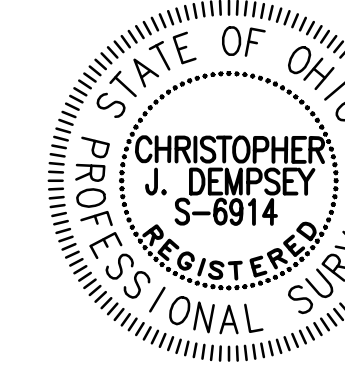


MENTOR AVENUE (U. S. ROUTE 20) (60')  
WIDENING VOL. 26, PG. 17 L. C. M. R.

MAP OF SURVEY  
OF PPN 16-A-027-0-00-035-0 FOR  
**ABC DEVELOPMENT LLC**  
SITUATED IN THE CITY OF MENTOR, COUNTY OF  
LAKE AND STATE OF OHIO, AND KNOWN AS BEING  
PART OF THE MERRY LOT IN TOWNSHIP 10, RANGE  
9 OF THE CONNECTICUT WESTERN RESERVE

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (2011) DATUM.



*Christopher J. Dempsey*  
**CHRISTOPHER J. DEMPSEY**  
PROFESSIONAL SURVEYOR NO. 6914  
DATE OF SURVEY: AUGUST 11, 2020

www.dempseysurveying.com  
DEMPSEY / SURVEYING / COMPANY  
P 216/226/1130 12815 DETROIT AVENUE  
F 216/226/1131 CLEVELAND, OH 44107-2835

**SURVEY LEGAL DESCRIPTION**  
PPN 16-A-027-0-00-035-0  
9470 MENTOR AVENUE MENTOR, OHIO 44060

Situated in the City of Mentor, County of Lake and State of Ohio, and known as being part of the Merry Lot in Township 10, Range 9 of the Connecticut Western Reserve, further known as being all of those lands (PPN 16-A-027-0-00-035-0) conveyed to 7338 Mentor, LLC by deed recorded in Document No. 2015R023164 of Lake County Records, said premises being more particularly bounded and described as follows:

Beginning at the intersection of the centerline of Mentor Avenue (U. S. Route 20), 60 feet wide, and the centerline of Wayside Drive, 70 feet wide, as dedicated in Volume X, Page 43 of Lake County Map Records, said point being witnessed by a 5/8 inch iron pin found inside a monument box assembly distant North 62 degrees 17 minutes 37 seconds East, 40.00 feet from said point; thence South 62 degrees 17 minutes 37 seconds West along the centerline of said Mentor Avenue, a distance of 207.00 feet to the most westerly corner of land (PPN 16-A-027-0-00-028-0) conveyed to Central National Bank of Cleveland by deed recorded in Volume 865, Page 390 of Lake County Records and the PRINCIPAL PLACE OF BEGINNING of the premises herein described;

Course No. 1: Thence South 27 degrees 42 minutes 23 seconds East along the southwesterly line of said Central National Bank of Cleveland land, and along the southwesterly line of land (PPN 16-A-027-0-00-037-0) conveyed to Carl F. Schaney by deed recorded in Document No. 2001R046191 of Lake County Records, passing over the southeasterly line of Mentor Avenue at 30.00 feet, said point being witnessed by a 5/8 inch iron pin found distant North 64 degrees 19 minutes West, 0.52 foot therefrom, a total distance of 529.90 feet to its intersection with a northwesterly line of Wayside Lakes Subdivision Phase I recorded in Volume X, Page 7 of Lake County Map Records, said point being witnessed by a 5/8 inch iron pin found distant North 10 degrees 59 minutes East, 0.25 foot therefrom;

Course No. 2: Thence South 62 degrees 17 minutes 37 seconds West along a northwesterly line of said Wayside Lakes Subdivision Phase I, a distance of 331.53 feet to the most easterly corner of land (PPN 16-A-027-0-00-016-0) conveyed to Albino & Smith LLC by deed recorded in Document No. 2014R028137 of Lake County Records, said point being witnessed by a 5/8 inch iron pin with "LDC" ID cap found distant South 37 degrees 00 minutes West, 0.16 foot therefrom;

Course No. 3: Thence North 28 degrees 23 minutes 23 seconds West along the northeasterly line of said Albino & Smith LLC land, a distance of 249.92 feet to the most southerly corner of land (PPN 16-A-027-0-00-036-0) conveyed to Barb & Patty's Properties LLC by deed recorded in Document No. 2000R027184 of Lake County Records, said point being witnessed by a 5/8 inch iron pin with "Crabbs 7245" ID cap found distant South 86 degrees 45 minutes East, 0.23 foot therefrom;

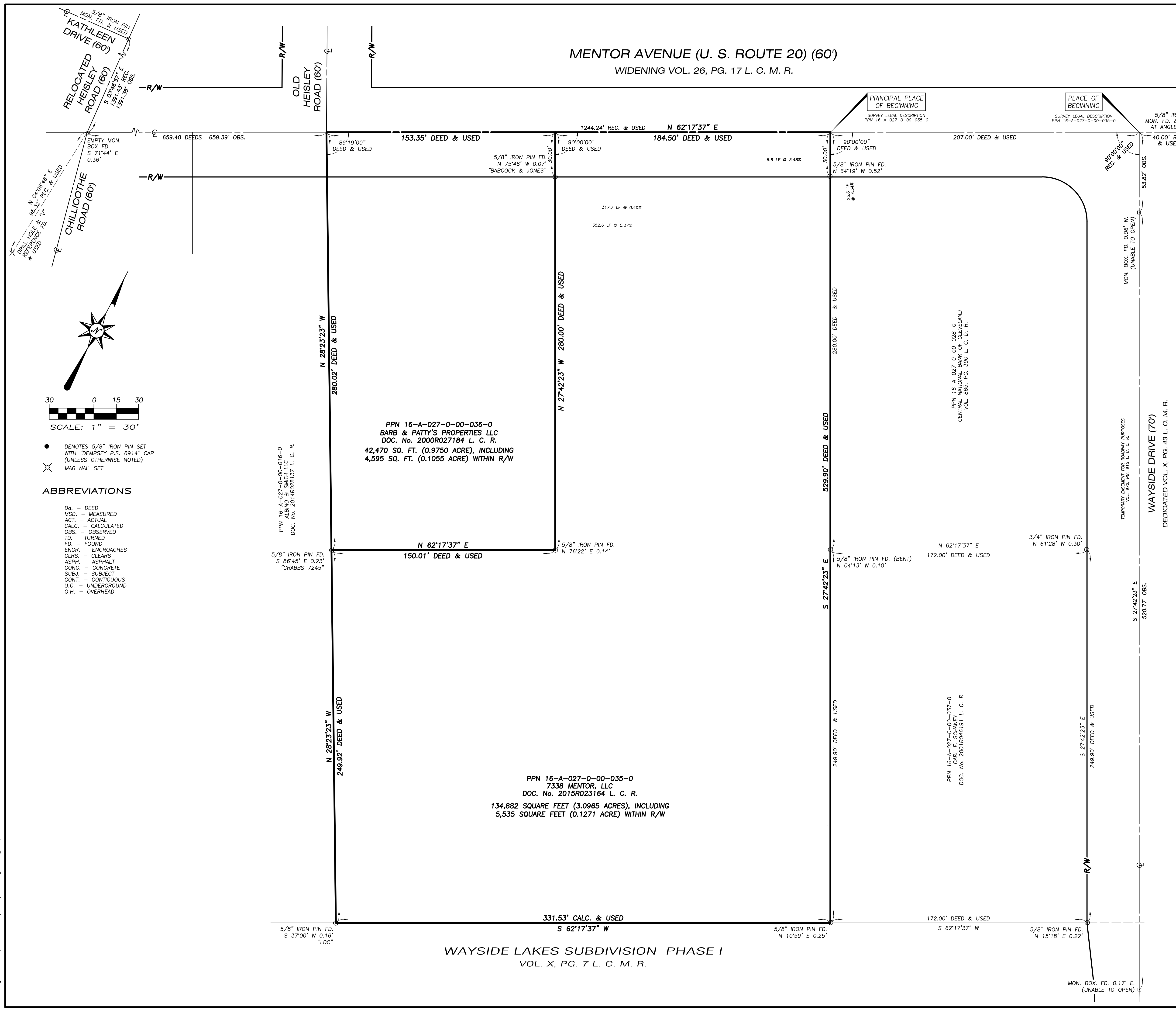
Course No. 4: Thence North 62 degrees 17 minutes 37 seconds East along the southeasterly line of said Barb & Patty's Properties LLC land, a distance of 150.01 feet to the most easterly corner thereof, said point being witnessed by a 5/8 inch iron pin found distant North 76 degrees 22 minutes East, 0.14 foot therefrom;

Course No. 5: Thence North 27 degrees 42 minutes 23 seconds West along the northeasterly line of said Barb & Patty's Properties LLC land, passing over the southeasterly line of Mentor Avenue at 250.00 feet, said point being witnessed by a 5/8 inch iron pin with "Babcock & Jones" ID cap found distant North 75 degrees 46 minutes West, 0.07 foot therefrom, a total distance of 280.00 feet to its intersection with the centerline of the aforementioned Mentor Avenue;

Course No. 6: Thence North 62 degrees 17 minutes 37 seconds East along the centerline of said Mentor Avenue, a distance of 184.50 feet to the Principal Place of Beginning and containing 3.0965 Acres (134,882 Square Feet) of land, including 0.1271 Acre (5,535 Square Feet) within the right of way of Mentor Avenue, according to a survey by Christopher J. Dempsey, Professional Land Surveyor No. 6914 of Dempsey Surveying Company on August 11, 2020, being the same more or less but subject to all legal highways and easements of record.

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 (2011) Datum.

The intent of this legal description is to describe and convey all of those lands (PPN 16-A-027-0-00-035-0) conveyed to 7338 Mentor, LLC by deed recorded in Document No. 2015R023164 of Lake County Records.



• DENOTES 5/8" IRON PIN SET WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)  
✕ MAG NAIL SET

**ABBREVIATIONS**

Dd. - DEED  
MSD. - MEASURED  
ACT. - ACTUAL  
CALC. - CALCULATED  
OBS. - OBSERVED  
TD. - TURNED  
FD. - FOUND  
ENCR. - ENCROACHES  
CLRS. - CLEARS  
ASPH. - ASPHALT  
CONC. - CONCRETE  
SUBJ. - SUBJECT  
CONT. - CONTIGUOUS  
U.G. - UNDERGROUND  
O.H. - OVERHEAD

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