

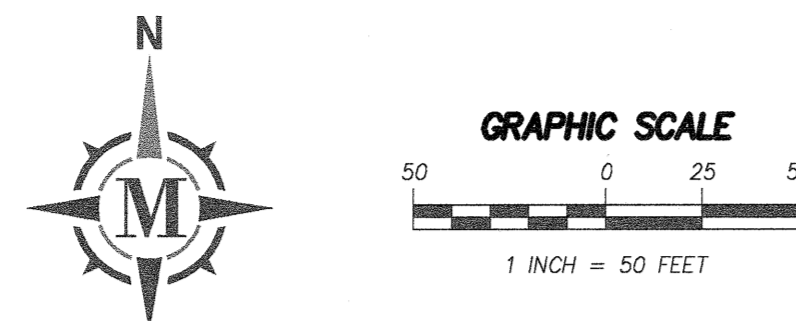
S 89°53'48" E 1228.21' CALC. & USED (1228.36' REC.)

LINE	BEARING	DISTANCE
L1	S 89°55'28" E	30.00' REC. & USED
L2	S 0°29'52" W	100.00' REC. & USED
L3	N 89°28'28" W	30.00' REC. & USED
L4	N 0°29'52" E	67.86' CALC. & USED
L5	N 0°29'52" E	5.00' REC. & USED
L6	S 89°55'28" E	29.61' CALC. & USED (30.00' REC.)
L7	S 0°29'52" W	5.00' REC. & USED
L8	S 89°55'28" E	30.00' REC. & USED

- LEGEND**
- FENCE LINE (AS NOTED)
 - CONCRETE
 - GRAVEL
 - 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
 - RAILROAD SPIKE FOUND AS NOTED
 - STONE 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

SIGNIFICANT OBSERVATIONS

A GRAVEL DRIVE CROSSES OVER A NORTHERLY LINE OF SURVEYED PROPERTY.



BASIS OF BEARING
 BEARINGS ARE BASED ON THE CENTERLINE OF NAGEL ROAD, OBSERVED AS NORTH 0°29'52" 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).

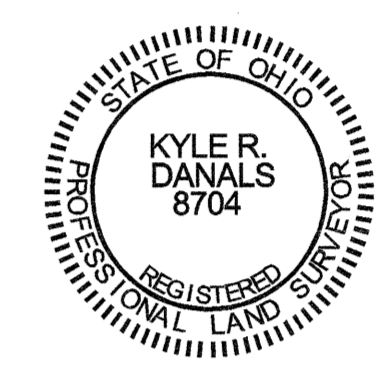
BOUNDARY SURVEY
 FOR
3165 NAGEL ROAD
 KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 26, RANGE 16 WEST, TOWNSHIP 7 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

CITY OF AVON
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".

Kyle R. Danals 10-23-2024
 KYLE R. DANALS REG. PROF. SURV. NO. 8704

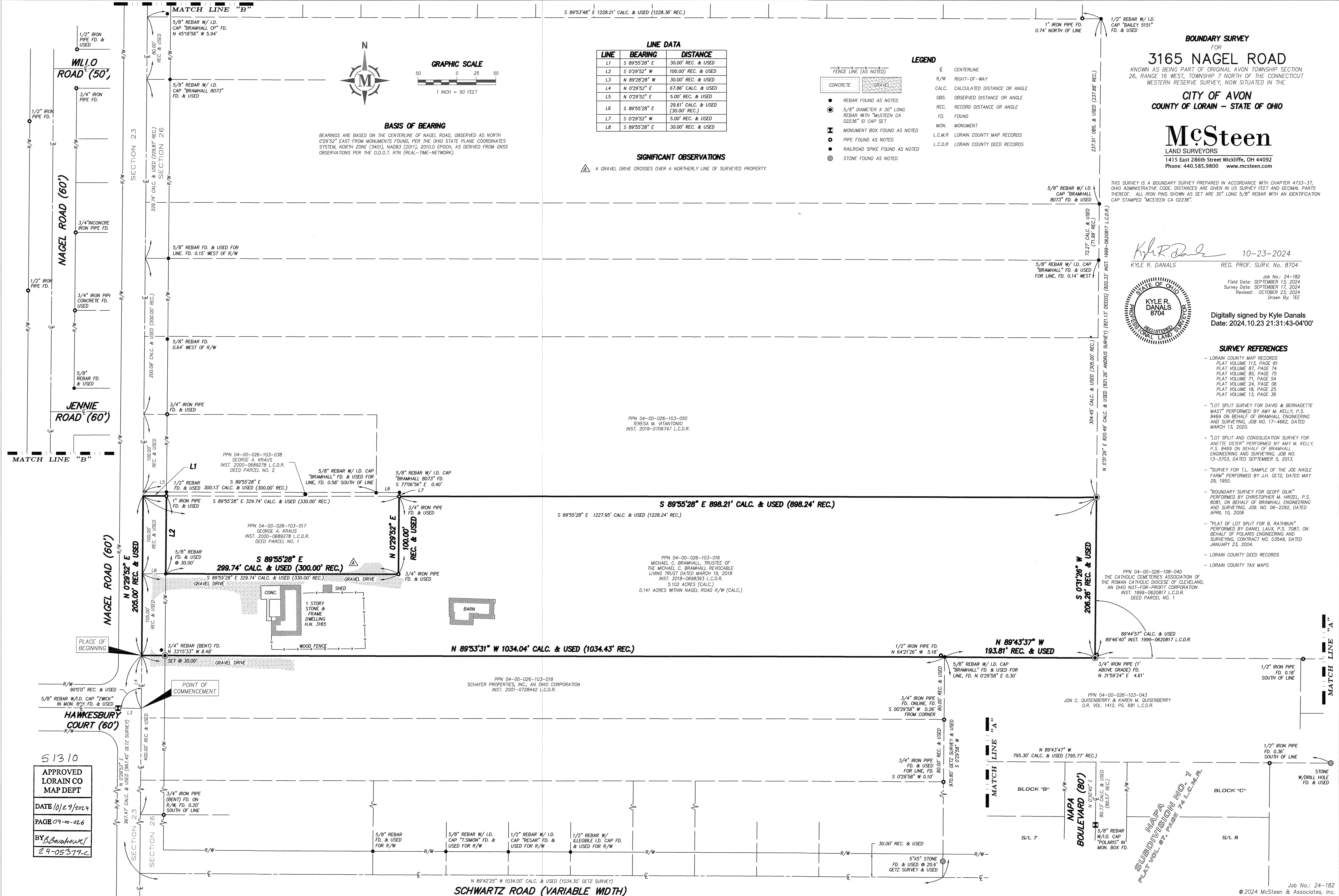


Job No: 24-182
 Field Date: SEPTEMBER 13, 2024
 Survey Date: SEPTEMBER 17, 2024
 Revised: OCTOBER 23, 2024
 Drawn By: TEE

Digitally signed by Kyle Danals
 Date: 2024.10.23 21:31:43-04'00'

SURVEY REFERENCES

- LORAIN COUNTY MAP RECORDS
 PLAT VOLUME 113, PAGE 81
 PLAT VOLUME 87, PAGE 74
 PLAT VOLUME 85, PAGE 75
 PLAT VOLUME 71, PAGE 54
 PLAT VOLUME 24, PAGE 06
 PLAT VOLUME 18, PAGE 25
 PLAT VOLUME 13, PAGE 36
- "LOT SPLIT SURVEY FOR DAVID & BERNADETTE MAST" PERFORMED BY AMY M. KELLY, P.S. 8469 ON BEHALF OF BRAMHALL ENGINEERING AND SURVEYING, JOB NO. 17-4662, DATED MARCH 13, 2020.
- "LOT SPLIT AND CONSOLIDATION SURVEY FOR ANETTE OSTER" PERFORMED BY AMY M. KELLY, P.S. 8469 ON BEHALF OF BRAMHALL ENGINEERING AND SURVEYING, JOB NO. 13-3703, DATED SEPTEMBER 5, 2013.
- "SURVEY FOR T.L. SAMPLE OF THE JOE NAGLE FARM" PERFORMED BY J.H. GETZ, DATED MAY 29, 1950.
- "BOUNDARY SURVEY FOR GEOFF DILK" PERFORMED BY CHRISTOPHER M. HIRZEL, P.S. 8081, ON BEHALF OF BRAMHALL ENGINEERING AND SURVEYING, JOB NO. 06-2292, DATED APRIL 19, 2006.
- "PLAT OF LOT SPLIT FOR B. RATHBUN" PERFORMED BY DANIEL LAUX, P.S. 7087, ON BEHALF OF POLARIS ENGINEERING AND SURVEYING, CONTRACT NO. 03549, DATED JANUARY 23, 2004.
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS



51310
 APPROVED
 LORAIN CO
 MAP DEPT
 DATE 10/29/2024
 PAGE 04-00-026
 BY *B. Bannhowes*
 24-05379-C