



**BASIS OF BEARING**

BEARINGS ARE BASED ON THE CENTERLINE OF CLAUS ROAD, OBSERVED AS NORTH 43° 03' 14" 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).

**BOUNDARY SURVEY**  
FOR  
**2315 CLAUS ROAD**  
KNOWN AS BEING KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 37, RANGE 19, TOWNSHIP 6 OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

**CITY OF VERMILION**  
**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".



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

Job No.: 24-095  
Field Date: MAY 14, 2024  
Survey Date: MAY 20, 2024  
Drawn By: TEE

51208

|                 |
|-----------------|
| APPROVED        |
| LORAIN CO       |
| MAP DEPT        |
| DATE 06/14/2024 |
| PAGE 01-00-037  |
| BY BB           |
| 24-095311-C     |

**SIGNIFICANT OBSERVATIONS**

▲ AN IRON FENCE EXTENDS OVER THE EASTERLY LINE OF SURVEYED PROPERTY.

**SURVEY REFERENCES**

- "SURVEY FOR BERNARD & KAREN L. KALK" PERFORMED BY RODGER G. SIMON P.S. 5101 ON BEHALF OF LAUNDON SIMON CAHL & ASSOC., JOB NO. 88-4783, DATED DECEMBER 1988.
- SURVEY PERFORMED BY ARNOLD F. KOEPP P.S. 4306, DATED FEBRUARY 1988.
- "MAP OF SURVEY" PERFORMED BY ARNOLD F. KOEPP P.S. 4306, DATED FEBRUARY 1954.
- "SURVEY MAP FOR MARY V. LYNN ESTATE" PERFORMED BY PHIL A. ROSEBECK P.S. 6886 ON BEHALF OF P.A. ROSEBECK & ASSOCIATES, DATED AUGUST 2003.
- "MAP OF SURVEY AND PROPOSED PARCEL SPLIT" PERFORMED BY MCGILINCHY AND ASSOCIATES INC., JOB NO. 794976, DATED MARCH 1979.
- "SURVEY FOR JOSEPH E. & JEAN M. ELLISON" PERFORMED BY T.W. LAUNDON, DATED MARCH 1951.
- "PLAT OF BOUNDARY SURVEY PREPARED FOR ROBERT C. JOSLYN" PERFORMED BY THOMAS M. SNEZEK P.S. 7051 ON BEHALF OF SNEZEK & ASSOCIATES, L.L.C., JOB NO. 1439, DATED DECEMBER 2014.
- "PLAT OF SURVEY PREPARED FOR DENNY J. & LISA M. OWENS" PERFORMED BY THEODORE J. SPILLMAN P.S. 8595 ON BEHALF OF SPILLMAN SURVEYING, DATED JANUARY 2015.
- "CONSOLIDATION FOR THE BROWNHELM CONGREGATIONAL CHURCH OF VERMILION" PERFORMED BY TIMOTHY D. HOZALSKI P.S. 8677, ON BEHALF OF VECTOR SURVEYING SERVICES, L.L.C., JOB NO. 18-002, DATED JANUARY 2018.
- "PLAT OF BOUNDARY SURVEY AND COMBINATION FOR PIN HIGH, LLC." PERFORMED BY THOMAS A. SIMON P.S. 7775, ON BEHALF OF THOMAS SIMON & ASSOCIATES, INC., JOB NO. 2019-054, DATED AUGUST 2019.

**LEGEND**

- FENCE LINE (AS NOTED)
- REBAR FOUND AS NOTED
- ⊗ MAG NAIL FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED 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

