

SURVEY REFERENCES

- "SUBMERGED LANDS LEASE PLAT PLAN" BY M.G. HURA, DATED SEPTEMBER 8, 2011.
- "BOUNDARY SURVEY FOR CATHERINE L. MAURO" BY WILLIAM R. WALLACE, DATED JULY 23, 2012.
- "SURVEY FOR STEPHEN'S MARKET" BY J.W. WARDEN & ASSOCIATES, DATED DECEMBER 1, 1953.
- PLAT VOLUME 7, PAGE 15 L.C.M.R.
- PLAT VOLUME 11, PAGE 12 L.C.M.R.
- PLAT VOLUME 11, PAGE 32 L.C.M.R.
- PLAT VOLUME 11, PAGE 34 L.C.M.R.
- LORAIN COUNTY DEEDS OF RECORD.
- LORAIN COUNTY TAX MAP RECORDS.
- STATE OF OHIO DEPARTMENT OF HIGHWAYS CLEVELAND-SANDUSKY ROAD PLANS, DATED JUNE 1928.
- STATE OF OHIO DEPARTMENT OF TRANSPORTATION LOR-6-19.17 PLANS.
- "LAKE ERIE SUBMERGED LAND LEASE" FILE NO. SUB-2171-LO, O.D.N.R. RECORDS.
- "LAKE ERIE SUBMERGED LAND LEASE" FILE NO. SUB-988-LO, O.D.N.R. RECORDS.
- SUBMERGED LAND LEASE AS RECORDED IN INST. 2020-0780401 L.C.D.R.

AREA OF SURVEYED PREMISES

DEED PARCEL 1	0.5206 ACRES
(AREA IN R/W)	0.0316 ACRES
DEED PARCEL 2	0.4797 ACRES
(AREA IN R/W)	0.0287 ACRES
TOTAL AREA	1.0003 ACRES

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).

NATURAL SHORELINE NOTE

NATURAL SHORELINE OF LAKE ERIE IS DERIVED FROM THE SUBMERGED LAND LEASE FILE NO. SUB-2171-LO OF THE O.D.N.R. RECORDS.

BOUNDARY SURVEY
FOR
32460 & 32462 LAKE ROAD

KNOWN AS BEING PART OF RANGE 16, TOWN 7 OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 19, NOW SITUATED IN THE

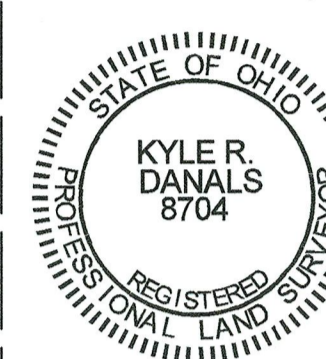
VILLAGE OF AVON LAKE
COUNTY OF LORAIN - STATE OF OHIO

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".

Kyle R. Danals
KYLE R. DANALS REG. PROF. SURV. No. 8704



JOB NO.: 22-087
FIELD DATE: MAY 25, 2022
SURVEY DATE: JUNE 2, 2022
LAST REVISED DATE: JULY 25, 2022
DRAWN BY: HKS

OWNER'S TABLE

1	PPN 04-00-019-101-013 LOUIS FODOR O.R. VOL. 636, PG. 741 L.C.D.R. DEED PARCEL 1 0.5206 ACRES (CALC.) 0.0316 ACRES IN R/W (CALC.) 0.60 ACRES (DEED)
2	PPN 04-00-019-101-014 LOUIS FODOR O.R. VOL. 636, PG. 741 L.C.D.R. DEED PARCEL 2 0.4797 ACRES (CALC.) 0.0287 ACRES IN R/W (CALC.)

LEGEND

- UTILITY POLE
- REBAR PIN AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MONUMENT BOX FOUND AS NOTED
- MAGNAIL SET
- PIPE FOUND AS NOTED
- RAILROAD SPIKE 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
- O.D.N.R. OHIO DEPARTMENT OF NATURAL RESOURCES

SIGNIFICANT OBSERVATIONS

- A VINYL FENCE CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY.
- VARIOUS CONCRETE WALKS CROSS OVER THE SHARED BOUNDARY OF PPN 04-00-019-101-013, PPN 04-00-019-101-014 & PPN 04-00-019-101-015

LINE DATA

LINE	BEARING	DISTANCE
L1	S 83°54'27" W	55.00' REC. & USED
L2	S 83°54'27" W	49.92' CALC. & USED (50.00' REC.)
L3	S 89°58'51" E	38.79' CALC. & USED (38.90' REC.)
L4	N 67°00'16" E	17.28' CALC. & USED
L5	N 67°00'16" E	12.72' CALC. & USED
L6	S 67°00'16" W	30.00' REC. & USED
L7	N 83°31'46" E	38.20' REC. & USED
L8	N 0°27'18" E	25.82' CALC. & USED
L9	N 0°27'18" E	27.03' CALC. & USED
L10	N 83°54'27" E	40.00' REC. & USED
L11	N 83°54'27" E	100.19' REC. & USED
L12	N 0°23'27" E	27.21' CALC. & USED
L13	N 0°23'27" E	28.16' CALC. & USED
L14	N 83°54'27" E	55.00' REC. & USED
L15	S 83°54'27" W	100.00' REC. & USED
L16	S 83°54'27" W	119.06' CALC. & USED (118.50' REC.)
L17	N 0°00'27" E	28.32' CALC. & USED
L18	S 0°00'27" W	32.77' CALC. & USED
L19	N 85°16'01" E	446.51' OBS. & USED (446.40' REC.)

**LAKE ROAD, GRAND ARMY OF THE REPUBLIC HIGHWAY,
U.S. ROUTE 6 (VARIABLE WIDTH)**
(FORMERLY WEST LAKE ROAD)
(FORMERLY LAKE SHORE BOULEVARD)
(FORMERLY LAKE SHORE ROAD)
(FORMERLY CLEVELAND-SANDUSKY STATE ROAD)

