LOT SPLIT AND CONSOLIDATION
for
11985 & 11911 STATE ROUTE 58

Known as being part of Lot No. 56, now situated in the

TOWNSHIP OF NEW RUSSIA
COUNTY OF LORAIN – STATE OF OHIO

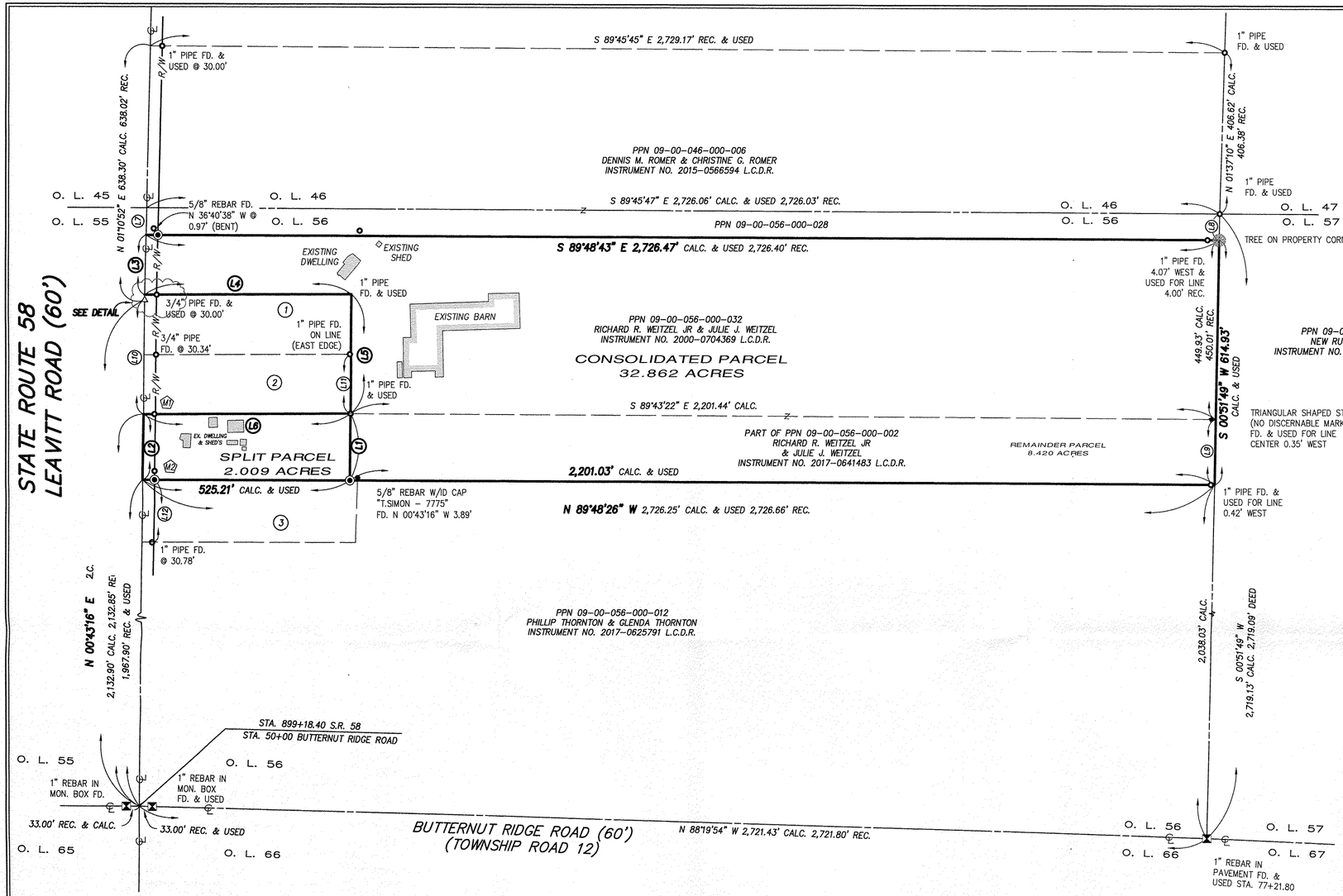
Mc Steen & Associates
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
440.585.9800 Fax 440.585.9802 www.mcsteen.com

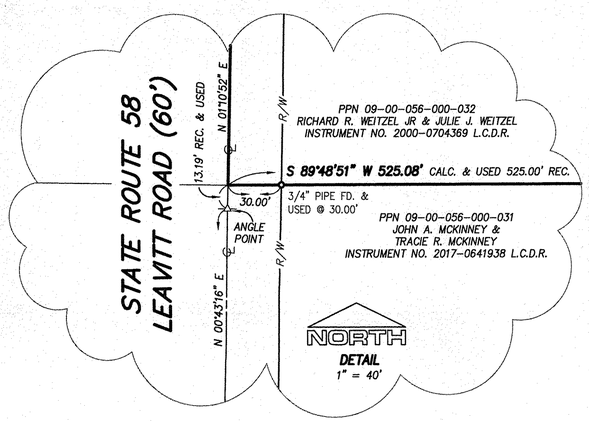
This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026.

ADAM D. TREAT — REG. PROF. SURV. No. 8058

Job No.: 17-172
Field Date: November 16, 2017
Survey Date: December 11, 2017

STATE OF OHIO — ADAM D. TREAT 8058 — REGISTERED PROFESSIONAL SURVEYOR





MONUMENT LEGEND

- ● *denotes rebar found as noted*
- ⊠ *denotes rebar inside monument box assembly found as noted*
- ○ *denotes iron pipe found as noted*
- ◉ *denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set*
- ■ *denotes stone found as noted*
- TREE

NORTH

GRAPHIC SCALE
10 0 75 150
1 INCH = 150 FEET

AREA OF SURVEYED PREMISES

CONSOLIDATED PARCEL	32.862 ACRES
REMAINDER PARCEL	8.420 ACRES
SPLIT PARCEL	2.009 ACRES

OWNERS DATA

(1) PPN 09-00-056-000-031
JOHN A. MCKINNEY & TRACIE R. MCKINNEY
INSTRUMENT NO. 2017-0641938 L.C.D.R.

(2) PPN 09-00-056-000-030
WILLIAM S. HORVATH & ANN MARIE LEE
INSTRUMENT NO. 2014-0493948 L.C.D.R.

(3) PPN 09-00-056-000-011
MARK W. MITTLER TRUSTEE
INSTRUMENT NO. 2016-0578958 L.C.D.R.

LINE DATA

LINE L1 — **N 00°42'44" E 168.24'** CALC. & USED

LINE L2 — **N 00°43'16" E 165.00'** REC., CALC. & USED

LINE L3 — **N 1°10'52" E 150.00'** REC. & USED

LINE L4 — **S 89°48'51" W 525.08'** CALC. & USED 525.00' REC.

LINE L5 — **N 00°42'44" E 299.94'** CALC. & USED 300.00' DEED

LINE L6 — **N 89°50'24" E 525.23'** CALC. & USED 525.00' REC.

LINE L7 — N 01°10'52" E 68.50' REC. & USED

LINE L8 — S 00°51'49" W 66.17' CALC. 66.25' REC.

LINE L9 — S 00°51'49" W 165.00' DEED & USED

LINE L10 — N 00°43'18" E 286.52' CALC. & USED 286.81' REC.

LINE L11 — N 00°42'44" E 149.94' CALC. 150.00' REC.

LINE L12 — 154.60' CALC. 160.00' REC.

MONUMENT DATA

(M1) 3/4" PIPE FD. & USED FOR LINE 27.12' FROM CENTERLINE & 1" PIPE FD. 0.39' SOUTH @ 30.20'

(M2) 3/4" PIPE FD. N 03°09'36" W @ 5.18'

APPROVED LORAIN CO. MAP DEPT
DATE 1-29-18
PAGE 9-00-056
BY R. MAINES
#18-03775

09-00-056-000-041
-042
-043

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