

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF RANDALL STREET, OBSERVED AS NORTH 89°04'37" 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).

AREA OF SURVEYED PREMISES

DEED PARCEL 1 (0.0578 ACRES)
 DEED PARCEL 2 (0.0578 ACRES)
 DEED PARCEL 3 (0.1273 ACRES)
 TOTAL AREA PPN 03-00-055-118-031 ... (0.2429 ACRES)

BOUNDARY SURVEY

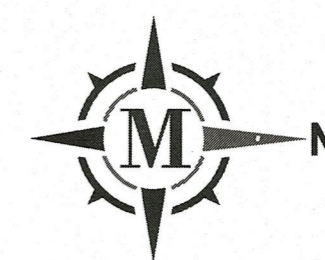
FOR 2527 COLORADO AVENUE

KNOWN AS BEING PART OF RANGE 17, TOWN 7 OF THE CONNECTICUT WESTERN RESERVE SURVEY, BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 55, AND BEING ALL OF SUBLOT NUMBERS 21, 22, 23, AND 24 IN THE NICHOLS SUBDIVISION, AS RECORDED IN VOLUME 9, PAGE 8 OF LORAIN COUNTY MAP RECORDS, NOW SITUATED IN THE

**CITY OF LORAIN
 COUNTY OF LORAIN - STATE OF OHIO**

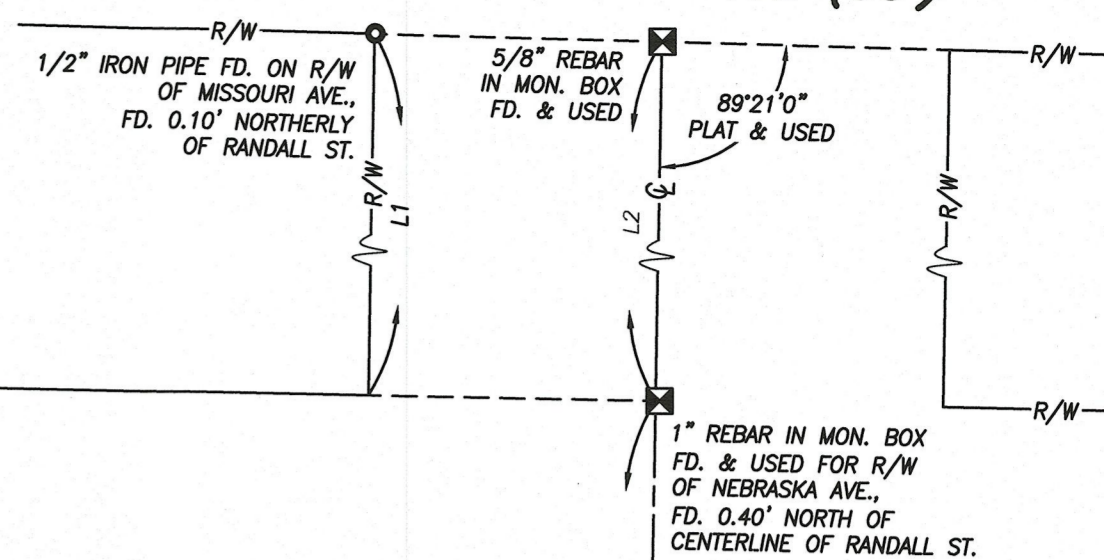
McSteen

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



GRAPHIC SCALE
 20 0 10 20
 1 INCH = 20 FEET

MISSOURI AVENUE (60')



NEBRASKA AVENUE (60')

N 1°06'31" E 675.73' CALC. & USED

N 1°06'31" E 499.05' CALC. & USED (499.00' REC.)

N 1°06'31" E 498.97' CALC. & USED (498.90' REC.)

N 1°06'31" E 675.63' CALC. & USED

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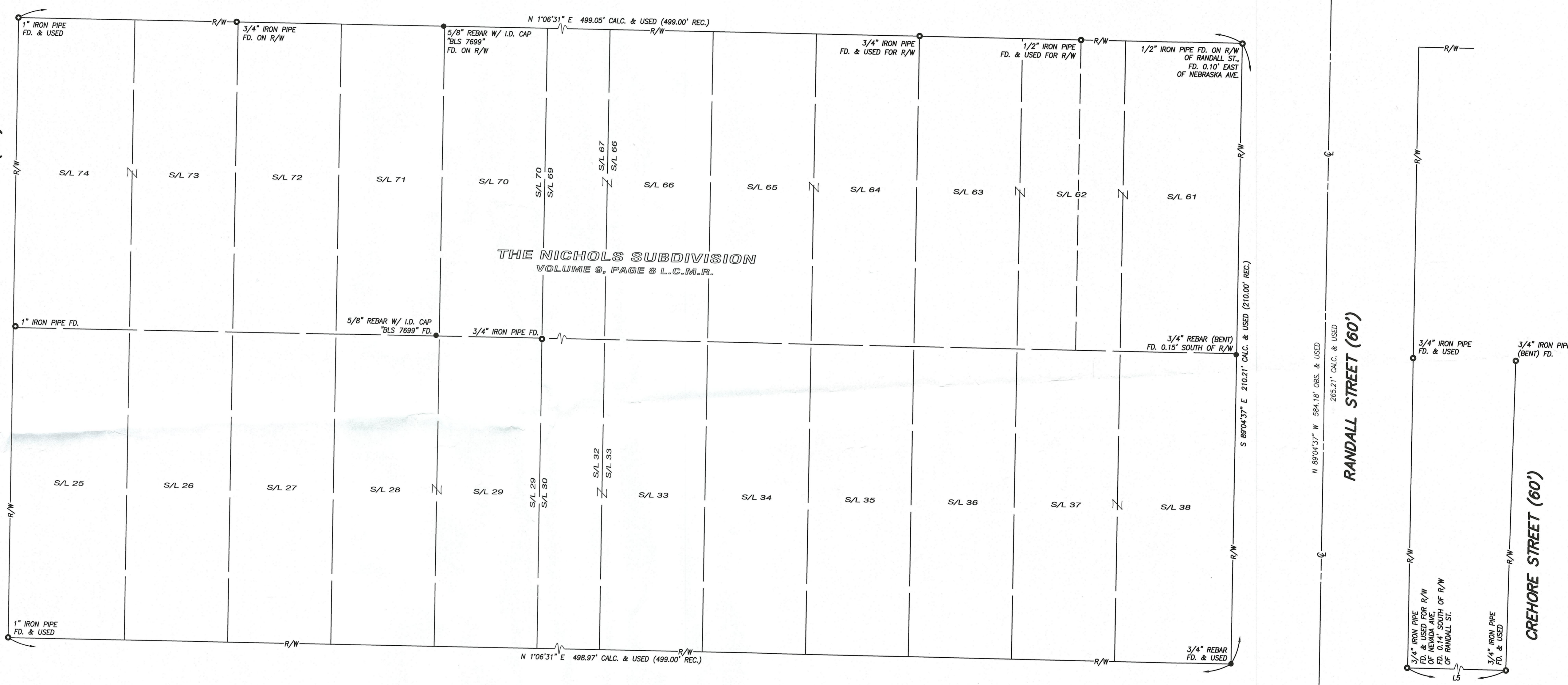
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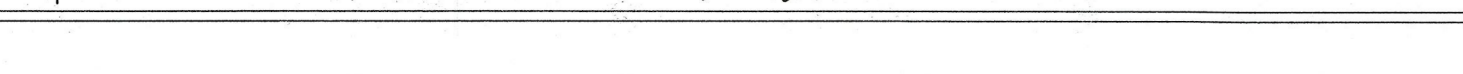
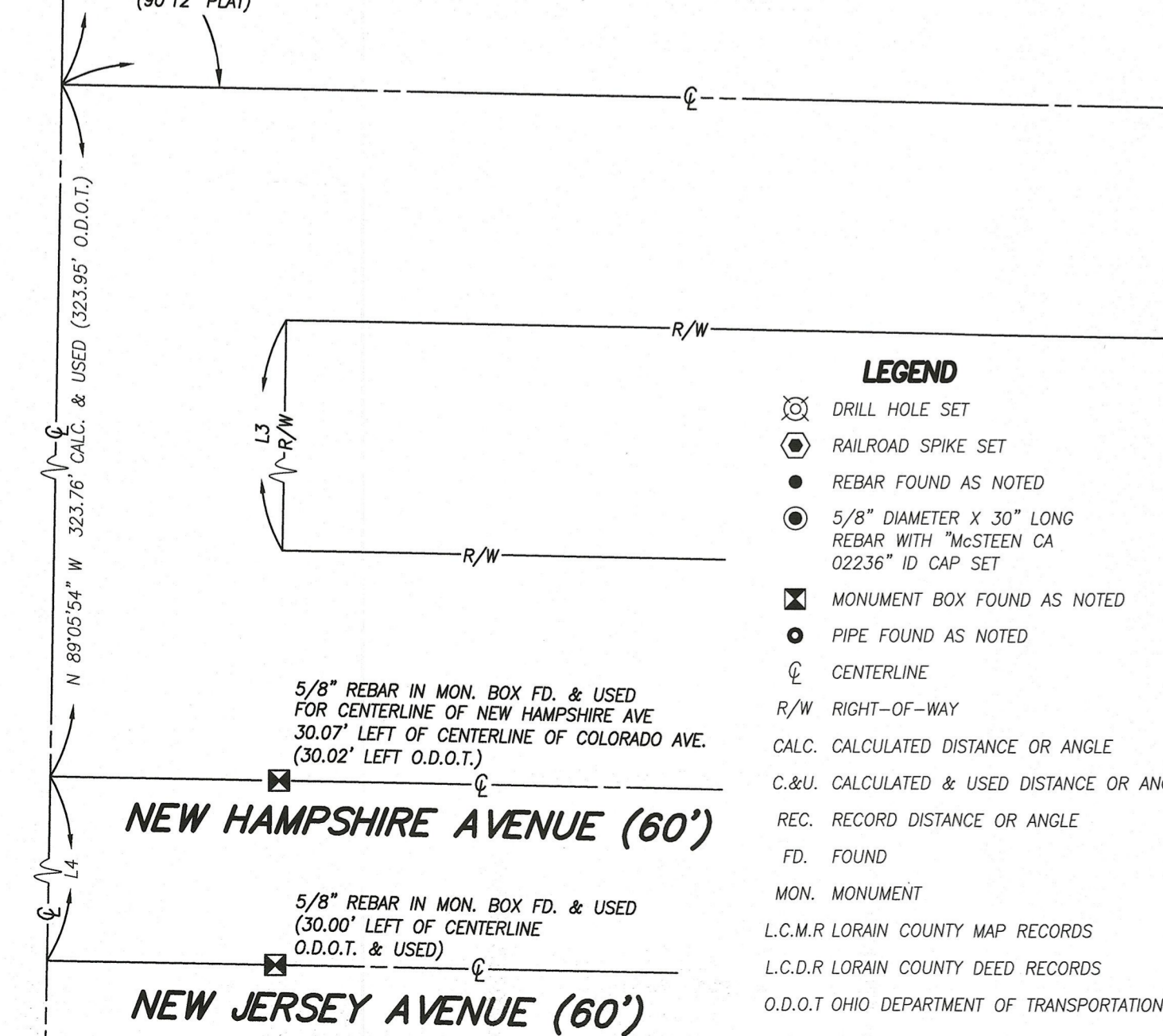
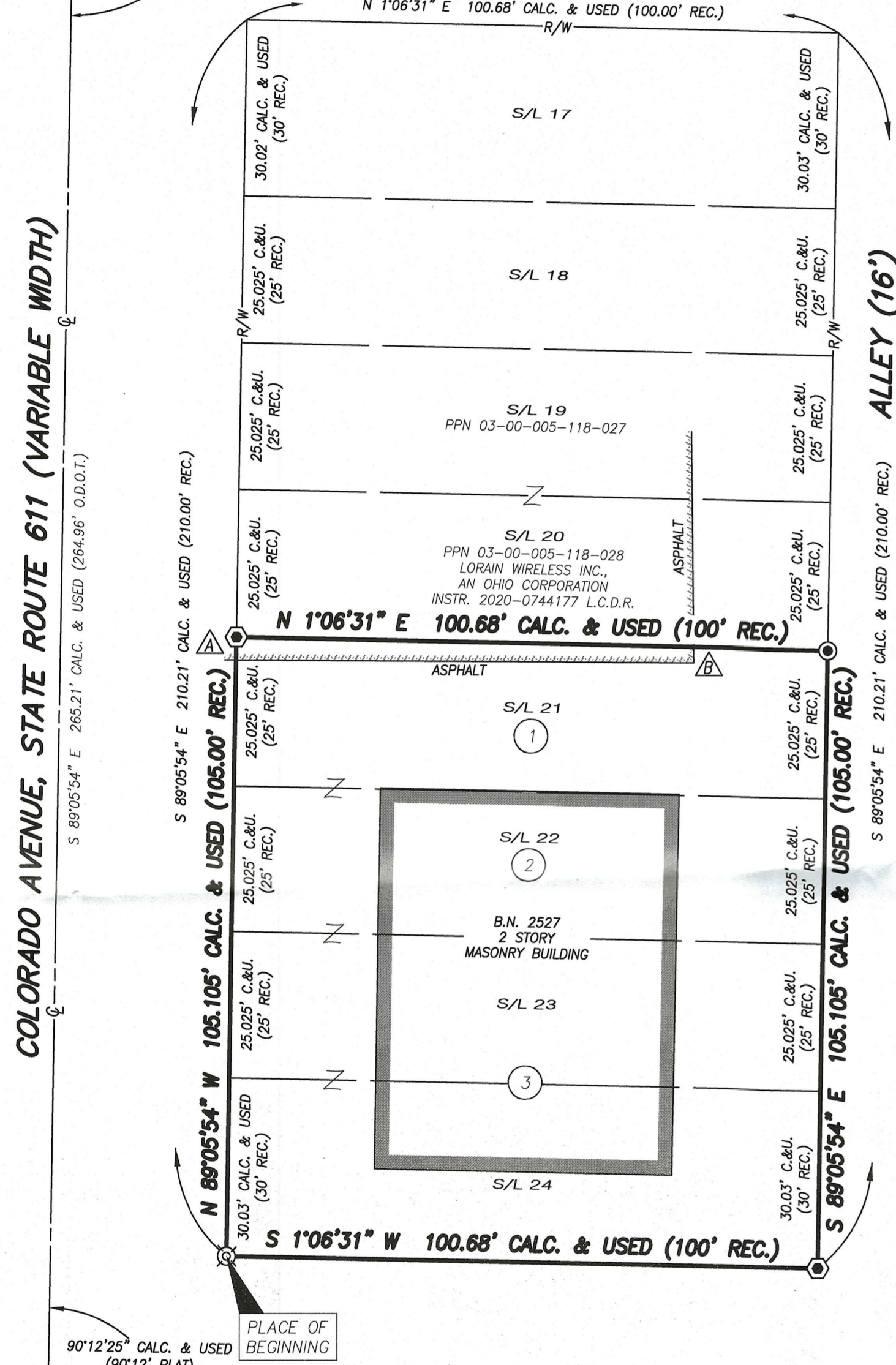
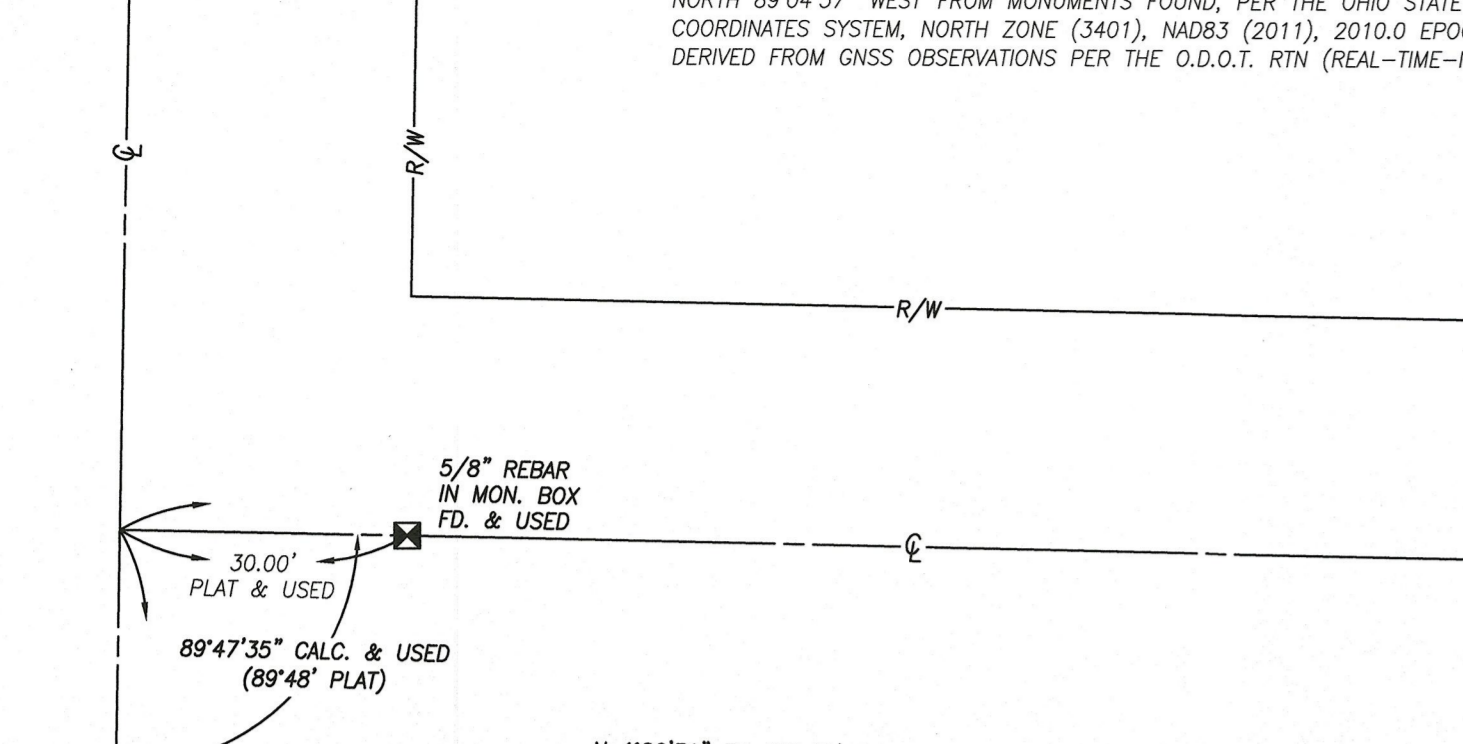
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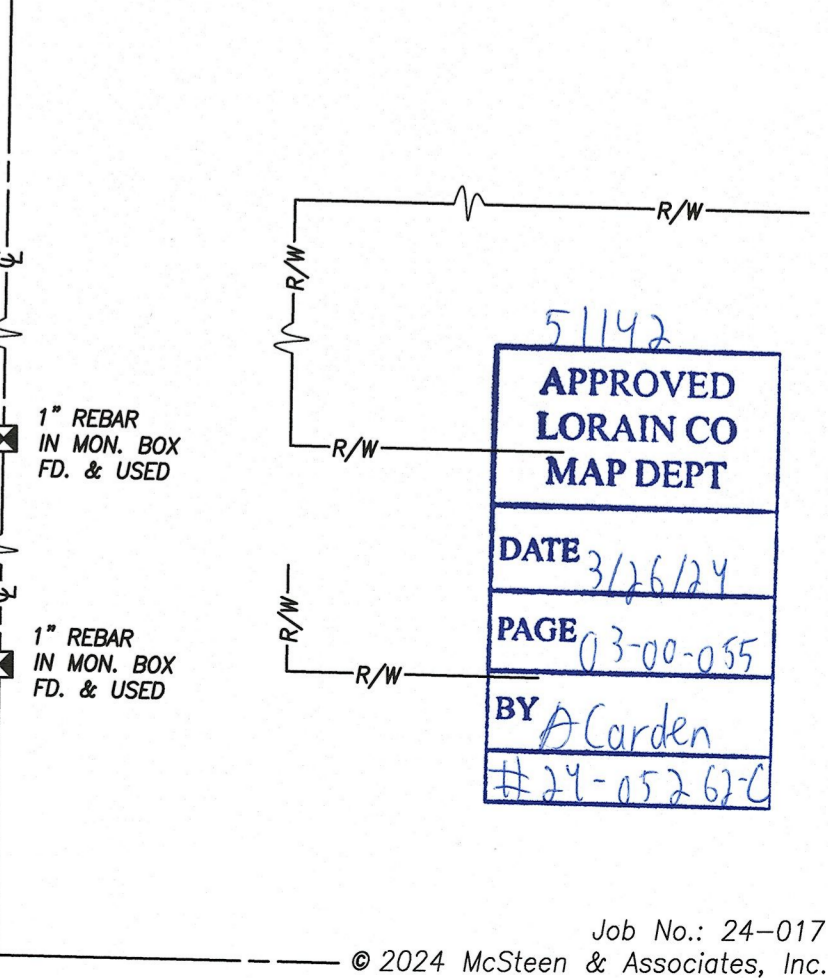
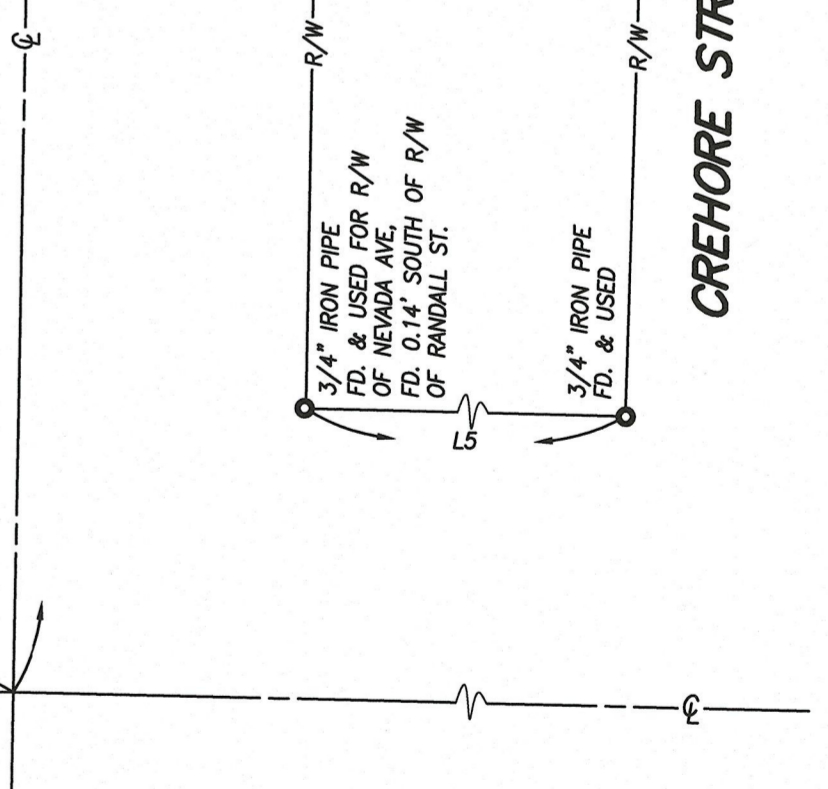
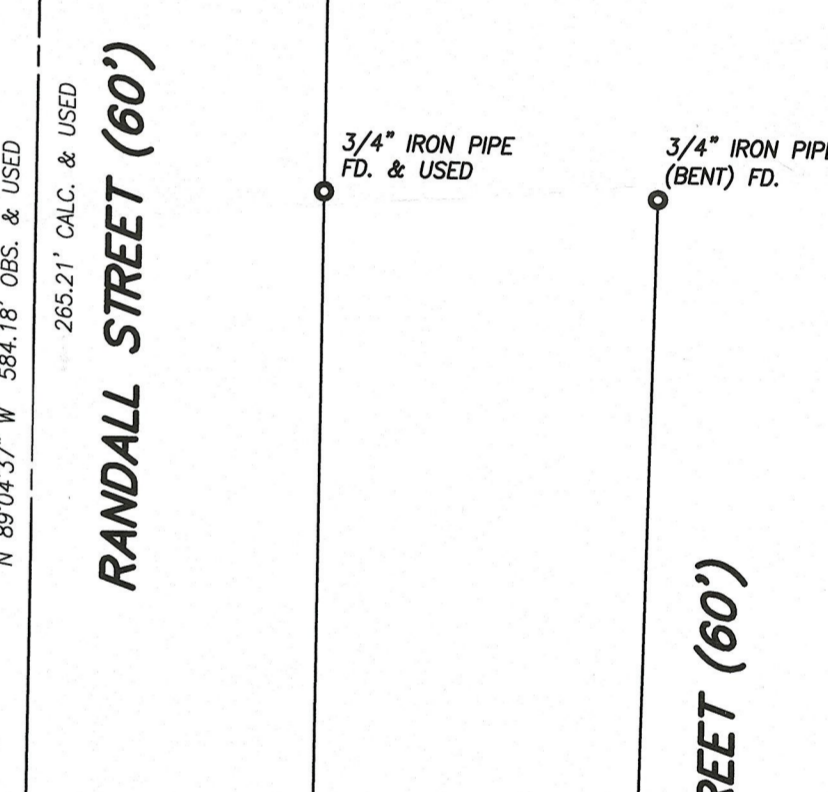
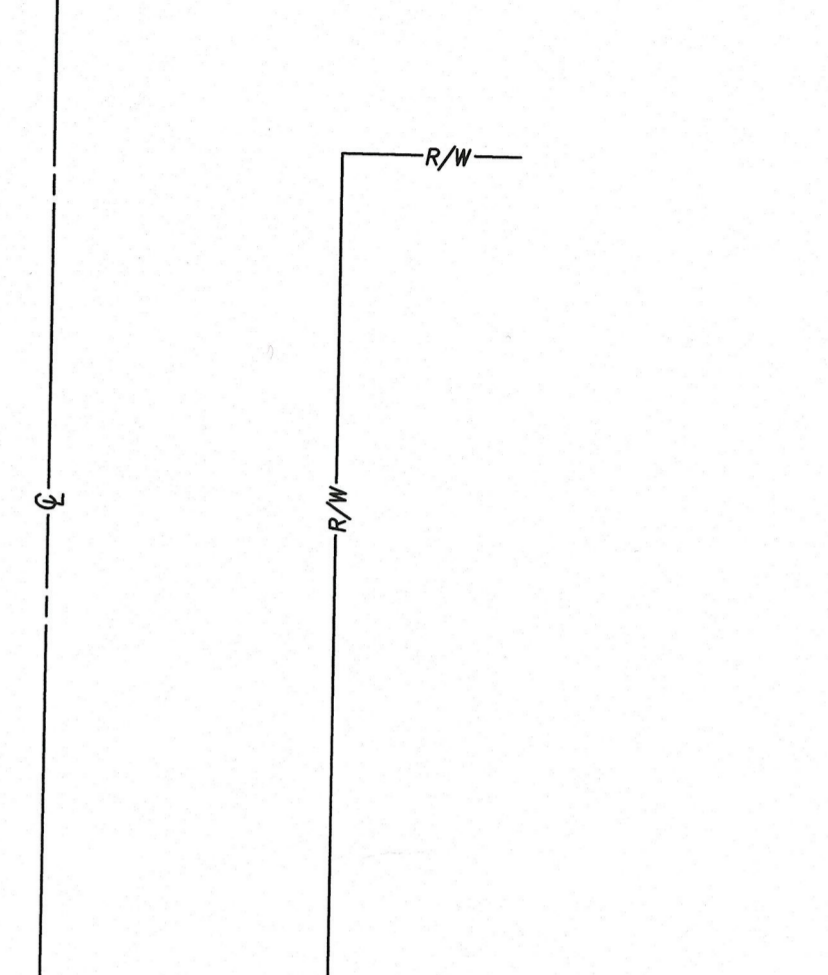
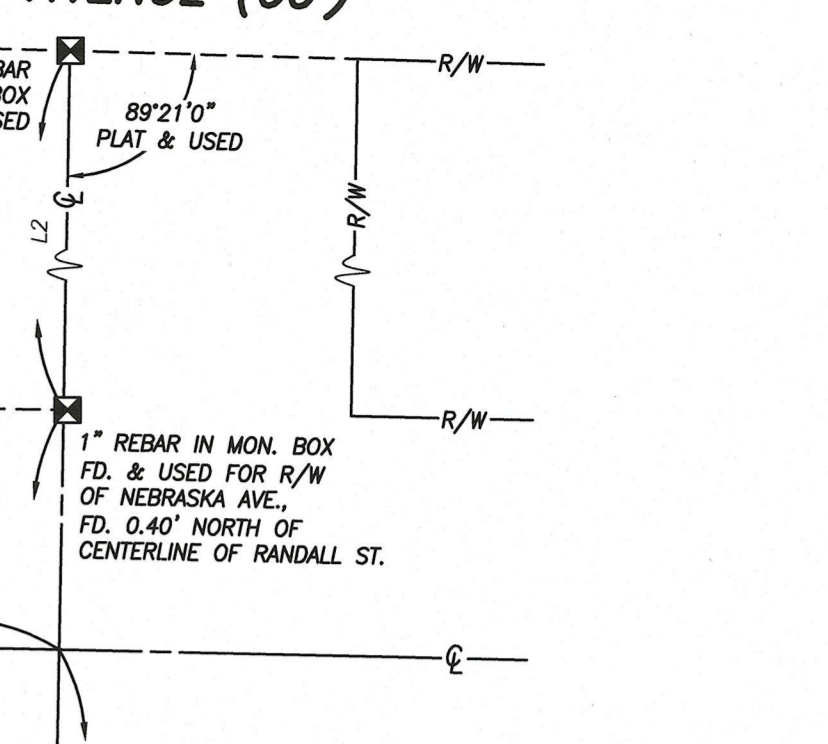
**THE NICHOLS SUBDIVISION
 VOLUME 9, PAGE 8 L.C.M.R.**



COLORADO AVENUE, STATE ROUTE 611 (VARIABLE WIDTH)



RANDALL STREET (60')



51142
APPROVED LORAIN CO MAP DEPT
 DATE 3/26/24
 PAGE 03-00-055
 BY A. Carden
 #24-05202

LEGEND

- ⊗ DRILL HOLE SET
- ⊙ RAILROAD SPIKE SET
- 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
- 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
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

OWNERSHIP TABLE

NO.	DESCRIPTION
1	PT. PPN 03-00-055-118-031 CLARENCE SCHULTZ, JR. INSTR. 2021-0840109 L.C.D.R. (DEED PARCEL 1) 0.0578 ACRES (CALC.)
2	PT. PPN 03-00-055-118-031 CLARENCE SCHULTZ, JR. INSTR. 2021-0840109 L.C.D.R. (DEED PARCEL 2) 0.0578 ACRES (CALC.)
3	PT. PPN 03-00-055-118-031 CLARENCE SCHULTZ, JR. INSTR. 2021-0840109 L.C.D.R. (DEED PARCEL 3) 0.1273 ACRES (CALC.)

SURVEY REFERENCES

- PLAT OF "GEORGE RANDALL'S SUBDIVISION" VOL. 8, PG. 60 L.C.M.R.
- PLAT OF "THE NICHOLS SUBDIVISION" VOL. 9, PG. 8 L.C.M.R.
- PLAT OF "HIGHVIEW PARK SUBDIVISION" VOL. 27, PG. 15 L.C.M.R.
- LOR-611-4.38 CENTERLINE PLAT VOL. 71, PG. 67 L.C.M.R.
- "COLORADO INDUSTRIAL PARK STREET DEDICATION PLAT" VOL. 102, PG. 92 L.C.M.R.
- LORAIN COUNTY SURVEY RECORDS
 - 20871
 - 35451
 - 47038
 - 50567
- BOUNDARY SURVEY FOR V/L COLORADO AVENUE BY KYLE R. DANALS DATED 06/19/2023
- COLORADO INDUSTRIAL PARK PHASE THREE PROPOSED ROAD PLAN BY BRAMHALL ENGINEERING AND SURVEYING CO. DATED 09/03/1998
- LORAIN COUNTY TAX MAPS
- LORAIN COUNTY DEED RECORDS

SIGNIFICANT OBSERVATIONS

- ⚠ ASPHALT CROSSES OVER THE SOUTHERLY LINE OF SURVEYED PROPERTY.
- ⚠ ASPHALT CROSSES OVER THE WESTERLY LINE OF SURVEYED PROPERTY.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 89°04'37" E	462.57' CALC. & USED (462.65' REC.)
L2	S 89°04'37" E	462.33' CALC. & USED (264.00' REC.)
L3	S 89°05'54" E	340.00' CALC. & USED (340.30' O.D.O.T.)
L4	S 89°05'54" E	394.25' CALC. & USED (394.21' REC.)
L5	S 1°06'31" W	639.98' OBS. & USED
L6	S 89°04'37" E	639.98' OBS. & USED

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".



Kyle R. Danals
 2-12-2024
 REG. PROF. SURV. No. 8704

Job No: 24-017
 Field Date: February 7, 2024
 Survey Date: February 9, 2024
 Drawn By: BRC