

BOUNDARY SURVEY

FOR

1433 LOWELL STREET

KNOWN AS BEING PART OF RANGE 17, TOWN 6 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 23, WEST OF THE BLACK RIVER, NOW SITUATED IN THE

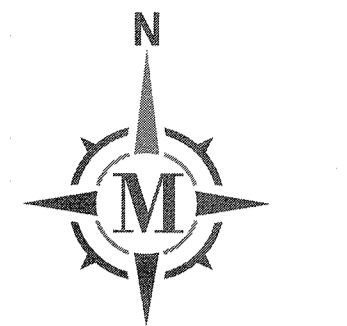
CITY OF ELYRIA
COUNTY OF LORAIN - STATE OF OHIO

McSteen

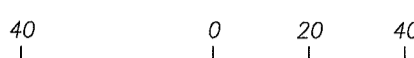
LAND SURVEYORS

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. 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".



GRAPHIC SCALE



1 INCH = 40 FEET

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).

SURVEY REFERENCES

- LORAIN COUNTY S.H. 288, SEC. V R/W PLANS DATED AUGUST 1973
- PLAY OF SURVEYS FOR SHOPPING CENTER MAINTENANCE, INC. BY GARY E. PENFOUND DATED JANUARY 15, 2020
- MAP OF SURVEY FOR 1301 LOWELL STREET BY ROBERT A. DORNER DATED JANUARY 15, 2020
- MAP OF SURVEY FOR 1444 LOWELL STREET BY KEVIN WOESTE DATED JUNE 5, 2020
- SURVEY FOR LARRY H. & SUSAN BRADLEY BY LAUNDON, SIMON, CAHL & ASSOC. INC. DATED SEPTEMBER 25, 1996
- SURVEY BY D.D. ANDRUS AND ASSOCIATES DATED DECEMBER 28, 1965
- SURVEY FOR LOUIS GROB BY T.W. LAUNDON DATED JUNE 15, 1956
- RIGHT OF WAY AND TRACK MAP, NEW YORK CENTRAL RAILROAD VALUATION SECTION 206, PAGE 11

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°28'04" E	178.29' CALC. & USED (178.00' REC.)
L2	S 73°29'58" E	51.51' CALC. & USED
L3	N 02°28'04" E	164.04' CALC. & USED (163.78' REC.)
L4	N 89°33'02" E	50.00' REC. & USED
L5	N 89°33'58" E	25.53' REC. & USED
L6	N 00°33'52" E	33.00' REC. & USED
L7	N 00°21'58" E	33.00' REC. & USED
L8	S 89°33'02" E	15.00' REC. & USED
L9	S 89°33'02" E	35.00' REC. & USED

OWNER'S TABLE

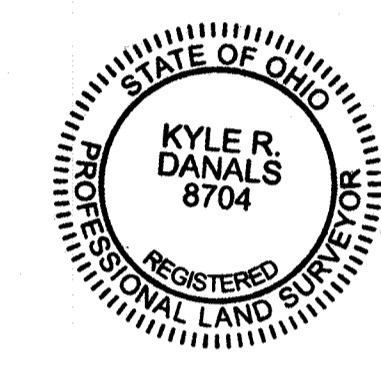
①	PPN 06-24-023-105-001
	KHAIREDDIN F. SABBAH
	DEED PARCEL NO. 1
	INSTR. #2011-0382081 L.C.D.R. 0.5 ACRES (DEED) 0.1964 ACRES (CALC)

LEGEND

- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- REBAR FOUND AS NOTED
- MAG NAIL FOUND AS NOTED
- ⊠ MONUMENT BOX FOUND AS NOTED
- 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
- 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

APPROVED
LORAIN CO.
MAP DEPT
DATE 7/26/22
PAGE 06-24-023
BY WRZ
22-04910-A
50 650

Kyle R. Danals 7-1-2022
KYLE R. DANALS REG. PROF. SURV. No. 8704



Job No.: 22-133
Field Date: June 29, 2022
Survey Date: July 1, 2022
Drawn By: HJW

