

513 N MAIN STREET

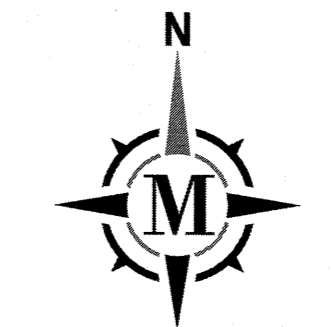
KNOWN AS BEING PART OF RANGE 18, TOWN 6 OF THE CONNECTICUT WESTERN RESERVE SURVEY AND PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBER 22, NOW SITUATED IN THE

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 US 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".



GRAPHIC SCALE  
1 INCH = 40 FEET



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

Job No.: 23-256  
Field Date: October 3, 2023  
Survey Date: October 17, 2023  
Drawn By: BRC

APPROVED  
LORAIN CO  
MAP DEPT  
DATE 10/14/23  
PAGE 05.00-022  
BY J.P.  
23-05176-C  
#51031

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRANDT AVENUE, OBSERVED AS SOUTH 89°56'05" WEST BETWEEN MONUMENTS FOUND PER 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
- PIPE FOUND AS NOTED
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- C.&U. CALCULATED & USED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- O.L. ORIGINAL TOWNSHIP LOT
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

SURVEY REFERENCES

- "FREESE AND SIPPES" ADDITIONAL TOWN PLAT OF NORTH AMHERST VOL. 2 PG. 17 L.C.M.R.
- PLAT OF "AVON CENTER ESTATES NO. 3" VOL. 13, PG. 15 L.C.M.R.
- PLAT OF "BRANDT EXTENSION NO. 1" VOL. 16, PG. 37 L.C.M.R.
- PLAT OF "RITZLER SUBDIVISION NO. 1" VOL. 19, PG. 16 L.C.M.R.
- PLAT OF "SHADY DRIVE SUBDIVISION" VOL. 19, PG. 26 L.C.M.R.
- PLAT OF "RITZLER SUBDIVISION NO. 2" VOL. 20, PG. 18 L.C.M.R.
- PLAT AS RAINBOW DRIVE SUBDIVISION NO. 1 VOL. 22, PG. 23 L.C.M.R.
- PLAT OF SURVEY FOR EUGENE E. ROSS BY GARY E. PENFOUND DATED APRIL 9, 1967
- PLAT OF SURVEY FOR JOHN M. & LEONIE D. GRAY BY GARY E. PENFOUND DATED JUNE 19, 1970
- PLAT OF SURVEY FOR LEWIS J. AND ANNA VILLAGI BY RICHARD A. MITSKA DATED JUNE 1977
- BOUNDARY SURVEY FOR PETER A. AND OLGA SWINSKI BY PATRICK A. MCGANNON DATED JULY 22, 1989
- PLAT OF BOUNDARY SURVEY OF 595 NORTH MAIN STREET BY SCOTT J. CASEY DATED FEBRUARY 8, 2016
- PLAT OF BOUNDARY SURVEY FOR TIMOTHY KISER BY THOMAS A. SIMON DATED JULY, 2016
- PLAT OF BOUNDARY SURVEY FOR JEAN D. AND DONALD L. SWIFT BY PATRICK A. MCGANNON DATED OCTOBER 11, 2016
- PLAT OF BOUNDARY SURVEY FOR JOSEPH A. BENOIT BY PATRICK A. MCGANNON DATED AUGUST 6, 2021
- PLAT OF BOUNDARY SURVEY OF 183 BRANDT AVENUE BY JOSEPH A. BURGOON DATED DECEMBER 14, 2021
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

LINE DATA

LINE	BEARING	DISTANCE
L1	S 0°02'35" E	123.52' CALC. & USED (123.34' REC.)
L2	S 89°57'25" W	214.36' CALC. & USED (214.34' REC.)
L3	N 0°21'38" E	123.52' CALC. & USED (123.34' REC.)
L4	N 89°57'25" E	213.51' CALC. & USED (213.39' REC.)
L5	N 70°49'59" W	9.80' PLAT & USED
L6	S 89°49'00" W	7.23' CALC. & USED (6.80' REC.)
L7	N 89°57'25" E	213.95' CALC. & USED (213.865' REC.)

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	19°20'22" CALC. & USED (19°20'20" PLAT)	335.00' PLAT & USED (113.08' MCGANNON)	113.07' CALC. & USED (113.08' MCGANNON)	57.08' PLAT & USED	112.54' PLAT & USED	N 80°30'10" W
C2	19°21'01" CALC. & USED	32.73' PLAT & USED	11.05' MCGANNON & USED	5.58' PLAT & USED	11.00' PLAT & USED	N 80°30'30" W
C3	88°47'59" CALC. & USED	10.00' PLAT & USED	15.50' MCGANNON & USED	9.79' PLAT & USED	13.99' PLAT & USED	S 45°25'00" W

