

BOUNDARY SURVEY
FOR
11780 HAWKE ROAD

KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 6, RANGE 16, TOWNSHIP
5 OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

TOWNSHIP OF EATON
COUNTY OF LORAIN - STATE OF OHIO

McSteen
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

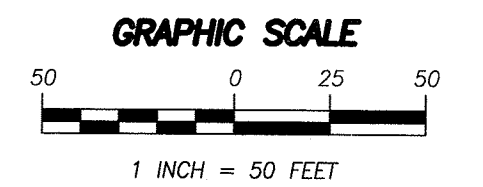
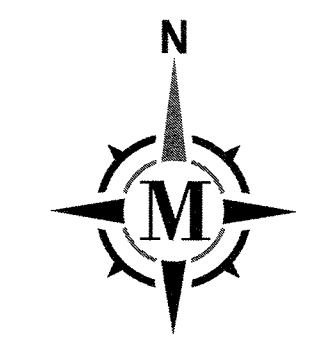
THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".



Matthew A. Hildebrandt
MATTHEW A. HILDEBRANDT
REG. PROF. SURV. No. 8817

50642
APPROVED
LORAIN CO.
DATE 7/10/22
PAGE 1-00-001-B
BY A.Corden
#22-04905-0

JOB No.: 22-140
FIELD DATE: JULY 7, 2022
SURVEY DATE: JULY 12, 2022
DRAWN BY: HKS



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).

LINE DATA

LINE	BEARING	DISTANCE
L1	N 88°40'42" E	130.30' OBS. & USED (ABOUT 130.00' DEED)
L2	S 71°53'57" E	58.29' REC. & USED (ABOUT 55.44' DEED)
L3	N 89°38'06" E	199.89' CALC. & USED (ABOUT 200.60' DEED)
L4	S 71°53'57" E	58.29' DEED & USED

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.D.R. LORAIN COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

OWNERSHIP

PPN 11-00-006-000-033
PHILIP SCOTT REID, ROBERTA ANN BENEDICT N.K.A. ROBERTA ANN BRUEWER & JEROME LEE REID SUCCESSOR CO-TRUSTEES OF THE GERALDINE A. REID LIVING TRUST, DATED MARCH 20, 1997 INSTRUMENT # 2022-0869955 L.C.D.R. 1.1402 ACRES
0.0874 ACRES IN R/W

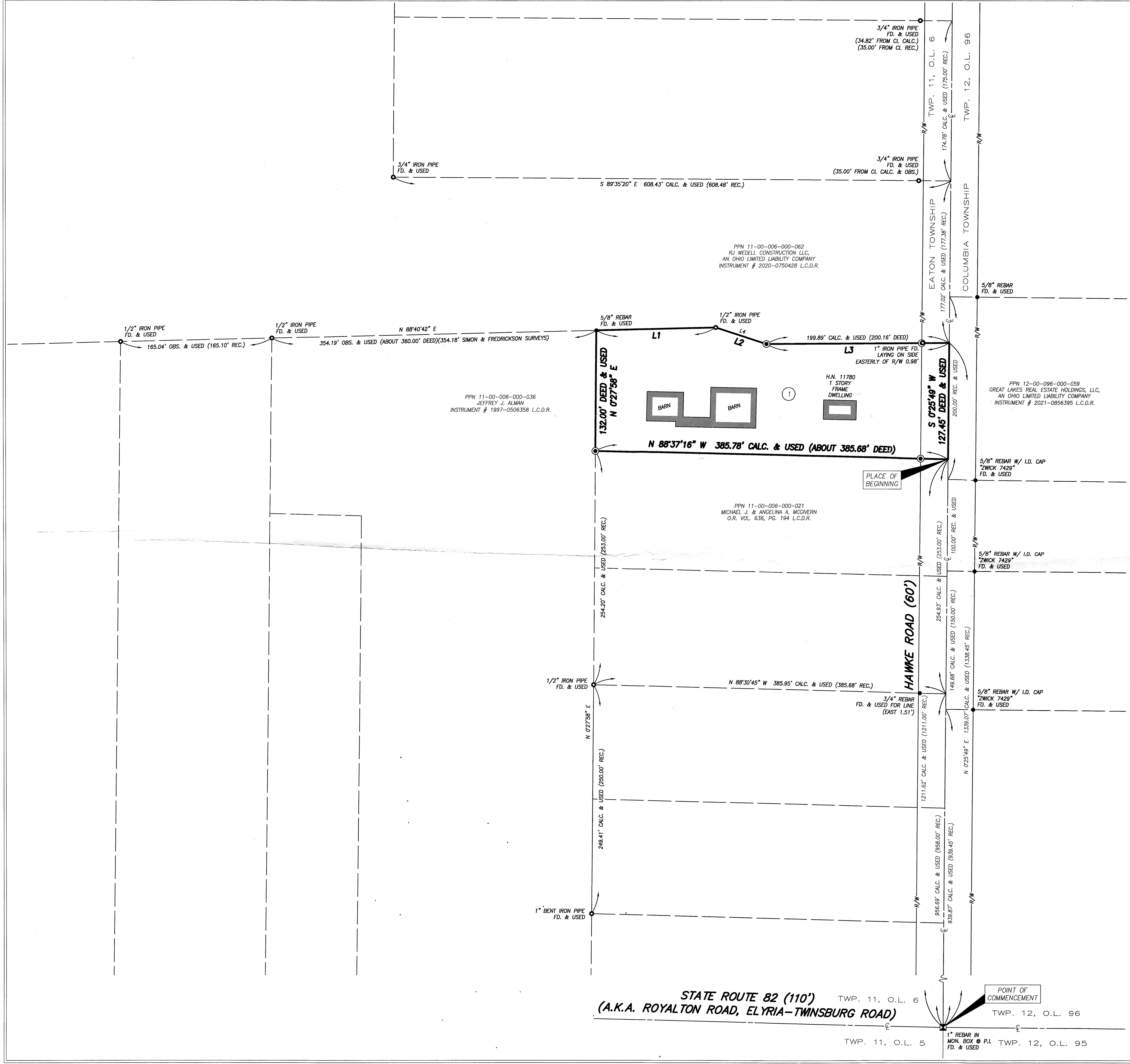
SURVEY REFERENCES

- "SURVEY FOR CHRIS A. HAWKE - TRUSTEE" BY RODGER G. SIMON, DATED OCTOBER, 1995.
- "SURVEY FOR CHRIS M. HAWKE - TRUSTEE" BY RODGER G. SIMON, DATED NOVEMBER 29, 1995.
- "PLAT OF BOUNDARY SURVEY FOR JEFFREY J. ALMAN" BY RICHARD A. FREDRICKSON, DATED AUGUST 14, 2008.
- "LOT SPLIT MADE AT THE INSTANCE OF R & D JOINT VENTURE, INC. & GREAT LAKES REAL ESTATE HOLDINGS, LLC" BY GEORGE A. HOFMANN, DATED DECEMBER 7, 2021.
- "R & D JOINT VENTURES, INC. LOT SPLIT PLAT" BY PETER D. ZWICK, DATED DECEMBER 20, 2011.
- "MAP OF SURVEY FOR JOHN AND MARGARET CARR" BY BORVOJE KARAPANDZICH, DATED JANUARY 13, 1990.
- "SURVEY FOR 11-00-006-000-031" BY JOHN POZYWAK, DATED NOVEMBER 21, 1977.
- "SURVEY FOR 11-00-006-000-24/28" BY JOHN POZYWAK, DATED NOVEMBER 21, 1977.
- LORAIN COUNTY DEEDS OF RECORD
- LORAIN COUNTY TAX MAP RECORDS
- O.D.O.T. PROJECT LOR-82-4.79-7.73.
- O.D.O.T. PROJECT LOR-82-4.79-12.47: CENTERLINE LOCATION PLAN # 532419 - VOL. 20, PG. 31 L.C.M.R.

STATE ROUTE 82 (110)
(A.K.A. ROYALTON ROAD, ELYRIA-TWINSBURG ROAD)

TWP. 11, O.L. 6
TWP. 12, O.L. 96
TWP. 11, O.L. 5
TWP. 12, O.L. 95

POINT OF COMMENCEMENT
1" REBAR IN MON. BOX @ P.L. FD. & USED



PPN 11-00-006-000-062
RJ WEDELL CONSTRUCTION LLC,
AN OHIO LIMITED LIABILITY COMPANY
INSTRUMENT # 2020-0750428 L.C.D.R.

PPN 11-00-006-000-036
JEFFREY J. ALMAN
INSTRUMENT # 1997-0506358 L.C.D.R.

PPN 12-00-096-000-059
GREAT LAKES REAL ESTATE HOLDINGS, LLC,
AN OHIO LIMITED LIABILITY COMPANY
INSTRUMENT # 2021-0856395 L.C.D.R.

PPN 11-00-006-000-021
MICHAEL J. & ANGELINA A. MOGOVERN
O.R. VOL. 636, PG. 194 L.C.D.R.