

BOUNDARY SURVEY

4190 STONEY RIDGE ROAD

KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 12, NOW SITUATED IN THE

CITY OF AVON
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 3/8" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".



Matthew A. Hildebrandt
REG. PROF. SURV. No. 8817

Job No.: 22-216
Field Date: 9/06/2022
Survey Date: 9/28/2022
Drawn By: JWW

APPROVED
LORAIN CO. MAP DEPT
DATE 3/7/2023
PAGE 09-00-01-B
BY A. Corden
#23-05043-A

LEGEND

- UTILITY POLE
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- EMPTY MONUMENT BOX FOUND
- PIPE FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORDED 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



LINE DATA

LINE	BEARING	DISTANCE
L1	S 15°46'34" W	4.55' CALC. & USED
L2	S 15°23'30" W	125.39' CALC. & USED
L3	N 0°17'53" W	726.88' CALC. & USED (126.52' REC.)
L4	S 15°46'34" W	165.23' CAMPBELL & USED
L5	S 15°46'34" W	109.69' CAMPBELL & USED
L6	S 15°46'34" W	86.63' CALC. & USED (88.60' REC.)
L7	S 15°46'34" W	103.64' CALC. & USED (103.94' REC.)
L8	S 15°46'34" W	103.87' CALC. & USED (103.94' REC.)
L9	S 15°46'34" W	131.67' CALC. & USED (131.86' REC.)
L10	S 15°46'34" W	104.26' CALC. & USED (103.94' REC.)
L11	S 15°46'34" W	115.27' CALC. & USED (115.57' REC.)
L12	S 15°23'30" W	125.50' CALC. & USED (125.00' REC.)
L13	S 15°23'30" W	99.78' CALC. & USED (100.00' REC.)
L14	S 15°23'30" W	151.37' CALC. & USED (151.96' REC.)
L15	S 15°23'30" W	200.43' CALC. & USED (200.00' REC.)
L16	S 15°23'30" W	116.29' REC. & USED
L17	S 15°23'30" W	103.37' REC. & USED
L18	S 0°46'10" W	145.39' CALC. & USED (145.95' REC.)
L19	S 89°13'50" W	183.89' CALC. & USED (181.90' REC.)
L20	S 3°28'39" W	134.65' CALC. & USED (134.54' REC.)
L21	S 3°28'39" W	65.45' CALC. & USED (66.00' REC.)
L22	S 15°46'34" W	41.44' REC. & USED

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).



GRAPHIC SCALE

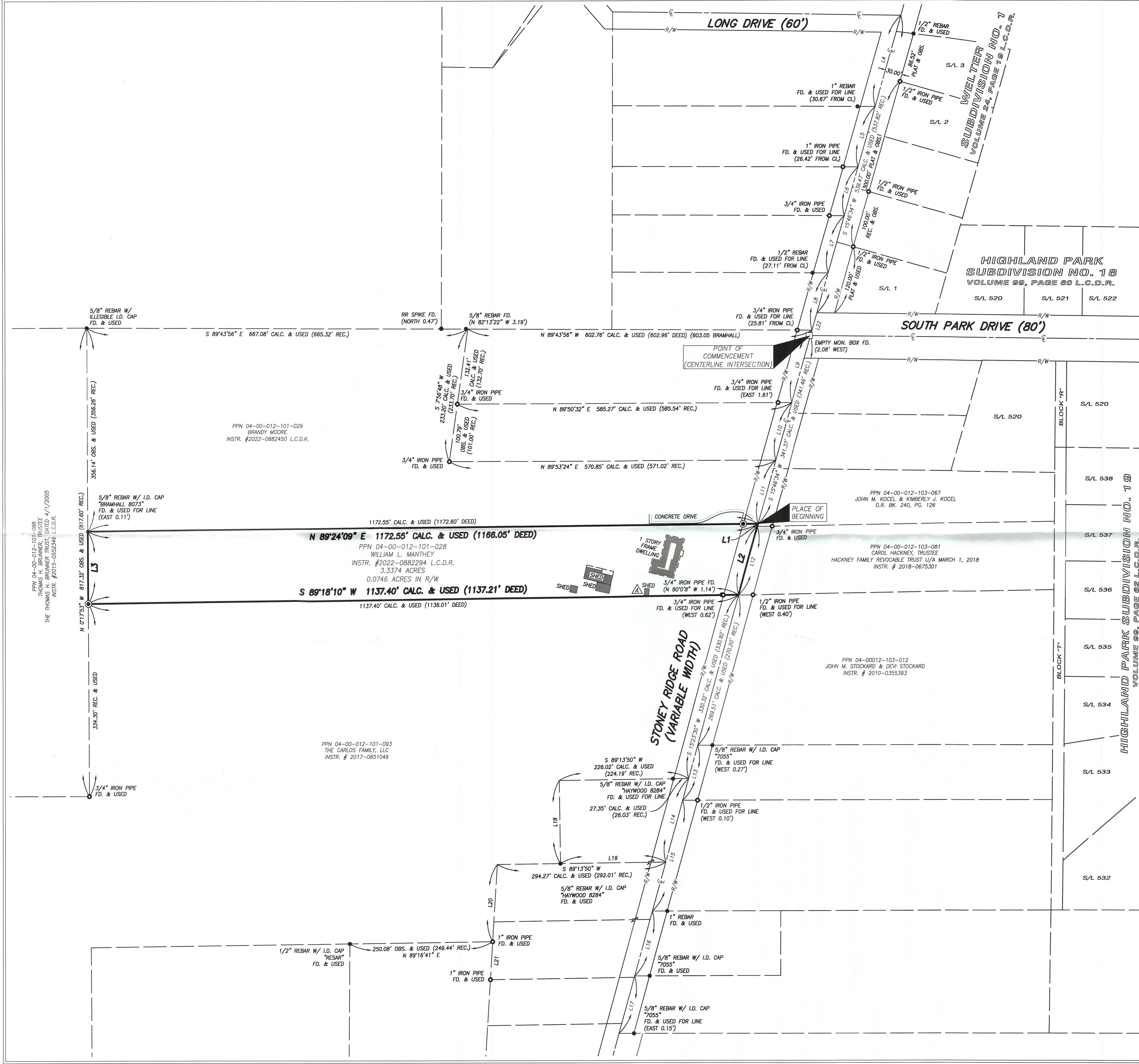
1 INCH = 80 FEET

SURVEY REFERENCES

- "BOUNDARY SURVEY" BY AMY M. KELLY, DATED 7/17/2020.
- "BOUNDARY SURVEY" BY DALE R. HAYWOOD, DATED 12/06/2013.
- "BOUNDARY SURVEY" BY JAMES P. YURKSCHATT, DATED 3/27/2019.
- "SALADONIS PROPERTY" BY DALE R. HAYWOOD, DATED 8/30/2007.
- "LOT SPLIT PLAT FOR KEVIN M. URIG" BY MICHAEL STRAUB, DATED 1/31/2007.
- "SPLIT OF ACREAGE FOR GEORGE ZILKA" BY RAY E. HOLLIS, DATED 9/08/1965.
- "HIGHLAND PARK SUBDIVISION NO. 18" PLAT VOLUME 99, PAGE 60 L.C.M.R.
- "HIGHLAND PARK SUBDIVISION NO. 19" PLAT VOLUME 99, PAGE 62 L.C.M.R.
- "WELTER SUBDIVISION NO. 1" PLAT VOLUME 24, PAGE 19 L.C.M.R.

SIGNIFICANT OBSERVATIONS

- A SHED ROOF EXTENDS OVER THE SOUTHERLY LINE OF SURVEYED PROPERTY.



PPN 04-00-012-101-088
THOMAS H. BRUNNER, TRUSTEE
DATED 4/1/2005
INSTR. #2015-0552346 L.C.D.R.

PPN 04-00-012-101-029
BRANDY MOORE
INSTR. #2022-0882450 L.C.D.R.

PPN 04-00-012-101-028
WILLIAM L. MANTHEY
INSTR. #2022-0882294 L.C.D.R.
3.3374 ACRES
0.0746 ACRES IN R/W

PPN 04-00-012-101-093
THE CARLOS FAMILY, LLC
INSTR. # 2017-0651049

PPN 04-00-012-103-067
JOHN M. KOEHL & KIMBERLY J. KOEHL
O.R. BK. 240, PG. 126

PPN 04-00-012-103-081
CAROL HACKNEY, TRUSTEE
HACKNEY FAMILY REVOCABLE TRUST U/A MARCH 1, 2018
INSTR. # 2018-0675301

PPN 04-00012-103-012
JOHN M. STOCKARD & DEVI STOCKARD
INSTR. # 2010-0355393