

BOUNDARY SURVEY
FOR
418 BROADWAY AVENUE

KNOWN AS BEING PART OF TOWN 7, RANGE 18 OF THE CONNECTICUT WESTERN RESERVE SURVEY, ORIGINAL BLACK RIVER TOWNSHIP, LOT NO. 4, TRACT NO. 1, AND PART OF SUBLOT NO. 222 IN THE ORIGINAL PLAT OF CHARLESTON AS RECORDED IN PLAT VOLUME J, PAGE 446 OF LORAIN COUNTY DEED RECORDS, NOW SITUATED IN THE

CITY OF LORAIN
COUNTY OF LORAIN - STATE OF OHIO

McSteen
LAND SURVEYORS

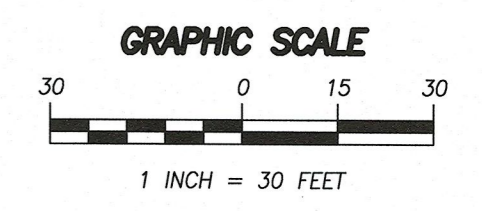
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

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".

Matthew A. Hildebrandt 2/20/23
MATTHEW A. HILDEBRANDT REG. PROF. SURV. No. 8817



50918
ATLANTIC
LORAIN CO.
MAP DEPT
DATE 2/13/23
PAGE 02-01-004.6
BY A. Corder
23-05036-C



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	S 44°41'28" E	17.00' REC. & USED
L2	S 46°01'28" W	70.00' REC. & USED
L3	S 45°18'32" W	15.00' REC. & USED
L4	N 44°41'28" W	1.58' REC. & USED
L5	S 46°37'34" W	62.65' CALC. & USED
L6	N 15°04'05" W	18.72' REC. & USED
L7	N 46°37'13" E	138.41' CALC. & USED
L8	S 44°41'28" E	20.88' CALC. & USED (21.50' REC.)
L9	S 48°07'57" W	85.05' REC. & USED
L10	N 41°38'28" W	0.74' CALC. & USED
L11	S 45°48'23" W	58.02' CALC. & USED
L12	N 44°41'28" W	22.00' REC. & USED
L13	N 46°37'34" E	58.04' CALC. & USED

OWNER'S TABLE

1	PPN 02-01-004-102-006 BROADWAY DEVELOPMENT GROUP LLC INSTR. # 2021-0804567 L.C.D.R. 0.0560 ACRE (PARCEL NO. 1)
2	PPN 02-01-004-102-007 BROADWAY DEVELOPMENT GROUP LLC INSTR. # 2021-0804567 L.C.D.R. 0.0677 ACRE (PARCEL NO. 2)
3	PPN 02-01-004-102-005 EASTLAK PROPERTIES, LTD. AN OHIO LIMITED LIABILITY COMPANY INSTR. # 2002-0807202 L.C.D.R. (PART OF PARCEL NO. 6)

AREA OF SURVEYED PREMISES

PPN 02-01-004-102-006 (PARCEL NO. 1)	0.0560 ACRE
PPN 02-01-004-102-007 (PARCEL NO. 2)	0.0689 ACRE
TOTAL AREA	0.1249 ACRE

- SURVEY REFERENCES**
- SURVEY NO. 10383 L.C.E.R.
 - SURVEY NO. 37239 L.C.E.R.
 - SURVEY NO. 41685 L.C.E.R.
 - SURVEY NO. 43162 L.C.E.R.
 - SURVEY NO. 47820 L.C.E.R.
 - SURVEY NO. 48904 L.C.E.R.
 - SURVEY NO. 48905 L.C.E.R.
 - PLAT VOLUME 2, PAGE 22 L.C.M.R.
 - PLAT VOLUME 37, PAGE 26 L.C.M.R.
 - PLAT VOLUME 80, PAGE 47 L.C.M.R.
 - PLAT VOLUME F, PAGE 420 L.C.M.R.
 - PLAT VOLUME J, PAGE 446 L.C.M.R.
 - LORAIN COUNTY DEEDS OF RECORD.
 - LORAIN COUNTY TAX MAP RECORDS.
 - O.D.O.T. PROJECT LOR-6-9.67 STRUCTURE AND BUILDING IMPROVEMENTS.
 - O.D.O.T. PROJECT LOR-6-9.67 REHABILITATION FOR ERIE AVENUE LIFT BRIDGE
 - O.D.O.T. PROJECT LOR-57-25.43-26.88
 - STATE OF OHIO DEPARTMENT OF HIGHWAYS CLEVELAND-SANDUSKY ROAD N.R.M. 44-B
- LEGEND**
- DRILL HOLE FOUND AS NOTED
 - DRILL HOLE SET
 - MONUMENT BOX FOUND AS NOTED
 - PIPE FOUND AS NOTED
 - CENTERLINE
 - R/W RIGHT-OF-WAY
 - OLD R/W OLD RIGHT-OF-WAY
 - CALC. CALCULATED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - R.&U. REC. & USED
 - OBS. OBSERVED DISTANCE OR ANGLE
 - FD. FOUND
 - MON. MONUMENT
 - L.C.D.R. LORAIN COUNTY DEED RECORDS
 - L.C.E.R. LORAIN COUNTY ENGINEER'S RECORDS
 - L.C.M.R. LORAIN COUNTY MAP RECORDS
 - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

- SIGNIFICANT OBSERVATIONS**
- A BUILDING CROSSES OVER A SOUTHWESTERLY LINE OF SURVEYED PROPERTY.
 - A BUILDING CROSSES OVER A NORTHWESTERLY LINE OF SURVEYED PROPERTY.
 - A BUILDING IS ON LINE WITH A NORTHWESTERLY LINE OF SURVEYED PROPERTY.
 - A BUILDING CROSSES OVER A SOUTHEASTERLY LINE OF SURVEYED PROPERTY.

