

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE RIGHT OF WAY OF WHEELING STREET, OBSERVED AS SOUTH 0°37'16" 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 111 WHEELING STREET**

KNOWN AS BEING PART OF ORIGINAL WELLINGTON TOWNSHIP LOT 27, RANGE 18 WEST, TOWNSHIP 3 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY AND BEING ALL OF SUBLOT 11 AND PART OF SUBLOT 12 IN N. HUCKINGS ADDITION TO WELLINGTON VILLAGE AS RECORDED IN VOLUME 3, PAGE 24 OF LORAIN COUNTY MAP RECORDS, NOW SITUATED IN THE

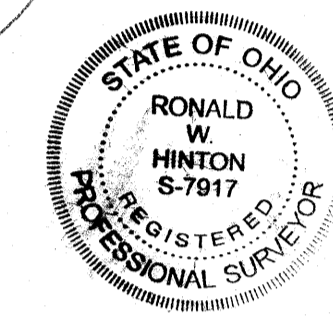
**VILLAGE OF WELLINGTON**  
**COUNTY OF LORAIN - STATE OF OHIO**

**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".

*[Signature]*  
RONALD W. HINTON REG. PROF. SURV. No. 7917  
Job No.: 24-244  
Field Date: NOVEMBER 26, 2024  
Survey Date: DECEMBER 5, 2024  
Drawn By: AJB & TEE

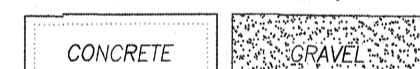


**SIGNIFICANT OBSERVATIONS**

- ▲ GRAVEL DRIVE EXTENDS OVER AN EASTERLY LINE OF THE SURVEYED PROPERTY.
- ▲ A SHED EXTENDS OVER A WESTERLY LINE OF THE SURVEYED PROPERTY.
- ▲ A WOOD FENCE EXTENDS OVER AN EASTERLY LINE OF SURVEYED PROPERTY.
- ▲ A WOOD FENCE EXTENDS OVER AN EASTERLY LINE OF SURVEYED PROPERTY.

**LEGEND**

FENCE LINE (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
- 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

APPROVED  
LORAIN CO  
MAP DEPT  
DATE 12/11/24  
PAGE 18-00-027  
BY WRZ  
24-05420-C  
51341

PPN 18-00-027-501-007  
WHEELING & LAKE ERIE RAILWAY COMPANY  
VOL. 309, PG. 217 L.C.D.R.

PPN 18-00-027-109-013  
MICHELLE FLOOD AND  
JAMES E. SCHWARTZ  
INSTR. #2022-0086192 L.C.D.R.  
0.282 ACRES CALC.

PPN 18-00-027-109-009  
JAMES E. SCHWARTZ AND  
MICHELLE FLOOD  
INSTR. #2023-0924233 L.C.D.R.  
0.333 ACRES CALC.

**SURVEY REFERENCES**

- LORAIN COUNTY MAP RECORDS  
VOLUME 3, PAGE 24  
VOLUME 13, PAGE 24  
SURVEY 03355-C  
SURVEY 30851
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 0°37'16" E	87.87' CALC. & USED (88.00' REC.)
L2	S 0°37'16" W	87.87' CALC. & USED (88.00' REC.)
L3	N 88°45'49" W	17.70' REC. & USED
L4	S 88°45'49" E	17.70' REC. & USED (22.00' REC.)
L5	S 0°37'16" W	21.87' CALC. & USED (22.00' REC.)
L6	S 0°37'16" W	66.00' (1 CHAIN) REC. & USED
L7	N 0°37'16" E	21.87' CALC. & USED (22.00' REC.)
L8	N 0°37'16" E	66.00' (1 CHAIN) REC. & USED
L9	N 0°37'16" E	30.32' CALC. & USED
L10	N 89°22'44" W	30.00' REC. & USED

