

813 WEST 17TH STREET

KNOWN AS BEING PART OF TOWNSHIP 7, RANGE 18 OF THE CONNECTICUT WESTERN RESERVE SURVEY, BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 6, TRACT 1, AND BEING PART OF SUBLOT 63 OF BLOCK 38 IN W.S. STREATOR, TR. SUBDIVISION OF BLOCK NUMBERS 35, 36, 37 AND 38 IN SELAH CHAMBERLAIN TRUSTEE'S ADDITION OF THE VILLAGE AS RECORDED IN PLAT VOLUME 5, PAGE 11 OF LORAIN COUNTY MAP RECORDS, AND REFILED IN PLAT VOLUME 15, PAGE 70 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

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".

LEGEND

- DRILL HOLE FOUND AS NOTED
REBAR FOUND AS NOTED
5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
MONUMENT BOX FOUND AS NOTED
EMPTY MONUMENT BOX FOUND
PIPE FOUND AS NOTED
CENTERLINE
R/W RIGHT-OF-WAY
OLD R/W OLD RIGHT-OF-WAY
CALC. CALCULATED DISTANCE OR ANGLE
OBS. OBSERVED DISTANCE OR ANGLE
REC. RECORD DISTANCE OR ANGLE
R.&U. RECORD & USED 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

OWNER'S INFO

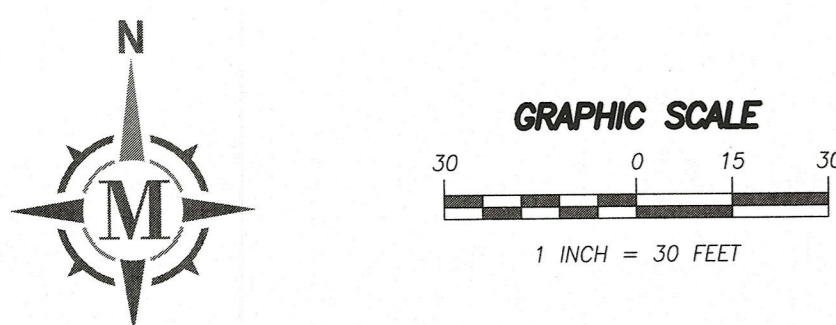
- PPN 02-01-006-135-031 SERENITY HOMES USA LLC, A FLORIDA LIMITED LIABILITY COMPANY DOC. #2017-0624349 L.C.D.R. "DEED PARCEL 19"
PPN 02-01-006-135-030 SERENITY HOMES USA LLC, A FLORIDA LIMITED LIABILITY COMPANY DOC. #2017-0624349 L.C.D.R. "DEED PARCEL 12"
PPN 02-01-006-135-047 BSDA, LLC DOC. #2020-0790047 L.C.D.R.
PPN 02-01-006-135-048 ANHSY LLC DOC. #2021-0856198 L.C.D.R.

SURVEY REFERENCES

- "MAP OF SUB-LOT NO. 218 OF W.S. STREATOR, TR. SUB'N" BY GARY E. PENFOUND, DATED MARCH 13, 1970.
"MAP OF THE EASTERLY 33.33 FEET OF SUB-LOT NO. 8 OF W.S. STREATOR, TR. SUB'N" BY GARY E. PENFOUND, DATED MAY 24, 1970.
"MAP OF SUB-LOT NO. 102 OF W.S. STREATOR, TR. SUB'N" BY GARY E. PENFOUND, DATED OCTOBER 14, 1965.
"PLAT OF BOUNDARY SURVEY OF 1756 LONG AVENUE" BY SCOTT J. CASEY, DATED DECEMBER 11, 2021.
PLAT VOLUME 2, PAGE 11 L.C.M.R.
PLAT VOLUME 4, PAGE 29 L.C.M.R.
PLAT VOLUME 15, PAGE 11 L.C.M.R.
LORAIN COUNTY DEEDS OF RECORD.
LORAIN COUNTY TAX MAP RECORDS.

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF WEST 17TH STREET, OBSERVED AS SOUTH 89°27'22" 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).



LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1 through L4.

51159 APPROVED LORAIN CO MAP DEPT DATE 4/11/2024 PAGE 02-01-006 BY ACarden #24-05270-C



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

JOB NO.: 24-056 FIELD DATE: MARCH 27, 2024 SURVEY DATE: APRIL 1, 2024 DRAWN BY: HKS

