

**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-958-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
DEED PARCEL 2	0.4797 ACRES
CONSOLIDATED PARCEL AREA	1.0003 ACRES
(AREA IN R/W)	0.0603 ACRES

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (8401), 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.

**LOT CONSOLIDATION**

FOR

**32460 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

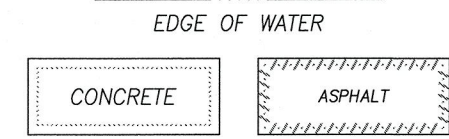
THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

**OWNER'S TABLE**

1	PPN 04-00-019-101-013 THOMAS M. & MELISSA COUGHLIN INSTR. # 2022-0879902 L.C.D.R. DEED PARCEL 1 0.5206 ACRES (CALC.) 0.0316 ACRES IN R/W (CALC.)
2	PPN 04-00-019-101-012 THOMAS M. & MELISSA COUGHLIN INSTR. # 2022-0879902 L.C.D.R. DEED PARCEL 2 0.4797 ACRES (CALC.) 0.0287 ACRES IN R/W (CALC.)

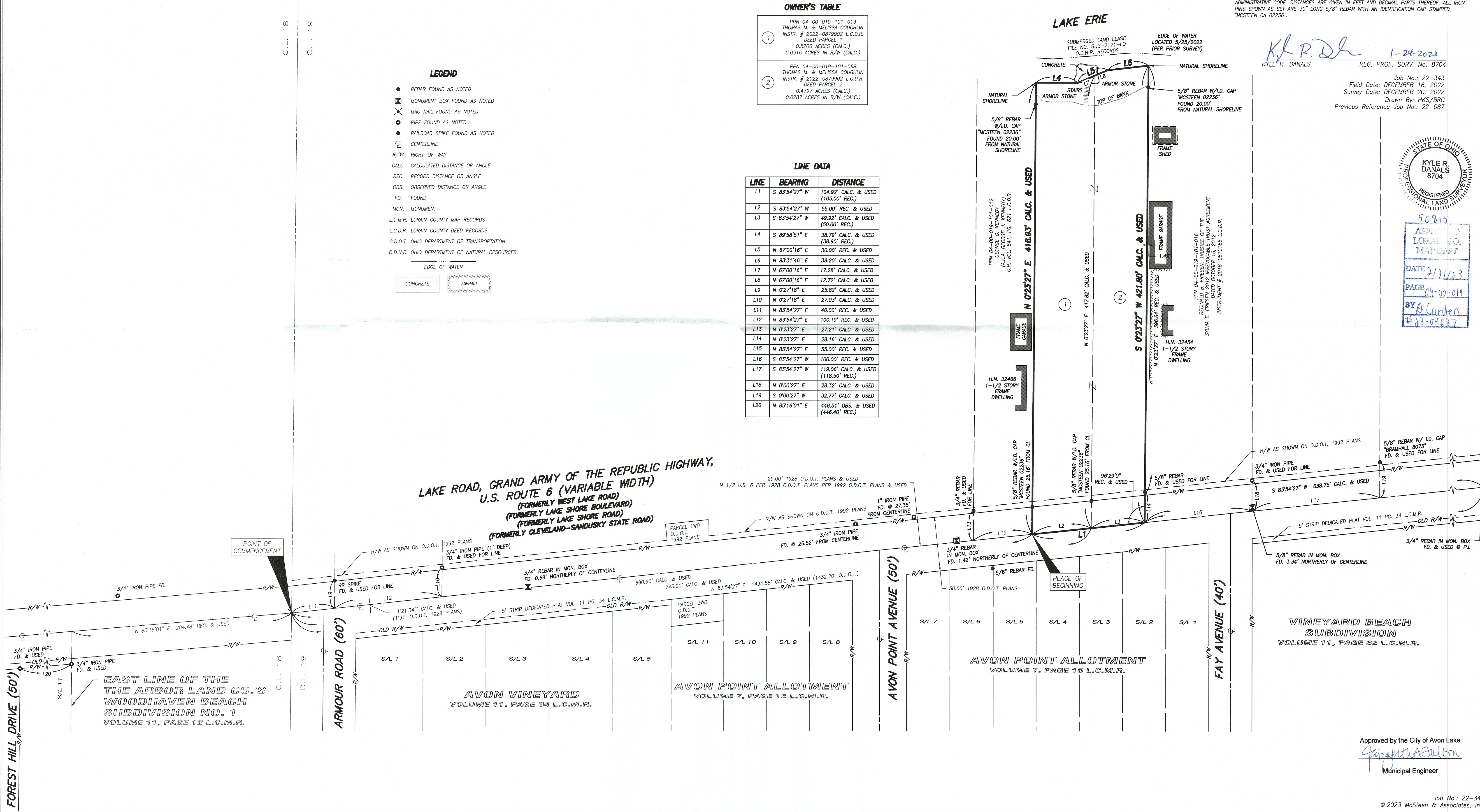
**LEGEND**

- REBAR FOUND AS NOTED
- ⊠ MONUMENT BOX FOUND AS NOTED
- ⊗ MAG NAIL 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
- 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



**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 83°54'27" W	104.92' CALC. & USED (105.00' REC.)
L2	S 83°54'27" W	55.00' REC. & USED
L3	S 83°54'27" W	49.92' CALC. & USED (50.00' REC.)
L4	S 89°58'51" E	38.79' CALC. & USED (38.90' REC.)
L5	N 67°00'16" E	30.00' REC. & USED
L6	N 83°31'46" E	38.20' CALC. & USED
L7	N 67°00'16" E	17.28' CALC. & USED
L8	N 67°00'16" E	12.72' CALC. & USED
L9	N 0°27'18" E	25.82' CALC. & USED
L10	N 0°27'18" E	27.03' CALC. & USED
L11	N 83°54'27" E	40.00' REC. & USED
L12	N 83°54'27" E	100.19' REC. & USED
L13	N 0°23'27" E	27.21' CALC. & USED
L14	N 0°23'27" E	28.16' CALC. & USED
L15	N 83°54'27" E	55.00' REC. & USED
L16	S 83°54'27" W	100.00' REC. & USED
L17	S 83°54'27" W	119.06' CALC. & USED (118.50' REC.)
L18	N 0°00'27" E	28.32' CALC. & USED
L19	S 0°00'27" W	32.77' CALC. & USED
L20	N 85°16'01" E	446.51' OBS. & USED (446.40' REC.)



*Kyle R. Danals* 1-24-2023  
KYLE R. DANALS REG. PROF. SURV. NO. 8704

Job No.: 22-343  
Field Date: DECEMBER 16, 2022  
Survey Date: DECEMBER 20, 2022  
Drawn By: HKS/BRC  
Previous Reference Job No.: 22-087



50815  
APPROVED  
LORAIN CO. MAP DEPT  
DATE 2/21/23  
PAGE 04-00-019  
BY A. Curden  
#23-04637

Approved by the City of Avon Lake  
*Elizabeth A. Fulton*  
Municipal Engineer