

**BOUNDARY SURVEY**

FOR

**V/L JAEGER ROAD**

KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 10, TRACT NO. 2, PART OF TOWNSHIP 7N, RANGE 18 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

**CITY OF LORAIN**  
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. 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".

**SURVEY REFERENCES**

- "SURVEY FOR CLEM RICE" BY LAUNDON, HUFFMAN & SIMON, DATED JUNE 1965.
- "THE FIELDS OF MARTIN'S RUN SUBDIVISION NO. 3" AS RECORDED IN PLAT VOL. 98, PG. 51 L.C.M.R.
- "CAMDEN RIDGE SUBDIVISION NO. 1" AS RECORDED IN PLAT VOL. 69, PG. 59 L.C.M.R.
- "CORNERSTONE FARMS SUBDIVISION NO. 1" AS RECORDED IN PLAT VOL. 104, PG. 81 L.C.M.R.
- LORAIN COUNTY AUDITOR'S TAX MAPS
- BLACK RIVER TOWNSHIP 1851 AND 1896 HISTORICAL MAPS
- JAEGER RD. RIGHT OF WAY PLANS DATED 12-5-2011 ON FILE WITH THE CITY OF LORAIN AND THE LORAIN COUNTY ENGINEER'S OFFICE.

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

**AREA OF SURVEYED PREMISES**

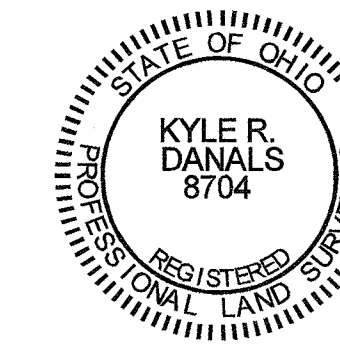
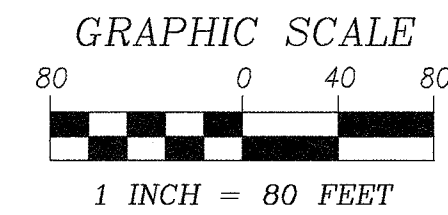
PPN 02-02-010-000-021	(8.269 ACRES)
PPN 02-02-010-000-021 R/W	(0.361 ACRES)
<b>TOTAL AREA</b>	<b>(8.630 ACRES)</b>

**LEGEND**

- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

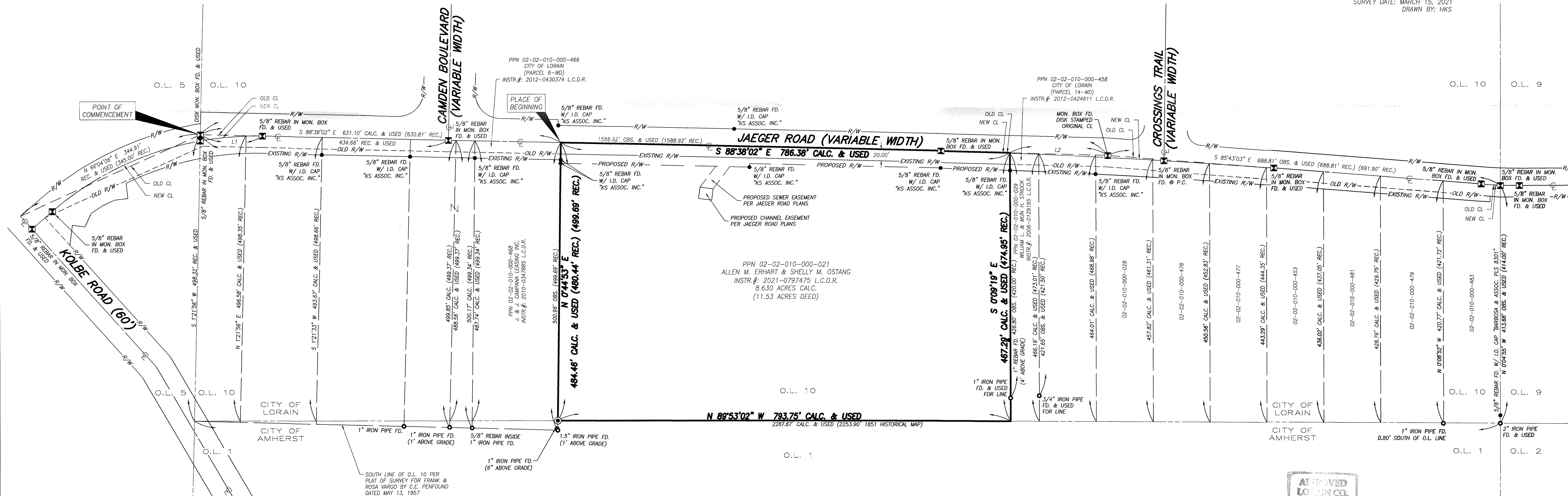
**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 88°38'02" E	108.42' REC. & USED
L2	S 88°38'02" E	171.44' CALC. & USED 168.18' REC.

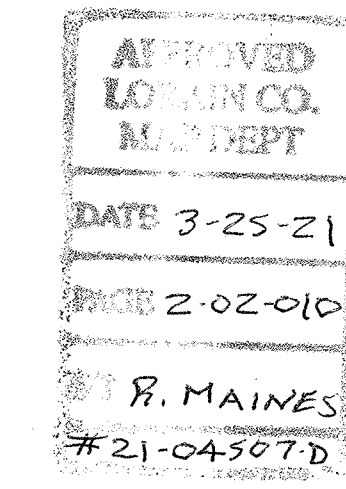


*Kyle R. Danals* 3-15-2021  
KYLE R. DANALS REG. PROF. SURV. No. 8704

JOB NO.: 21-021  
FIELD DATE: MARCH 5, 2021  
SURVEY DATE: MARCH 15, 2021  
DRAWN BY: HKS



PPN 02-02-001-102-026  
CRAIG & SUE PASS  
INSTR. #: 2018-0676310 L.C.D.R.



02-02-010-000-021