

CONSOLIDATION PLAT
FOR
4686 FRENCH CREEK ROAD

KNOWN AS BEING PART OF RANGE 17, TOWN 7 OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 67, NOW SITUATED IN THE

VILLAGE OF SHEFFIELD
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 7-12-2022
KYLE R. DANALS REG. PROF. SURV. No. 8704

Job No.: 22-121
Field Date: 6/20/2022
Survey Date: 6/23/2022
Drawn By: JWW



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).

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
- FENCE LINE (AS NOTED)

AREA OF SURVEYED PREMISES

PPN 03-00-067-000-012 (1.0313 ACRES)
PPN 03-00-067-000-019 (2.0559 ACRES)
PARCEL "A" (3.0872 ACRES)

OWNERS ACCEPTANCE

WE, JEROME R. WINIASZ AND MICHAEL E. WINIASZ, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION AS SHOWN HEREON.

JEROME R. WINIASZ MICHAEL E. WINIASZ

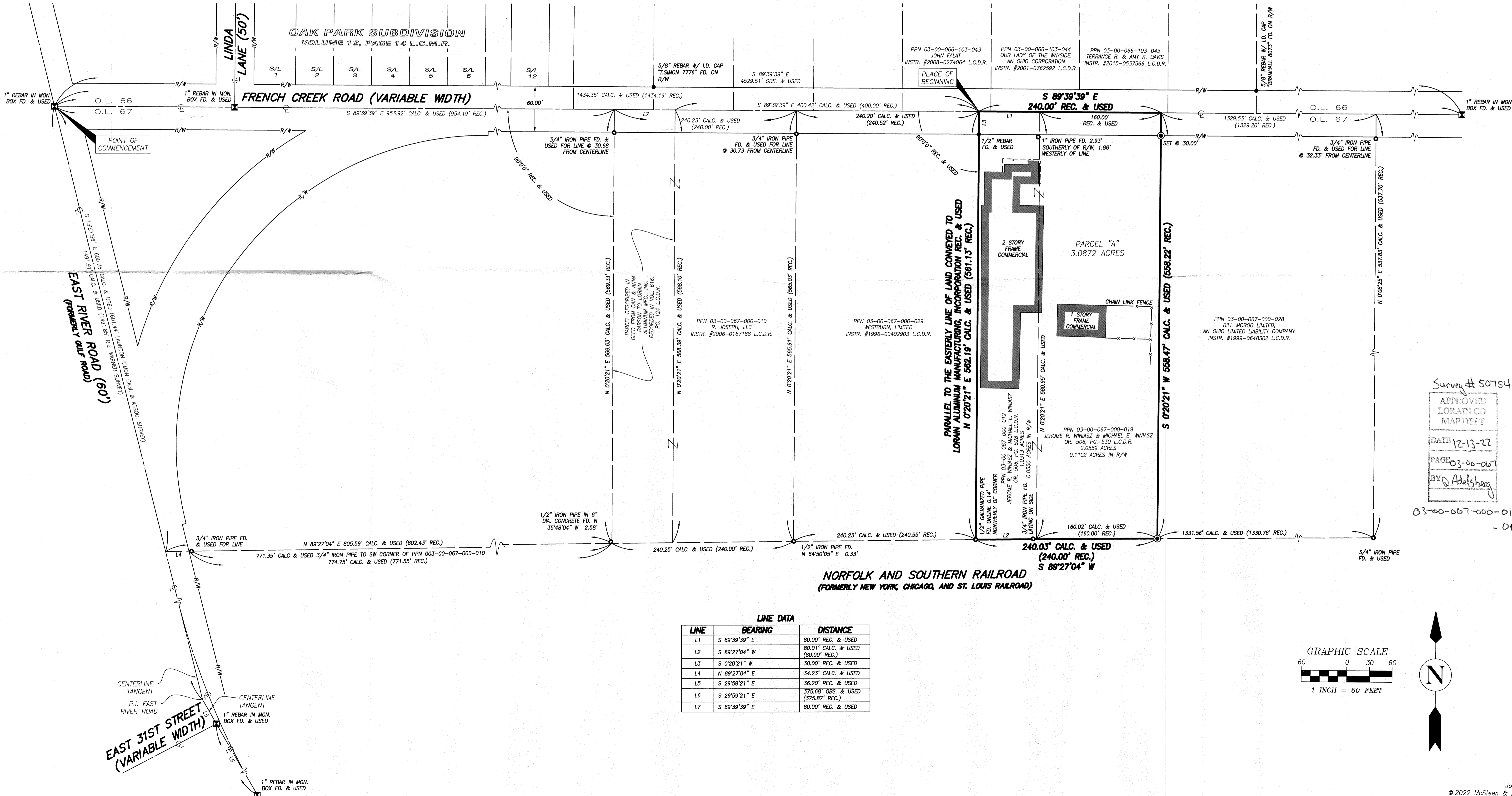
APPROVALS

APPROVED THIS ____ DAY OF _____, 2022 BY THE SHEFFIELD VILLAGE ADMINISTRATOR.

KEN KACZAY - VILLAGE ADMINISTRATOR

SURVEY REFERENCES

- "ALIGNMENT CHANGE AT JUNCTION OF EAST RIVER AND SHEFFIELD-FRENCH-CREEK ROADS" DATED NOVEMBER 13, 1929.
- "BOUNDARY SURVEY OF PART OF U.S. STEEL CORPORATION LAND FOR LUKENS INC." BY NEIL A. HETRICK, DATED DECEMBER 10, 1992.
- "BOUNDARY SURVEY AND ALTA/ACSM LAND TITLE SURVEY" BY MICHAEL C. BRAMHALL, DATED DECEMBER 5, 2000.
- "BOUNDARY SURVEY OF 31.34 EAST RIVER ROAD" BY EDWARD B. DUDLEY, DATED JULY 16, 2012.
- "CONSOLIDATION PLAT" BY NATHAN W. SAUTTER, DATED MARCH 4, 2021.
- "SURVEY FOR DAN T. BARSON" BY LAUNDON, SIMON, CAHL, AND ASSOCIATES, DATED JUNE 1978.
- "SURVEY FOR THE OHIO CARIBOU GROUP" BY LAUNDON, HAUFFMAN, AND SIMON, DATED JANUARY 1972.
- "SURVEY OF 84.233 ACRES" BY RICHARD D. KELLER, DATE JUNE 27, 1977.
- "OAK PARK SUBDIVISION" PLAT VOLUME 12, PAGE 14 L.C.M.R.
- "PLAT OF SURVEY AND LOT SPLIT FOR NATALIE CEJA" BY THOMAS A. SIMON, DATED JULY 2003.
- LORAIN COUNTY TAX MAPS.
- LORAIN COUNTY DEED RECORDS.
- "CENTERLINE SURVEY PLAT, EAST 31ST STREET" BY RICHARD D. KELLER DATED MAY 2, 1972.
- "DEDICATION PLAT OF EAST RIVER ROAD NO. 35, SEC." DATE JANUARY 1932.
- "STATION MAP - LANDS SHEET NO. S.L. 3 OF V-54 OHIO OF THE NEW YORK, CHICAGO, AND ST. LOUIS RAILROAD CO., STATION 108+35.0 TO STATION 161+15.0" DATED DECEMBER 31, 1927.
- DEED VOLUME 778, PAGE 453 L.C.D.R.
- DEED VOLUME 955, PAGE 33 L.C.D.R.
- DEED VOLUME 616, PAGE 124 L.C.D.R.



Survey # 50754
APPROVED
LORAIN CO.
MAP DEPT
DATE 12-13-22
PAGE 03-00-067
BY D. Adelsberg

03-00-067-000-012
- 019

