


BOUNDARY SURVEY
FOR
1045 ROSEALEE AVENUE
KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT 31, EAST OF THE
BLACK RIVER, RANGE 17 WEST, TOWNSHIP 6 NORTH OF THE CONNECTICUT
WESTERN RESERVE SURVEY AND BEING ALL OF SUBLLOT 18 AND PART OF SUBLLOT
17 IN ROSALEE ADDITION TO SPRING VALLEY AS RECORDED IN VOLUME 16, PAGE
39A LORAIN COUNTY MAP RECORDS, 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 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".

Ronald W. Hinton
RONALD W. HINTON REG. PROF. SURV. No. 7917
Job No. 24-263
Field Date: DECEMBER 11, 2024
Survey Date: DECEMBER 24, 2024
Drawn By: AIB

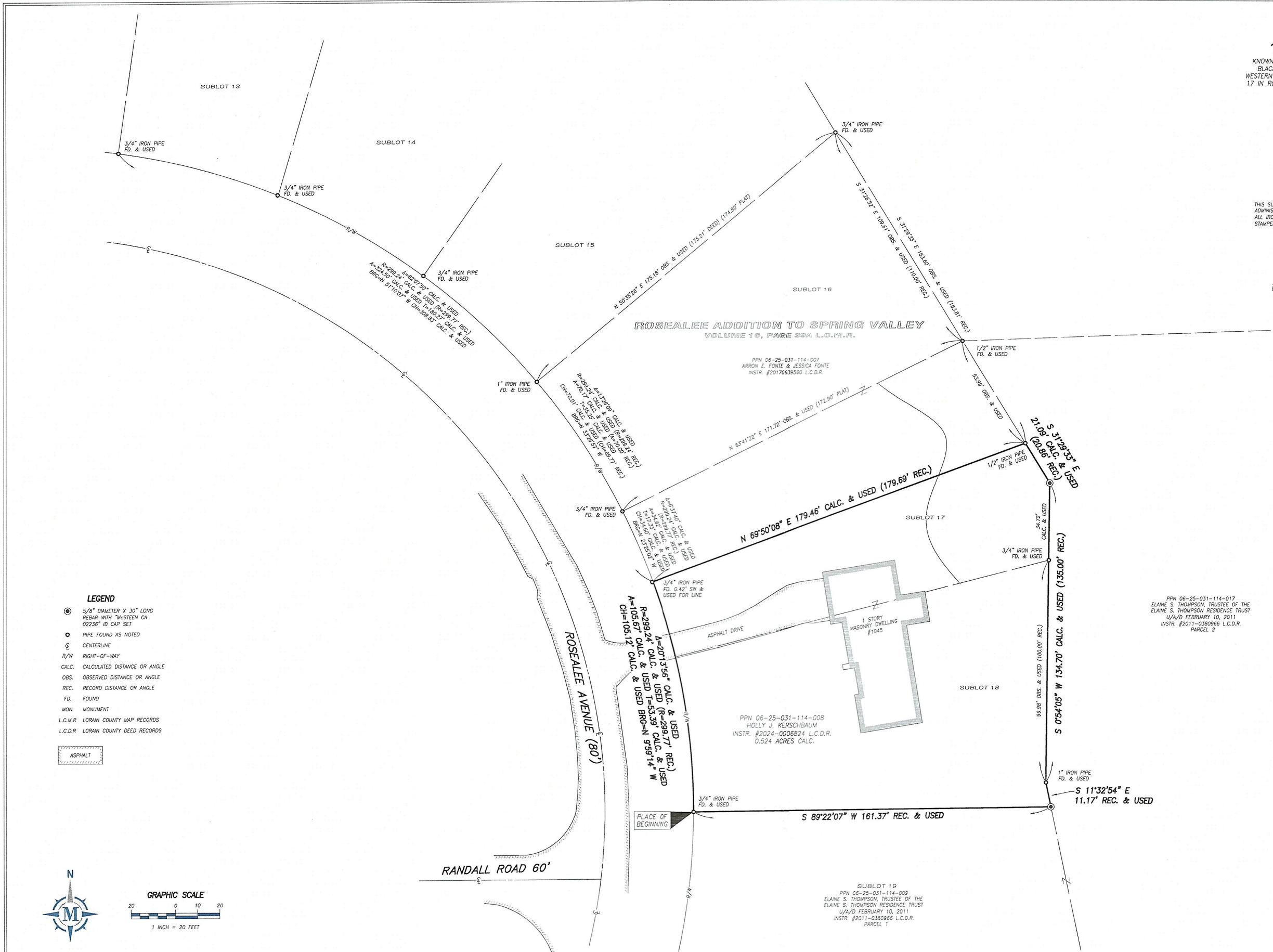


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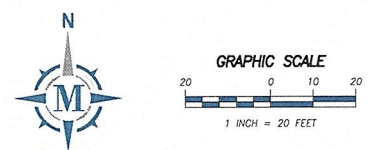
APPROVED
LORAIN CO
MAP DEPT
DATE 12/26/24
PAGE 05-25
BY A. Curden
24-05429-C

PPN 06-25-031-114-017
ELAINE S. THOMPSON, TRUSTEE OF THE
ELAINE S. THOMPSON RESIDENCE TRUST
U/A/D FEBRUARY 10, 2011
INSTR. #2011-0380966 L.C.D.R.
PARCEL 2

SURVEY REFERENCES
- LORAIN COUNTY MAP RECORDS
VOLUME 16, PAGE 39A
VOLUME 13, PAGE 07
- LORAIN SURVEY RECORDS
36712
49199
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS



- 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
 - 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



BASIS OF BEARING
BEARINGS ARE BASED ON AN EASTERLY LINE OF SUBLLOT 18 IN ROSALEE ADDITION TO SPRING VALLEY AS RECORDED IN VOLUME 16, PAGE 39A OF LORAIN COUNTY RECORDS AND OBSERVED AS SOUTH 0°54'05" 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).