

BOUNDARY SURVEY
FOR
V/L NORTH LAKE STREET
KNOWN AS BEING PART OF RANGE 18 WEST, TOWN 6 NORTH, OF THE
CONNECTICUT WESTERN RESERVE SURVEY, AND PART OF ORIGINAL
AMHERST TOWNSHIP LOT NUMBER 2, NOW SITUATED IN THE
CITY OF AMHERST
COUNTY OF LORAIN - STATE OF OHIO

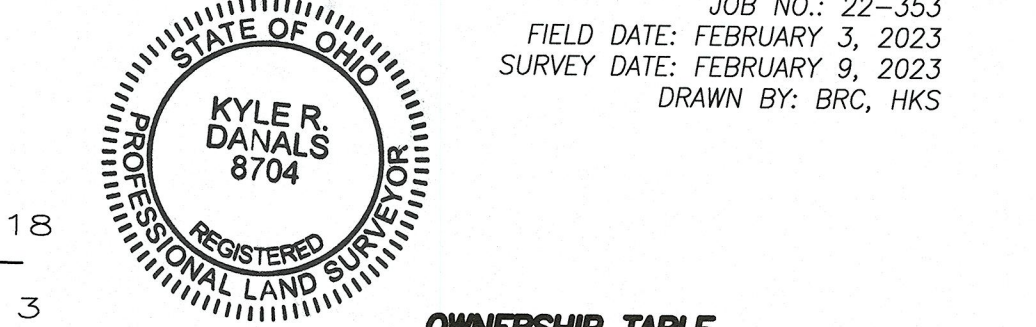
McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN U.S. SURVEY 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".

APPROVED
LORAIN CO.
MAP DEPT.
DATE 2/15/23
PAGE 05-00-002-3
BY Acarden
#23-05033-C

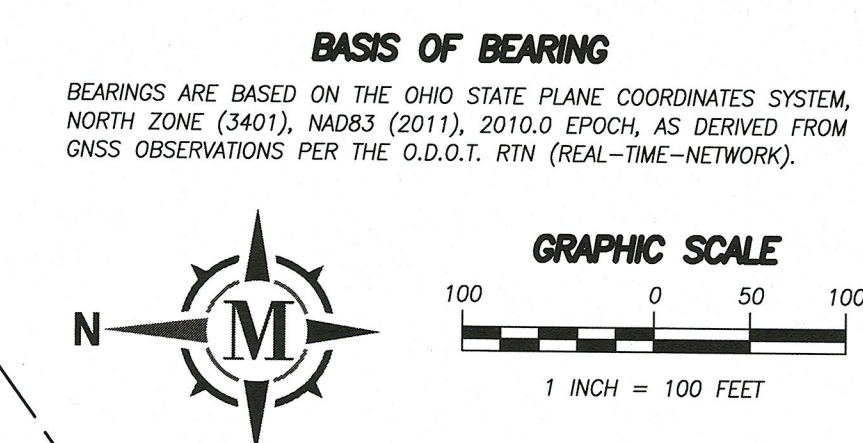
Kyle R. Danals
REG. PROF. SURV. No. 8704

2-9-2023
JOB NO.: 22-353
FIELD DATE: FEBRUARY 3, 2023
SURVEY DATE: FEBRUARY 9, 2023
DRAWN BY: BRC, HKS



OWNERSHIP TABLE

LOT	OWNER	ACRES
01	ROSEPOINT FARM, LLC, AN OHIO LIMITED LIABILITY COMPANY	6.1520
02	JANET K. BRAWLEY, TRUSTEE OF THE MARJORIE J. SMALL LIVING TRUST	0.9638
03	M & M SMALL, LLC, AN OHIO LIMITED LIABILITY COMPANY	0.6892
04	AMERICAN LEGION ELMER JOHNSON POST 118	0.1491
05	AMERICAN LEGION ELMER JOHNSON POST 118	0.6892
06	ANTHONY & LORA MELENDEZ	0.6892
07	BRENT M. FAVELICH	0.6892
08	GEORGE & SANDRA M. CRUZ	0.6892
09	PAMELA A. HANSHUMAKER, TRUSTEE OF THE PAMELA A. HANSHUMAKER LIVING TRUST	0.6892
10	DONNA J. & ALBERT S. BEREZNY	0.6892
11	BRIAN DOUGLAS & LINDSAY ANNE HAWKINS	0.6892
12	ROBERT E. JR. & ELIZABETH C. VANSANT	0.6892
13	JOHN C. & MARY J. KUHLMAN	0.6892
14	EDDIE & ERIN B. LINK	0.6892
15	GREGORY J. WHITE & STEPHANIE A. RUSKISKA	0.6892
16	JEREMY MOSES ELSA I. RIVERA	0.6892
17	JEFFREY A. & KELLY L. KARASON	0.6892
18	HARVEY J. & CONSTANCE Y. BODKINS	0.6892
19	HERMAN C. & BONNIE G. FRALEY	0.6892
20	JAMES E. & BRIDGET B. DILL	0.6892
21	STEVEN J. & DANA A. ZABRISKY	0.6892
22	PAUL & VALERIE J. DOBKOVSKI	0.6892
23	DENNIS M. & MARIA TOMUSKO	0.6892
24	EDWARD P. & ELIZABETH A. CASPER	0.6892
25	THE CITY OF AMHERST, AN OHIO MUNICIPAL CORPORATION	0.6892



- SIGNIFICANT OBSERVATIONS**
- A BASKETBALL HOOP WAS OBSERVED ON THE SUBJECT PROPERTY NEAR JONATHAN STREET
 - CONCRETE AND CURB CROSS OVER A WESTERLY LINE OF SURVEYED PROPERTY
 - A CONCRETE SIDEWALK CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY
 - A CONCRETE SIDEWALK CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY
 - CONCRETE AND CURBS CROSS OVER A WESTERLY LINE OF SURVEYED PROPERTY
 - A CONCRETE SIDEWALK CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY
 - A WOOD FENCE CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY
 - A VINYL FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY BY APPROXIMATELY 0.44'

AREA OF SURVEYED PREMISES

PPN 05-00-002-000-191	6.1520 ACRES
AREA IN R/W	0.0745 ACRES
PPN 05-00-002-000-193	49.4793 ACRES
AREA IN R/W	1.2048 ACRES
TOTAL AREA	55.6313 ACRES
TOTAL AREA IN R/W	1.2793 ACRES

PPN 05-00-019-000-071
UNIVERSITY HOSPITALS HEALTH SYSTEM, INC.,
AN OHIO NONPROFIT CORPORATION
INST# 2022-0896518 L.C.D.R.

PPN 05-00-002-000-193
ROSEPOINT FARM LLC,
AN OHIO LIMITED LIABILITY COMPANY
INST# 2007-0187294 L.C.D.R.
50.4737 ACRES (CALC.)
(1.2048 ACRES IN R/W)

SURVEY REFERENCES

- PLATS AS SHOWN
- PLAT OF "APPLE ORCHARD SUBDIVISION NO. 5" VOL. 52, PG. 15 L.C.M.R.
- PLAT OF "CRESTVIEW ACRES SUBDIVISION NO. 1" VOL. 19, PG. 37 L.C.M.R.
- PLAT OF "VALLEY VIEW SUBDIVISION NO. 1" VOL. 20, PG. 6 L.C.M.R.
- CENTER LINE SURVEY PLAT FOR LOR-254-0.00B, VOL. 24, PG. 2 L.C.M.R.
- LOCATION PLAT FOR LOR-2-3.50
- LOCATION PLAT FOR LOR-2-3.31-7.97
- LOCATION PLAT FOR LOR-2-5.86-6.19
- BOUNDARY SURVEY FOR CITY OF AMHERST POLICE & JAIL FACILITY BY NEIL A. HETRICK, DATED MARCH 18, 1994, SURVEY NUMBER 21508
- BOUNDARY SURVEY OF ORIGINAL AMHERST TOWNSHIP LOT NO. 19 BY DOUG MOSLEY, DATED JUNE 1997, SURVEY NUMBER 21512
- MAP OF SUB-LOT NO. 11 BY GARY E. PENFOUND, DATED AUG. 21, 1988
- LOT SPLIT & CONSOLIDATION BY EHTSEHAM M. SUHAIL, DATED OCT. 4, 2004, SURVEY NUMBER 3555
- LOT SPLIT FOR PARCEL 'A' & PARCEL 'B' BY EHTSEHAM M. SUHAIL, DATED OCT. 10, 2005, SURVEY NUMBER 36150
- ALTA/ACSM LAND TITLE SURVEY FOR CLEVELAND CLINIC FOUNDATION BY TREVOR A. BIXLER, DATED OCT. 20, 2006, SURVEY NUMBER 39854
- LOT SPLIT/COMBINATION FOR ROSEPOINT FARM, LLC BY PHIL A. ROSEBECK, DATED NOV. 15, 2011, SURVEY NUMBER 47378
- CONSOLIDATION AND LOT SPLIT OF PART OF ORIGINAL AMHERST TOWNSHIP LOT 1 BY STEVEN L. MULLANEY, DATED NOV. 18, 2015, SURVEY NUMBER 48842
- ALTA/NSPS LAND TITLE SURVEY FOR JANE R. COBOS TR., BY ROBERT S. WYND, DATED AUG. 27, 2020, SURVEY NUMBER 50178
- LORAIN COUNTY TAX MAPS
- LORAIN COUNTY DEED RECORDS

LINE DATA

LINE	BEARING	DISTANCE
L1	N 87°41'21" W	200.16' CALC. & USED (200.00' REC.)
L2	S 0°58'39" W	216.47' CALC. & USED (210.00' REC.)
L3	S 87°41'21" E	200.16' CALC. & USED (200.00' REC.)
L4	S 0°58'39" W	216.47' (210.00' DEED)
L5	S 89°47'22" W	245.10' (245.00' REC)
L6	S 1°01'49" W	150.08' (150.00' DEED)
L7	S 89°45'08" W	200.23' (200.00' DEED)
L8	S 0°58'39" W	149.98' (150.00' DEED)
L9	N 89°47'22" E	200.09' (200.00' DEED)
L10	S 89°47'22" W	45.01' CALC. & USED (45.00' REC.)
L11	S 89°47'22" W	155.09' CALC. & USED (155.00' REC.)
L12	S 89°47'22" W	45.00' REC. & USED
L13	N 89°45'08" E	45.14' OBS. & USED (45.00' REC.)
L14	N 89°45'08" E	155.09' CALC. & USED (155.00' REC.)
L15	N 89°45'08" E	45.01' (45.00' DEED)
L16	S 89°45'08" W	105.22' OBS. & USED
L17	N 0°58'27" E	112.33' OBS. & REC.
L18	N 0°58'27" E	101.24' OBS. & REC.
L19	S 83°48'43" E	151.09' CALC. & USED (151.32' PLAT VOL. 48, PG. 29 L.C.M.R.) (163.07' O.D.O.T.)
L20	S 0°58'39" W	29.82' REC. & USED
L21	S 0°58'39" W	9.53' (9.10' DEED)
L22	N 0°58'39" E	149.92' CALC. & USED (150.00' REC.)

LEGEND

- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MAG NAIL FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- RIGHT-OF-WAY
- L/A LIMITED ACCESS 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.L. ORIGINAL TOWNSHIP LOT
- P.O.B. PLACE OF BEGINNING
- P.O.C. PLACE OF COMMENCEMENT
- CONCRETE
- ASPHALT
- WOOD FENCE
- VINYL FENCE
- WIRE FENCE
- DITCH CENTERLINE
- OVERHEAD UTILITY WIRES

EASEMENT LEGEND

- 106' WIDE PERPETUAL RIGHT TO THE OHIO PUBLIC SERVICE COMPANY VOL. 6, PGS. 335-336 L.C.D.R.
- 30' WIDE TILE SEWER EASEMENT VOL. 903, PG. 12 L.C.D.R.
- PARCEL NO. 22-WL. FEE SIMPLE PARCEL WITH LIMITED ACCESS VOL. 940, PG. 510 L.C.D.R.
- PARCEL NO. 22. PERPETUAL HIGHWAY EASEMENT VOL. 940, PGS. 510 L.C.D.R.
- PARCEL NO. 22-A. PERPETUAL HIGHWAY EASEMENT VOL. 940, PGS. 510 L.C.D.R.
- 20' SANITARY SEWER AND WATERLINE EASEMENT O.R. VOL. 161, PGS. 579-583 L.C.D.R. O.R. VOL. 228, PGS. 65-75 L.C.D.R.

