SOUTH BROADWAY AVENUE (80')

CENTERLINE SURVEY – PLAT VOLUME 36, PG. 68 – 69

N 05°02'21" W (USED AS BASIS OF BEARING)

947.39' REC. 947.91' OBS.

732.28' REC. 732.80' OBS.

1" IRON PIN IN MON. BOX FOUND & USED (PLAN STA. 38+30.03)

39th STREET

1" IRON PIN IN MON. BOX FOUND ON LINE (W/EDGE)

1" IRON PIN IN MON. BOX FOUND ON LINE (W/EDGE)

MUSSEY AVENUE

165.30' REC. & OBS.

215.11' REC. & OBS.

1" IRON PIN IN MON. BOX FD. & USED @ PT. STA. 48+82.64

B 1°23'30" REC. & USED (PL. 36, PG. 68-69)

40.46' CALC.

37.00' REC.

3.00' REC.

SEE DETAIL

1" IRON PIN FD. ON P/L EXTENDED 0.84'

100.00' REC. & CALC.

240.00' REC. 240.75' CALC.

266.10' CALC. & USED.

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

39th STREET (LINCOLN STREET) (60')

S 8°35'39" W 230.42' CALC.

CHESTER S. BOROWICZ O.R. VOL. 287, PG. 151

N 88°59'33" E 235.61' CALC. & USED

EMC MORTGAGE CORPORATION INST. NO. 200801458I6 0.216 ACRES

N 87°13'21" W 242.36' CALC. & USED 245.38' CALC.

LOT 31 THOMAS LEROY & ROSE E. CALLAHAN O.R. VOL. 63, PG. 77

246.77' REC.

BLASS & REUTER'S THIRD SUBDIVISION OF PART OF ORIGINAL LOT NO. 103 PLAT VOL. 5, PG. 26

LOT 32 LOT 33 LOT 34 LOT 35 LOT 36

N 05°02'21" W 25.28' CALC.

259.60' CALC.

260.78' REC.

N 87°25'31" W

JEFFERSON AVENUE (50')

R/W

C/L

90°25'00" REC. & USED

SHEFIELD TOWNSHIP ORIG. LOT 32

5/8" IRON PIN SET "McSTEEN"

CALC. 29.38' CALC. 29.38' CALC. 58.76'

N 02°09'09" E 242.27' REC. 242.80' CALC.

ALLEY (20')

20.00'

N 02°09'09" E

5/8" IRON PIN SET "McSTEEN"

BLACK RIVER TOWNSHIP

PETER REUTERS SUBDIVISION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 3, TRACT 1 PLAT VOL. 7, PG. 38

1" IRON PIN FOUND & USED W. LINE OF ALLEY – 0.83' N

DETAIL (NOT TO SCALE)

SOUTH BROADWAY AVENUE (80')

100.00' REC. & CALC.

50.00' DEED & USED

50.00' DEED & USED

3.04' REC. & CALC.

FORMER R/W

NEW R/W

49.74' REC. & CALC.

49.74' REC. & CALC.

N 05°02'21" W

3.01' REC. & CALC.

1" IRON PIN FD. ON LINE (W/EDGE) & USED

B 1°27'30" REC. & USED

1" IRON PIN FD. & USED FOR LINE 0.12' E

90° REC. & USED

BOUNDARY SURVEY
for
7028 SOUTH BROADWAY AVE.

State of Ohio, County of Lorain, Township of Sheffield, being part of Original Lot No. 103

TOWNSHIP OF SHEFFIELD
COUNTY OF LORAIN – STATE OF OHIO
by

McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 28Bth Street
Wickliffe, Ohio 44092
(440) 585-9800

The basis of bearings for this survey is North 05°-02'-21" West as the centerline of South Broadway Avenue, as evidenced by monuments found, and is the same bearing as found in Volume 36, Pages 68 – 69 of the Lorain County Records of Plats.

ROBERT A. DORNER — REG. PROF. SURV. No. 6943

Job No.: 07-246
Field Date: 09/07/07
Survey Date: 09/07/07
Latest Revision Date:
Previous Reference Job No.:

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