


BOUNDARY SURVEY
FOR
795 MAIN STREET
KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT 1,
RANGE 16 WEST TOWNSHIP 4 NORTH AND PART OF ORIGINAL EATON
TOWNSHIP LOT 100, RANGE 16 WEST, TOWNSHIP 5 NORTH OF THE
CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE
VILLAGE OF GRAFTON
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: 24-260
Field Date: DECEMBER 17, 2024
Survey Date: DECEMBER 24, 2024
Drawn By: AJB



SURVEY REFERENCES

- LORAIN SURVEY RECORDS
35941
35943
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

NOTE: THE LOCATION OF THE ORIGINAL LOT LINE SHOWN HEREON WERE TAKEN FROM THE LORAIN COUNTY AUDITORS GIS VIEWER, AND SHOWN ONLY ILLUSTRATION PURPOSES.

LINE	BEARING	DISTANCE
L1	S 54°49'20" W	18.19' CALC. & USED
L2	N 25°27'25" W	12.43' CALC. & USED
L3	N 67°57'58" W	25.40' CALC. & USED
L4	N 63°56'28" W	16.04' CALC. & USED
L5	N 63°56'28" W	35.93' CALC. & USED
L6	N 63°56'28" W	9.70' CALC. & USED
L7	N 69°22'23" W	20.69' CALC. & USED
L8	N 85°30'38" W	23.75' CALC. & USED
L9	S 76°54'02" W	9.23' CALC. & USED
L10	S 15°14'19" W	9.51' CALC. & USED

LEGEND

- DRILL HOLE SET
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ✕ MAG NAIL FOUND AS NOTED
- ⊗ MAG NAIL SET
- ⊕ MONUMENT 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
- ASPHALT

APPROVED
LORAIN CO
MAP DEPT

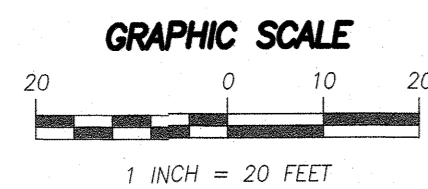
DATE 1/7/25

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BY WRZ

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BASIS OF BEARING

BEARINGS ARE BASED ON THE RIGHT OF WAY OF MAIN STREET, OBSERVED AS NORTH 68°34'36" 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).

