

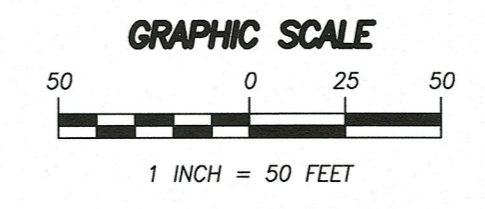
THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

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

JOB NO.: 24-006
FIELD DATE: JANUARY 23, 2024
SURVEY DATE: JANUARY 26, 2024
DRAWN BY: HKS

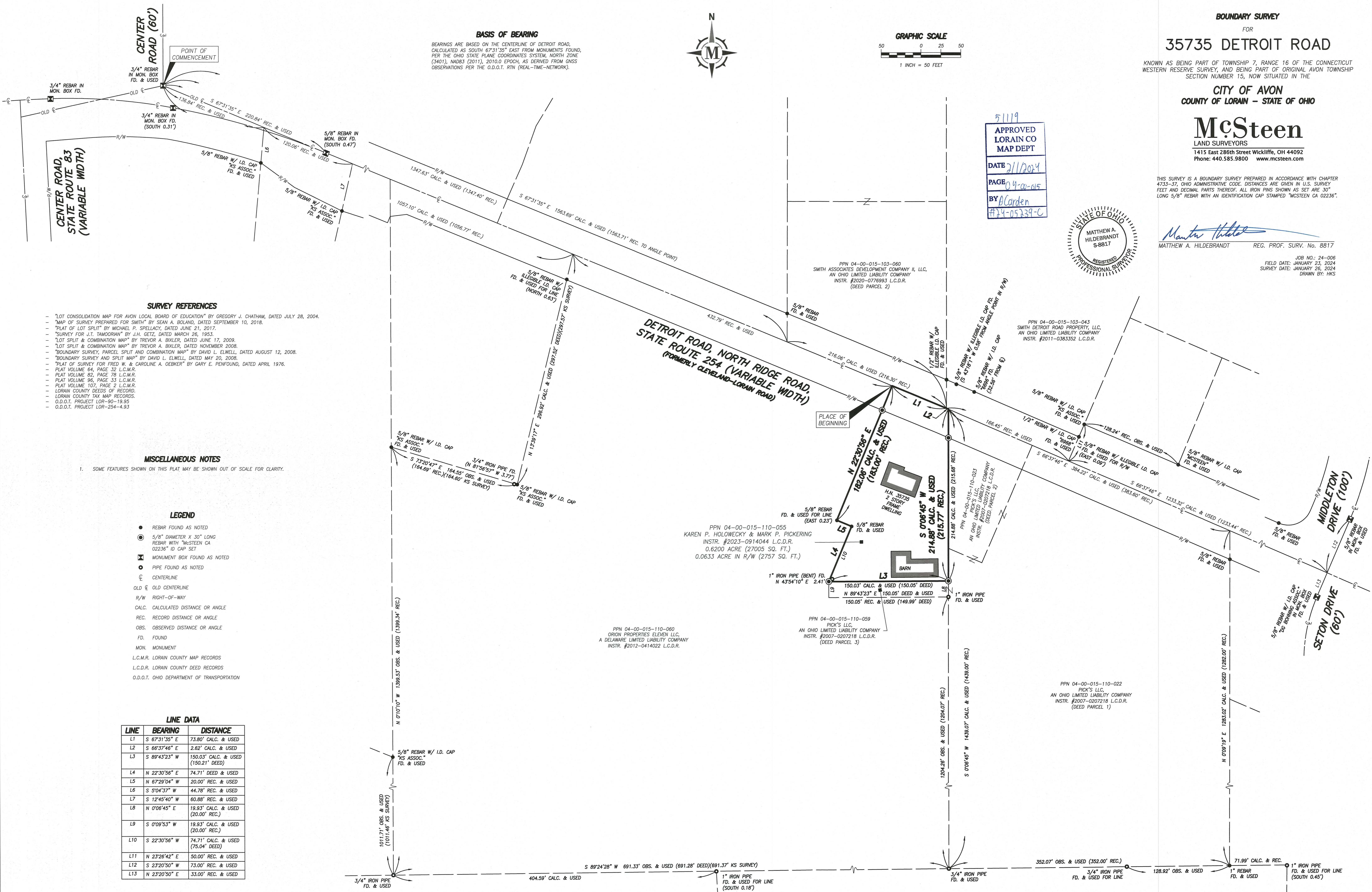


51119
APPROVED
LORAIN CO
MAP DEPT
DATE 2/1/2024
PAGE 04-00-015
BY B. Carden
#24-05239-C



BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF DETROIT ROAD, CALCULATED AS SOUTH 67°31'35" EAST 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).



SURVEY REFERENCES

- "LOT CONSOLIDATION MAP FOR AVON LOCAL BOARD OF EDUCATION" BY GREGORY J. CHATHAM, DATED JULY 28, 2004.
- "MAP OF SURVEY PREPARED FOR SMITH" BY SEAN A. BOLAND, DATED SEPTEMBER 10, 2018.
- "PLAT OF LOT SPLIT" BY MICHAEL P. SPELLACY, DATED JUNE 21, 2017.
- "SURVEY FOR J.T. TAMORIAN" BY J.H. GETZ, DATED MARCH 26, 1953.
- "LOT SPLIT & COMBINATION MAP" BY TREVOR A. BIKLER, DATED JUNE 17, 2009.
- "LOT SPLIT & COMBINATION MAP" BY TREVOR A. BIKLER, DATED NOVEMBER 2008.
- "BOUNDARY SURVEY, PARCEL SPLIT AND COMBINATION MAP" BY DAVID L. ELWELL, DATED AUGUST 12, 2008.
- "BOUNDARY SURVEY AND SPLIT MAP" BY DAVID L. ELWELL, DATED MAY 20, 2008.
- "PLAT OF SURVEY FOR FRED W. & CAROLINE A. OEBKER" BY GARY E. PENFOUND, DATED APRIL 1976.
- PLAT VOLUME 64, PAGE 32 L.C.M.R.
- PLAT VOLUME 82, PAGE 78 L.C.M.R.
- PLAT VOLUME 96, PAGE 33 L.C.M.R.
- PLAT VOLUME 107, PAGE 2 L.C.M.R.
- LORAIN COUNTY DEEDS OF RECORD.
- LORAIN COUNTY TAX MAP RECORDS.
- O.D.O.T. PROJECT LOR-90-19.95
- O.D.O.T. PROJECT LOR-254-4.93

MISCELLANEOUS NOTES

- 1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

LEGEND

- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ⊠ MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- ⊞ CENTERLINE
- ⊞ OLD 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

LINE DATA

LINE	BEARING	DISTANCE
L1	S 67°31'35" E	73.80' CALC. & USED
L2	S 66°37'46" E	2.62' CALC. & USED
L3	S 89°43'23" W	150.03' CALC. & USED (150.21' DEED)
L4	N 22°30'56" E	74.71' DEED & USED
L5	N 67°29'04" W	20.00' REC. & USED
L6	S 5°04'37" W	44.78' REC. & USED
L7	S 12°45'40" W	60.88' REC. & USED
L8	N 0°08'45" E	19.93' CALC. & USED (20.00' REC.)
L9	S 0°09'53" W	19.93' CALC. & USED (20.00' REC.)
L10	S 22°30'56" W	74.71' CALC. & USED (75.04' DEED)
L11	N 23°26'42" E	50.00' REC. & USED
L12	S 23°20'50" W	73.00' REC. & USED
L13	N 23°20'50" E	33.00' REC. & USED