

BOUNDARY SURVEY
for
VACANT LOT LOCATED AT 743
WEST RIVER ROAD

Known as being PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 57,
WEST OF BLACK RIVER, now situated in the

CITY OF ELYRIA
COUNTY OF LORAIN - 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 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 02236".

LEGEND

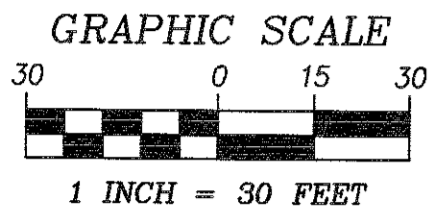
- REBAR FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 02236" ID CAP SET
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS
- CHAIN LINK FENCE
- WOOD FENCE

SURVEY REFERENCES

- "WM. A. ELY'S & MARY A. PEMBER'S ADDITION TO ELYRIA VILLAGE" recorded in Volume 3, Page 26, L.C.M.R.
- "RETRACEMENT SURVEY FOR BLAZ AND SONS PROPERTIES, LTD", by Vector Surveying Services, LLC., dated August 2015.
- "SURVEY PLAT FOR PROPERTY TRANSFER" by Seller & Craig Surveying Inc., dated April 4, 2019.
- "PLAT OF BOUNDARY SURVEY FOR RICK THOMPSON" by Thomas Simon & Associates, Inc., dated May 2019.
- "MAP OF SURVEY" by C.E. Penfound, dated April 28, 1964.
- "SURVEY FOR NINA S. MCDANIEL & LILLIAN NOTKIN", by J.W. Warden, dated April 1, 1943.

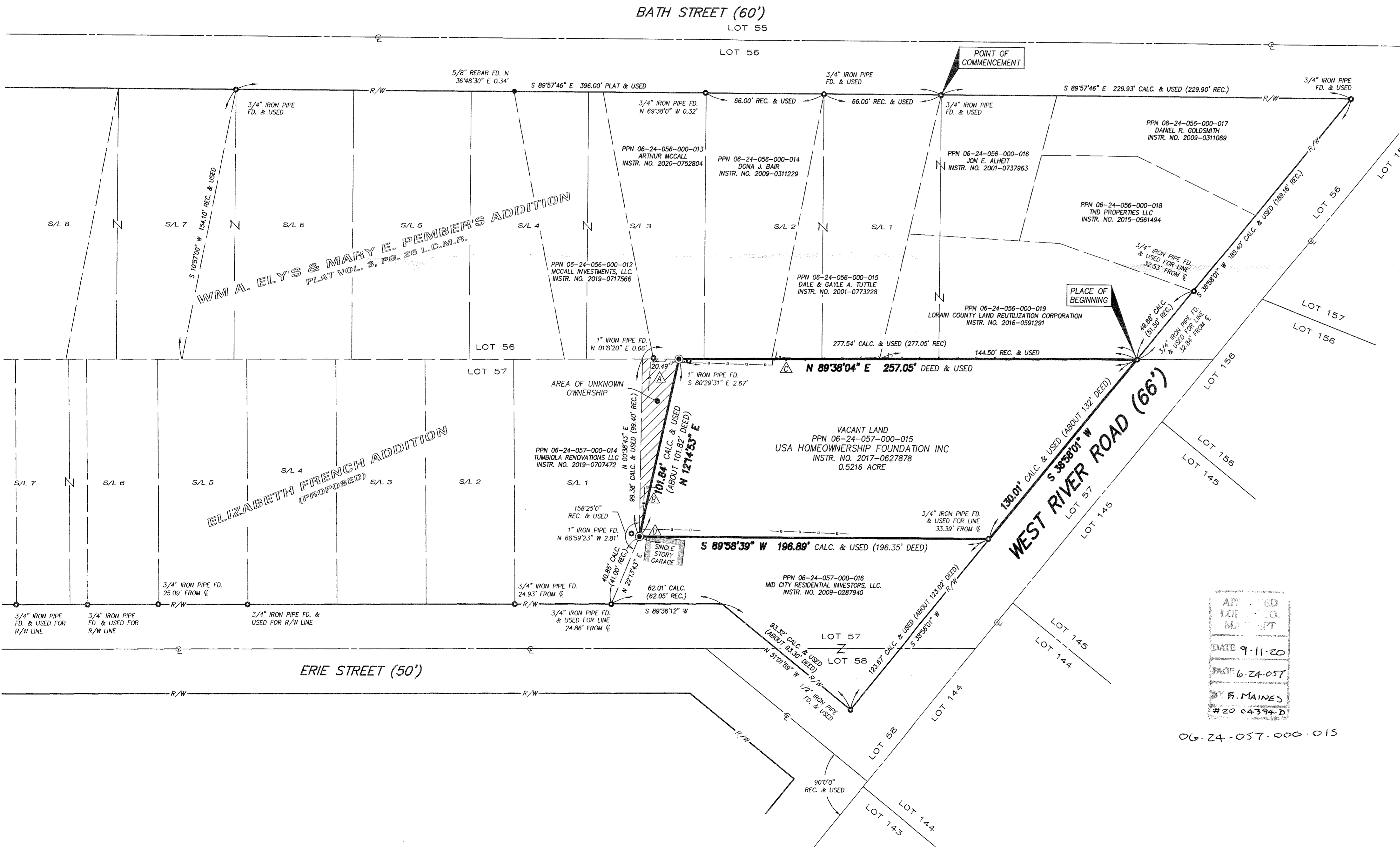
SIGNIFICANT OBSERVATIONS

- △ A wooden fence extends over western line of surveyed property by approximately 15.1'.
- △ A wooden fence extends over western line of surveyed property by approximately 3.1'.
- △ A chain link fence extends over the northerly line of the surveyed property by approximately 0.5'.
- △ A single story garage extends over the southerly line of the surveyed property by approximately 0.5'.



RS
RYAN A. SNEZEK REG. PROF. SURV. No. 8495

Job No.: 20-138
Field Date: 08/31/2020
Survey Date: 09/02/2020
Drawn By: MAH



MISCELLANEOUS NOTES

1. Some features shown on this plat may be shown out of scale for clarity.
2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
3. 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.
4. All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
5. There is no apparent occupation along the subject boundary lines other than as shown on this plat.
6. The Surveyor does not express a legal opinion as to the ownership or nature of potential encroachments or easements with the showing of any evidence, location and extent of easements or potentially encroaching driveways, alleys, other ways of access, structural appurtenances and projections or other items observed in the process of conducting the fieldwork by or onto adjoining property, or onto rights of way, easements, or setback lines disclosed in documents provided to or obtained by the surveyor.

APPROVED
LOI 100
MAH
DATE 9-11-20
PAGE 6-24-057
BY B. MAINES
#20-04394-D

06-24-057-000-015