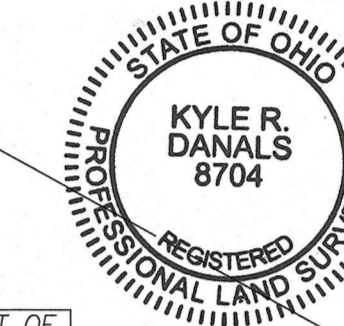


LOT SPLIT PLAT FOR
2928 WEST ERIE AVENUE
KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 22, TRACT NO. 2,
NOW SITUATED IN THE
CITY OF LORAIN
COUNTY OF LORAIN - STATE OF OHIO

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".

K.R.D. 1-18-2021
KYLE R. DANALS
REG. PROF. SURV. No. 8704
Job No.: 20-173
Field Date: JUNE 4, 2018
OCTOBER 8, 2020
Survey Date: NOVEMBER 2, 2020
Drawn By: KR D
Revision Dates: 12/04/2020
01/11/2021
Previous Reference Job No.: 18-049



- LEGEND**
- AXLE FOUND AS NOTED
 - DRILL HOLE FOUND AS NOTED
 - DRILL HOLE SET
 - REBAR FOUND AS NOTED
 - 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
 - MAG NAIL FOUND AS NOTED
 - MAG NAIL SET
 - MONUMENT BOX FOUND AS NOTED
 - EMPTY MONUMENT BOX FOUND
 - PIPE FOUND AS NOTED
 - RAILROAD SPIKE FOUND AS NOTED
 - RAILROAD SPIKE SET
 - SPINDLE FOUND AS NOTED
 - STONE FOUND AS NOTED
 - WOODEN LATHE SET
 - X-CUT FOUND AS NOTED
 - CENTERLINE
 - 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
 - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
 - INGRESS/EGRESS EASEMENT

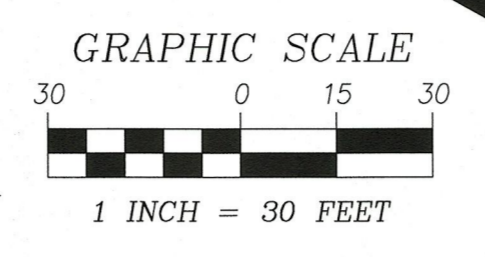
APPROVED
LORAIN CO. MAP DEPT.
DATE 7/14/21
PAGE 2-02-022
BY T. SULLIVAN
VOID # 21-04325
SCAN # 50325

- SURVEY REFERENCES**
- OHIO DEPARTMENT OF HIGHWAYS LOR-6-(6.41-7.94) PLANS DATED 10-24-1955
 - "SURVEY MAP" BY KS ASSOCIATES INC. DATE MAY 5, 2003
 - ALTA/NSPS SURVEY BY MCSTEEN & ASSOCIATES DATED 6-11-2018.
 - HISTORIC AERIAL IMAGERY PROVIDED BY ODNR

- SIGNIFICANT OBSERVATIONS**
- [A] Subjects gravel drive extends over the westerly line of the Ingress/Egress easement by approximately 11.0 feet.
 - [B] A chain link fence extends over the easterly line of the subject premises by approximately 34.0 feet.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION
DATE 7/14/21
APPROVED AS TO DESCRIPTION ONLY
DATE 7/14/21
Per [Signature] Engineering Dept.

- **LITTORAL BOUNDARY NOTES****
- THE LAKE ERIE BOUNDARY IS A LITTORAL BOUNDARY AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. THE SHORELINE BOUNDARY MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
 - HISTORICAL AERIAL IMAGERY PROVIDED BY ODNR OFFICE OF COASTAL MANAGEMENT. AERIAL IMAGERY REVEALED POSSIBLE FILL PLACE ALONG THE SHORE OF LAKE ERIE FROM 1973-1989. NO ODNR AUTHORIZATIONS WERE ASSOCIATED WITH THIS SITE.
 - U.S. ARMY CORPS OF ENGINEERS, BUFFALO DISTRICT DID NOT RECOVER ANY RECORDS FOR SHORE PROTECTION PERMITS, SHORE PROTECTION MEASURES, OR REPORTED AVULSION EVENTS THAT OCCURRED BETWEEN 1956 AND 1980 FOR THE SURVEYED PROPERTY.
 - LOW WATER MARK DERIVED FROM THE 1 YEAR AVERAGE OF WATER LEVEL READINGS FROM NOAA GREAT LAKES - LAKE ERIE STATION 90630779 MARBLE HEAD, OH (WEST OF PROJECT SITE) AND 9063063 CLEVELAND, OH (EAST OF PROJECT SITE). NOAA VERTICAL DATUM TRANSFORMATION WAS USED TO CONVERT WATER LEVEL DATA FROM IGLD 1985 TO NAVD 88.
 - NO EVIDENCE OF AVULSION WAS PRESENTED TO THE SURVEYOR AT THE TIME OF SURVEY. THE "NATURAL" LAKE ERIE BOUNDARY IS SHOWN BASED ON HISTORIC AERIAL IMAGERY AT TIMES BEFORE APPARENT FILLING OCCURRED. AERIAL PHOTOGRAPHY FROM 1973 WAS DETERMINED TO BEST REPRESENT THE LOCATION OF THE NATURAL SHORELINE.



PPN 02-02-022-101-022
RML COMPANIES LLC, AN OHIO LIMITED LIABILITY COMPANY
06-19-2018
INSTRUMENT NO. 2018-0676518 L.C.D.R.
1.9789 ACRES (DEED)
1.6566 ACRES IN LOT 22 (DEED)
0.3223 ACRES IN LOT 23 (DEED)

LAKE ERIE

SHORELINE (SURVEYED 2018)

CALCULATED LOW WATER MARK ELEV=572.8'

TOP OF BANK (SURVEYED 2018)

LAKE ERIE

LINE	BEARING	DISTANCE
L1	N 30°57'02" E	29.79' CALC. & USED
L2	N 51°53'33" E	37.40' CALC. & USED
L3	N 68°00'58" E	20.78' CALC. & USED
L4	N 68°00'58" E	37.38' CALC. & USED
L5	N 75°44'21" E	25.71' CALC. & USED
L6	N 69°06'33" E	21.87' CALC. & USED
L7	S 76°10'15" E	14.19' CALC. & USED

Circle C1: Δ = 0°37' REC. & USED
R = 42971.42' CALC. & USED (42971.37 REC.)
A = 462.50' REC. & USED
T = 231.25' REC. & USED
CH = 462.49' CALC. & USED
BRG = S 54°42'05" E
D' = 0°08' REC. & USED

Circle C2: Δ = 0°17'38" CALC. & USED
R = 42971.42' CALC. & USED (42971.37 REC.)
L = 220.51' CALC. & USED (218.25' O.D.O.T.)
T = 110.25' CALC. & USED
CH = 220.51' CALC. & USED
BRG = S 54°51'46" W
D' = 0°08' REC. & USED