

BOUNDARY SURVEY

FOR

1045 BELL AVENUE

KNOWN AS BEING PART OF TOWNSHIP 6, RANGE 17 OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT 26, WEST 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

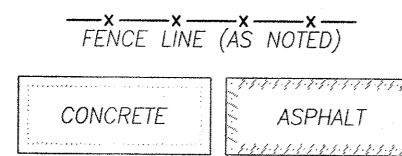
THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 3/4" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

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

JOB NO.: 24-153
FIELD DATE: JULY 10, 2024
SURVEY DATE: JULY 12, 2024
DRAWN BY: HKS

LEGEND

- 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
- REC. RECORD DISTANCE OR ANGLE
- R.&U. RECORD AND USED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- FD. FOUND
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS
- L.C.E.R. LORAIN COUNTY ENGINEER RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

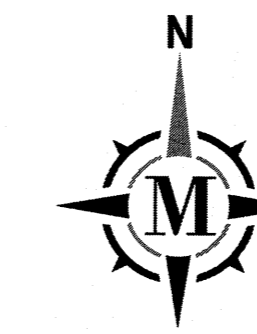
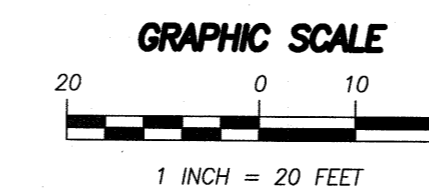


SURVEY REFERENCES

- SURVEY SCAN 44611 L.C.E.R.
- SURVEY SCAN 44820 L.C.E.R.
- SURVEY SCAN 45703 L.C.E.R.
- SURVEY SCAN 45705 L.C.E.R.
- SURVEY SCAN 48757 L.C.E.R.
- SURVEY SCAN 49571 L.C.E.R.
- SURVEY SCAN 50173 L.C.E.R.
- SURVEY SCAN 50342 L.C.E.R.
- SURVEY SCAN 50668 L.C.E.R.
- SURVEY SCAN 50830 L.C.E.R.
- PLAT VOLUME 5, PAGE 5 L.C.M.R.
- PLAT VOLUME 6, PAGE 24 L.C.M.R.
- PLAT VOLUME 8, PAGE 43 L.C.M.R.
- PLAT VOLUME 9, PAGE 31 L.C.M.R.
- LORAIN COUNTY DEEDS OF RECORD.
- LORAIN COUNTY TAX MAP RECORDS.
- O.D.O.T. PROJECT LOR-113-10.09-1969
- O.D.O.T. PROJECT 9706-LOR-57-18.79
- O.D.O.T. PROJECT LOR-113 10.09-11.64
- SURVEY VOLUME 25, PAGE 53 L.C.E.R.
- SURVEY VOLUME 30, PAGE 1 L.C.E.R.

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF BELL AVENUE, OBSERVED AS NORTH 89°56'49" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (5401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



APPROVED
LORAIN CO
MAP DEPT

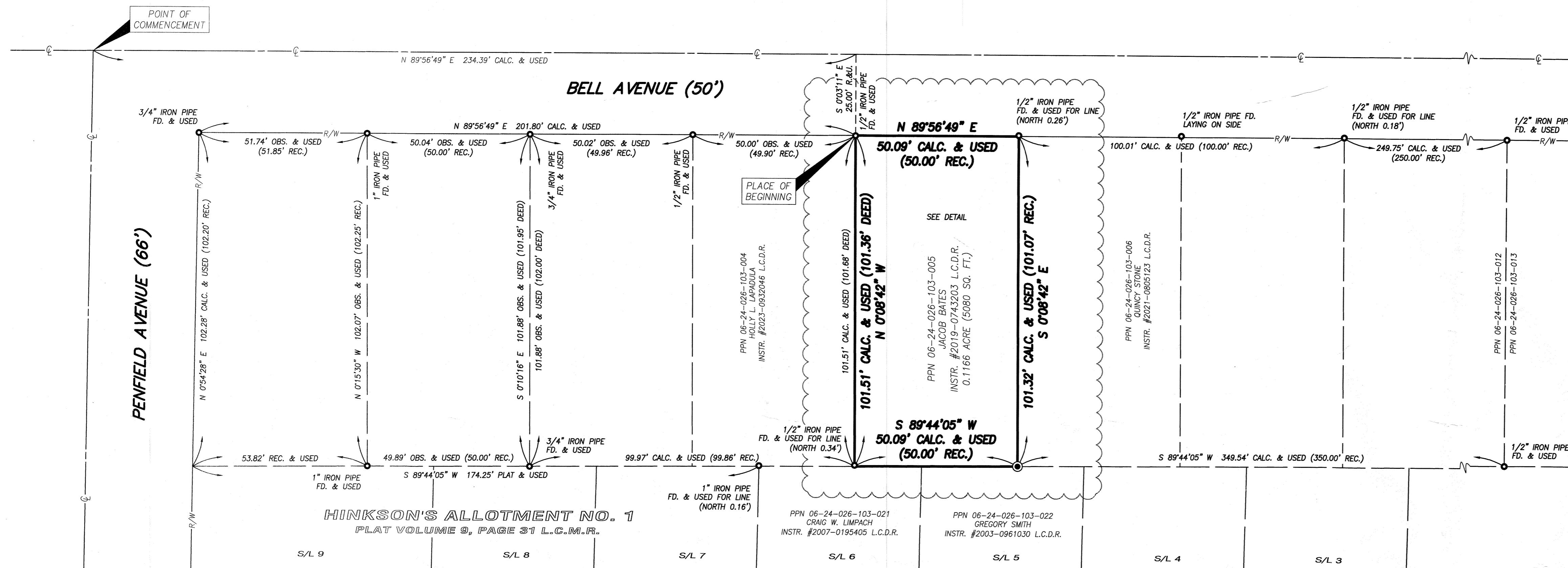
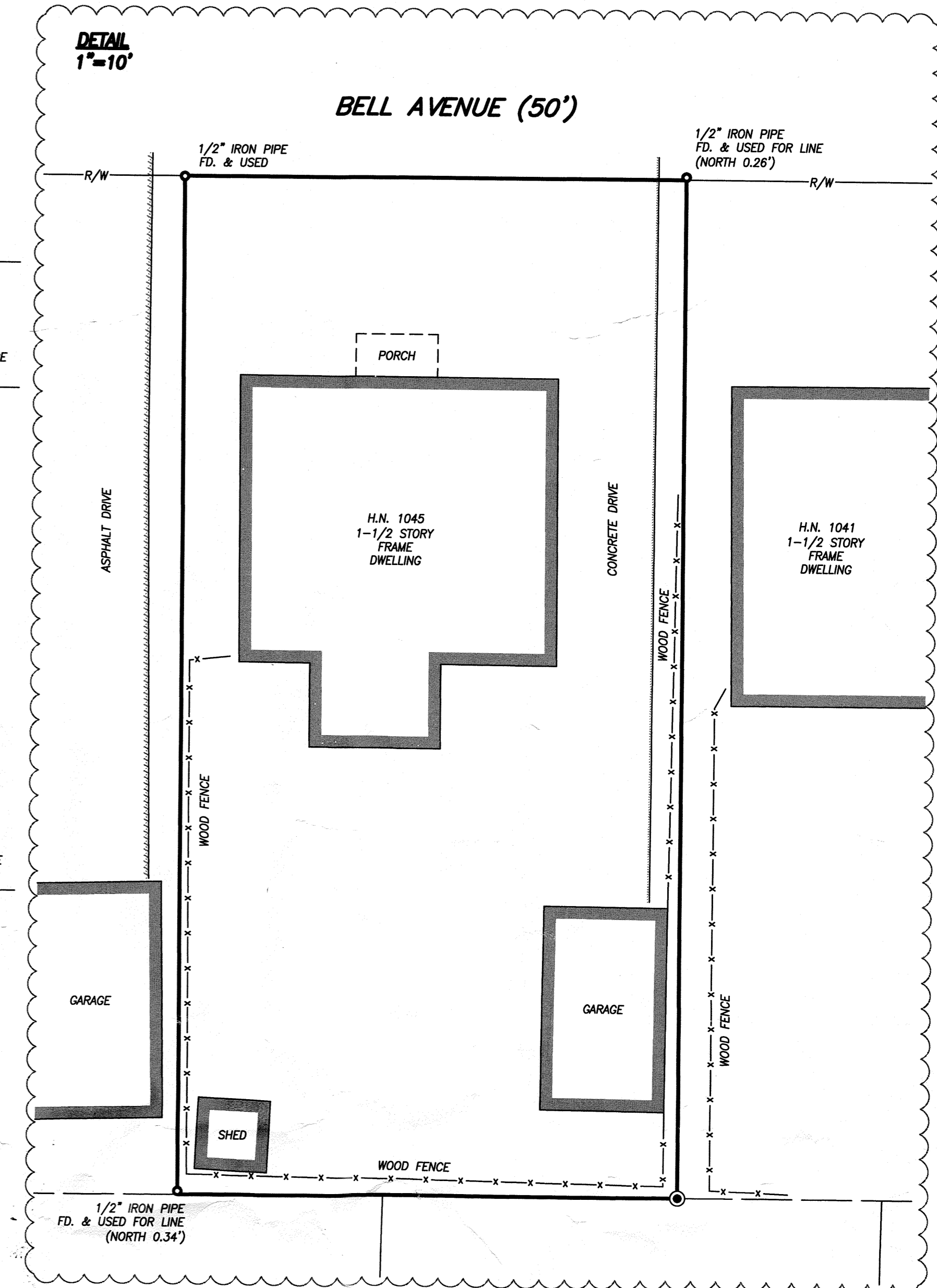
DATE 8/16/24

PAGE 06-24-016

BY WRZ

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HINKSON'S ALLOTMENT NO. 1
PLAT VOLUME 9, PAGE 31 L.C.M.R.