

BOUNDARY SURVEY
FOR
**E BROAD STREET &
SUMNER STREET**

KNOWN AS BEING PART OF RANGE 17, TOWN 6 OF THE CONNECTICUT
WESTERN RESERVE SURVEY, AND BEING PART OF ORIGINAL ELYRIA
TOWNSHIP LOT NUMBER 77, EAST OF THE BLACK RIVER,
NOW SITUATED IN THE

CITY OF ELYRIA
COUNTY OF LORAIN - STATE OF OHIO

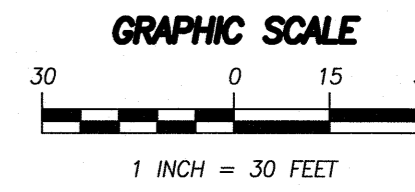
McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

SIGNIFICANT OBSERVATIONS

- A CHAIN LINK FENCE CROSSES OVER A WESTERLY LINE OF PPN 06-25-077-104-006.
- A CHAIN LINK FENCE CROSSES OVER AN EASTERLY LINE OF PPN 06-25-077-104-011.

BASIS OF BEARING

BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLIAMS STREET, OBSERVED AS NORTH 0°12'54" WEST FROM 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).



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".

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

Job No.: 23-281
Field Date: October 31, 2023
Survey Date: November 16, 2023
Drawn By: BRC/TEE



LINE	BEARING	DISTANCE
L1	N 89°56'43" W	65.73' CALC. & USED (64.00' REC.)
L2	S 89°56'43" E	65.02' CALC. & USED (64.00' REC.)
L3	N 89°56'43" W	66.10' CALC. & USED (66.00' REC.)
L4	N 0°18'24" W	35.08' CALC. & USED (36.00' REC.)
L5	S 89°56'43" E	61.16' CALC. & USED (61.00' REC.)
L6	S 0°12'56" E	1.00' REC. & USED
L7	S 89°56'43" E	5.00' REC. & USED
L8	S 0°12'56" E	35.08' CALC. & USED (36.00' REC.)
L9	S 0°18'24" E	1.00' REC. & USED

SURVEY REFERENCES

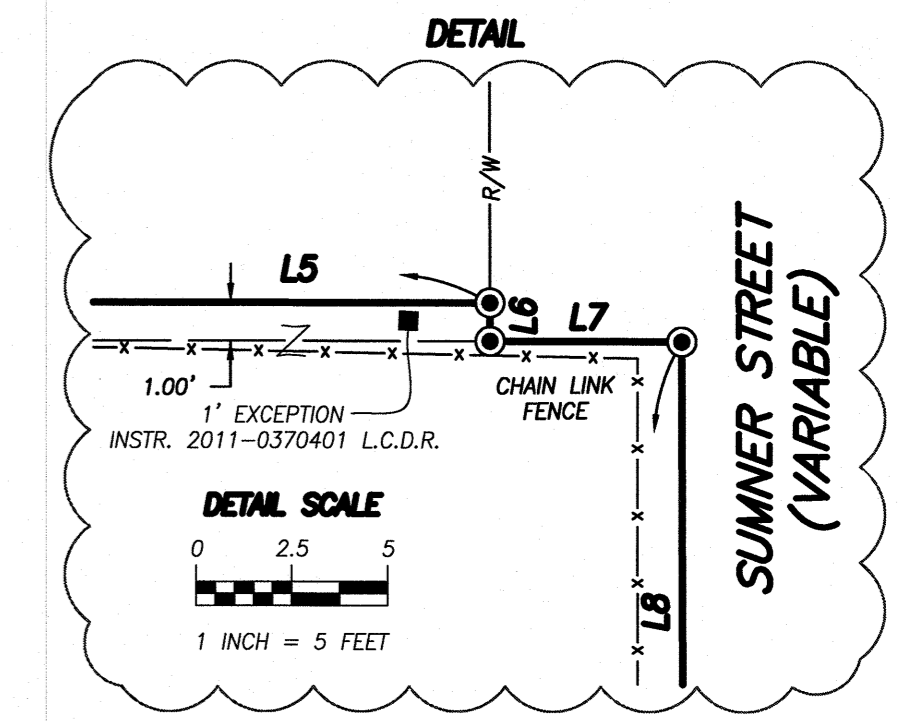
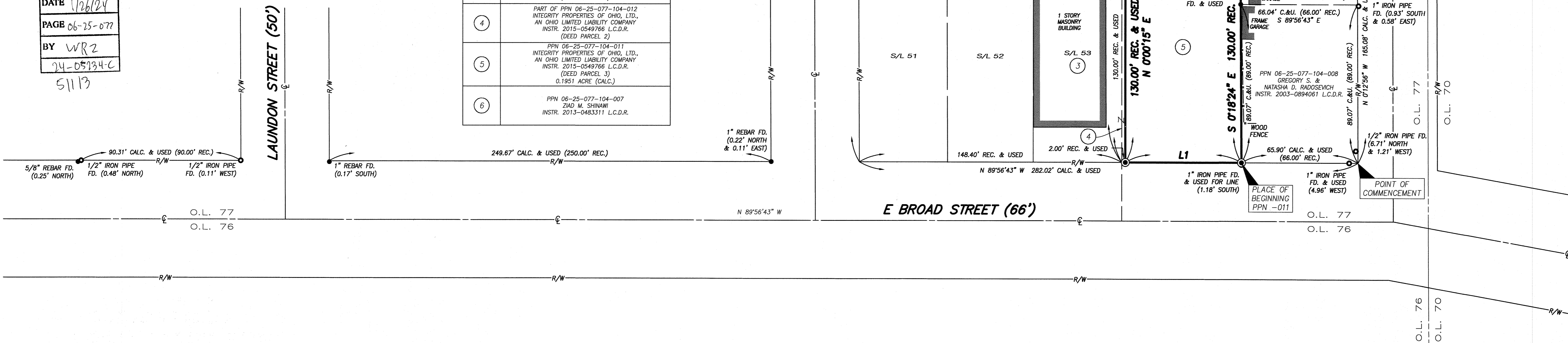
- PLAT OF "THE HILL REALTY COMPANY'S SUBDIVISION NO. 1" VOL. 6, PG. 55 L.C.M.R.
- SURVEY FOR WM DAMM BY WARDEN & LAUNDON DATED APRIL 12, 1918
- SURVEY FOR CFF INC. BY JOHN POZYNYAK DATED OCTOBER 9, 1982
- SURVEY OF PARTS OF SUBLOTS NOS. 29, 30, & 31 OF THE S.B. AND L.S. DAYS SUBDIVISION BY WILLIAM B. BARTON DATED DECEMBER 1, 1986
- PLAT OF LOT LINES OF 219-221 EAST BROAD STREET BY LONNY G. SHIPPY, DATED JANUARY 27, 1989
- BOUNDARY SURVEY OF 303 CLARK STREET BY SCOTT J. CASEY DATED MARCH 28, 2019
- PLATS AS SHOWN
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

APPROVED
LORAIN CO
MAP DEPT

DATE 1/26/24
PAGE 06-25-077
BY WRZ
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OWNERSHIP TABLE

1	PPN 06-25-077-104-009 INTEGRITY PROPERTIES OF OHIO, LTD., AN OHIO LIMITED LIABILITY COMPANY INSTR. 2015-0549766 L.C.D.R. (DEED PARCEL 4)
2	PPN 06-25-077-104-008 INTEGRITY PROPERTIES OF OHIO, LTD., AN OHIO LIMITED LIABILITY COMPANY INSTR. 2015-0549766 L.C.D.R. (DEED PARCEL 5) 0.0947 ACRE (CALC.)
3	PART OF PPN 06-25-077-104-012 INTEGRITY PROPERTIES OF OHIO, LTD., AN OHIO LIMITED LIABILITY COMPANY INSTR. 2015-0549766 L.C.D.R. (DEED PARCEL 1)
4	PART OF PPN 06-25-077-104-012 INTEGRITY PROPERTIES OF OHIO, LTD., AN OHIO LIMITED LIABILITY COMPANY INSTR. 2015-0549766 L.C.D.R. (DEED PARCEL 2)
5	PPN 06-25-077-104-011 INTEGRITY PROPERTIES OF OHIO, LTD., AN OHIO LIMITED LIABILITY COMPANY INSTR. 2015-0549766 L.C.D.R. (DEED PARCEL 3) 0.1951 ACRE (CALC.)
6	PPN 06-25-077-104-007 ZAD M. SHINAWI INSTR. 2013-0483311 L.C.D.R.



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
- CHAIN LINK FENCE —
- WOOD FENCE —