL. 699, PG. 88 L.C.D.R.
1" IRON PIPE FD. & USED
5/8" REBAR W/ I.D. CAP "LDC" FD. 0.25' NORTH (8" AG)
1" IRON PIPE (7" BG) FD. & USED
51.93' CALC. & USED
(64.81' REC.)
64.84' CALC. & USED
5/8" REBAR W/ I.D. CAP "LDC" FD. 0.29' NORTH
PLACE OF BEGINNING
OHIO STATE PLANE COORDINATES
SYSTEM NORTH ZONE (3401)
N: 755062.142, E: 2309567.604
61.15' OBS. & USED
N 88°41'27" W
LOT 4
PPN 15-D-014-B-00-004-0
GILBERTO CISNEROS REYES
INSTR. #2020R034326 L.C.D.R.
LOT 5
PPN 15-D-014-B-00-005-0
BRIAN ALEXANDER MORALS BOTELLO
AND ISABEL BOTELLO
INSTR. #2025R007996 L.C.D.R.
EC. & USED
A.E. WROOMAN ALLOTMENT No. 1
VOLUME G, PAGE 135 L.C.M.R.
LOT 6
N 0°39'30" W
N 38°10'53" W 157.44' OBS. & USED (157.56' REC.)
LOT 7
5/8" REBAR W/ I.D. CAP "SLAY" FD. (4"AG)
5/8" REBAR W/ I.D. CAP "SLAY" FD. (4"AG) 0.22' SOUTH OF LINE
S 88°8'48" E 191.67' CALC. & USED (191.38' REC.)
3/4" IRON PIPE (BENT) FD.
CHESTER STREET (50')

LINE DATA

LINE	BEARING	DISTANCE
L1	S 00°39'30" E	30.00' REC. & USED
L2	N 88°37'44" E	10.00' REC. & USED

BOUNDARY SURVEY
FOR
368 SANFORD STREET

KNOWN AS BEING PART OF LOT No. 94 OF SURVEY MADE FOR THE HEIRS SAMUEL W. PHELPS, AND BEING A PART OF ORIGINAL PAINESVILLE TOWNSHIP, RANGE 8 WEST, TOWNSHIP 11 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND ALSO BEING 10 FEET OFF THE WESTERLY SIDE OF LOT 14 IN PARMLY'S ADDITION TO THE VILLAGE OF PAINESVILLE AS RECORDED IN PLAT VOLUME A, PAGE 86, NOW SITUATED IN THE

CITY 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

RONALD W. HINTON
S-7917

Job No.: 26-250
Field Date: AUGUST 24th, 2026
Survey Date: AUGUST 28th, 2026
Drawn By: CAG & TEE

Job No.: 26-250
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