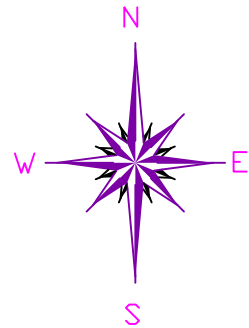


RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN THE CHURCH LOT, CITY OF MENTOR, TOWNSHIP NUMBER 10 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO MOUNTAINSIDE GROUP LLC, AS RECORDED IN DOCUMENT NUMBER 2021R036913, (PPN 16-B-041-0-00-014-0), IN THE OFFICE OF THE COUNTY RECORDER.

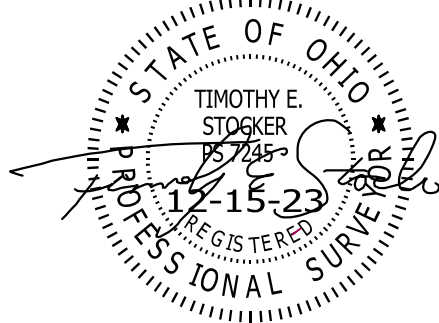


BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CENTER STREET NORTH 00°-17'-17" EAST

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245



SCALE: 1" = 40'

SURVEY: DECEMBER 15, 2023

MAP: DECEMBER 15, 2023

PROSPECT STREET

60' RW

PLAT VOL. H, PG. 141

LOT 9

TRACT 8

BACON LOT

CHURCH LOT

CENTER STREET
S.R. 615 - VARIABLE WIDTH

N 00°17'17" E
493.85' OBS

S 00°17'17" W
449.45' OBS

3/4" IRON PIPE FOUND & USED WITHIN A MON BOX ASSEMBLY

MENTOR AVENUE
U.S. ROUTE 20
- VARIABLE WIDTH

3/4" IRON PIPE FOUND & USED WITHIN A MON BOX ASSEMBLY

5/8" IRON PIN FOUND S 88°58'42" W, 2.50' FROM THE CORNER

5/8" IRON PIN FOUND S 89°40'00" W, 2.40' FROM THE CORNER

5/8" IRON PIN FOUND & USED N 89°14'11" E, 0.74' FROM THE CORNER

5/8" IRON PIN FOUND N 86°26'33" W, 0.35' FROM THE CORNER

#7441
7441 CENTER LTD
DOC. 1999R038292
PPN 16-B-041-0-00-016-0

#7455
MOUNTAINSIDE GROUP LLC
DOC. 2021R036912
PPN 16-B-041-0-00-015-0

0.3809 ACRES
#7461
MOUNTAINSIDE GROUP LLC
DOC. 2021R036913
PPN 16-B-041-0-00-014-0

#7473
CARVER ASSET MGMT INC
DOC. 2019R000015
PPN 16-B-041-0-00-013-0

5/8" IRON PIN FOUND S 32°20'06" W, 0.24' FROM THE CORNER

3" IRON PIPE FOUND & USED S 89°12'27" W, 0.40' FROM THE CORNER

ITEM OF INTEREST
ADJOINERS BLACKTOP DRIVE IS OVER THE LINE 4.9'

ITEM OF INTEREST
SUBJECTS BUILDING IS OVER THE LINE AS SHOWN

CAPPED 5/8" IRON PIN SET FOR REFERENCE SOUTH 89°14'11" WEST, 5.00' FROM THE CORNER

3/4" IRON PIPE FOUND & USED WITHIN A MON BOX ASSEMBLY

POB
42.23' OBS

STATE OF OHIO
45-WD
VOL. 748, PG. 770
N 00°17'13" E
65.97' OBS
66' DEED

OBS
42.23'

OBS
89.70'

EXISTING HOUSE

EXISTING BUILDING

PROPOSED EASEMENT
0.2343 ACRES

POB
EASEMENT

LEGEND

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- STONE MONUMENT
- ⊗ MONUMENT BOX
- ⊕ P.K. NAIL FOUND/SET
- DRILL HOLE FOUND
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED