

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ONTARIO STREET, OBSERVED AS NORTH 34°43'49" 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).

SURVEY REFERENCES

- LORAIN COUNTY MAP RECORDS
VOLUME 1, PAGE 24
- "PLAT OF BOUNDARY SURVEY FOR KENNETH HAMM" PERFORMED BY THOMAS A. SIMON, P.S. 7775, DATED NOVEMBER 2020.
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

OWNERSHIP INDEX

PPN 11-00-081-103-004
MICHAEL RATLIFF &
MARGARET RATLIFF
FILE #2018-0697389 L.C.D.R.
0.134 ACRES CALC.

LINE DATA

LINE	BEARING	DISTANCE
L1	N 34°43'49" W	64.96' CALC. & USED (64.98' REC.)
L2	N 73°04'27" E	149.70' CALC. & USED
L3	S 34°43'49" E	16.99' CALC. & USED
L4	S 54°23'14" W	142.55' CALC. & USED (140.00' REC.)
L5	N 73°04'27" E	26.26' CALC. & USED
L6	S 89°48'21" E	30.49' CALC. & USED (30.33' REC.)
L7	N 73°04'27" E	90.71' CALC. & USED
L8	N 73°04'27" E	58.99' CALC. & USED

LEGEND

FENCE LINE (AS NOTED)



- REBAR FOUND AS NOTED
- 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

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

BOUNDARY SURVEY

FOR

768 ONTARIO STREET

KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NO. 81 AND LOT NO. 100, RANGE 16 WEST, TOWNSHIP 5 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND BEING PART OF SUBLOT 18 OF FOWLER'S ADDITION TO GRAFTON VILLAGE AS RECORDED IN VOLUME 1, PAGE 24, LORAIN COUNTY MAP RECORDS, NOW SITUATED IN THE

VILLAGE OF GRAFTON

COUNTY OF LORAIN - STATE OF OHIO

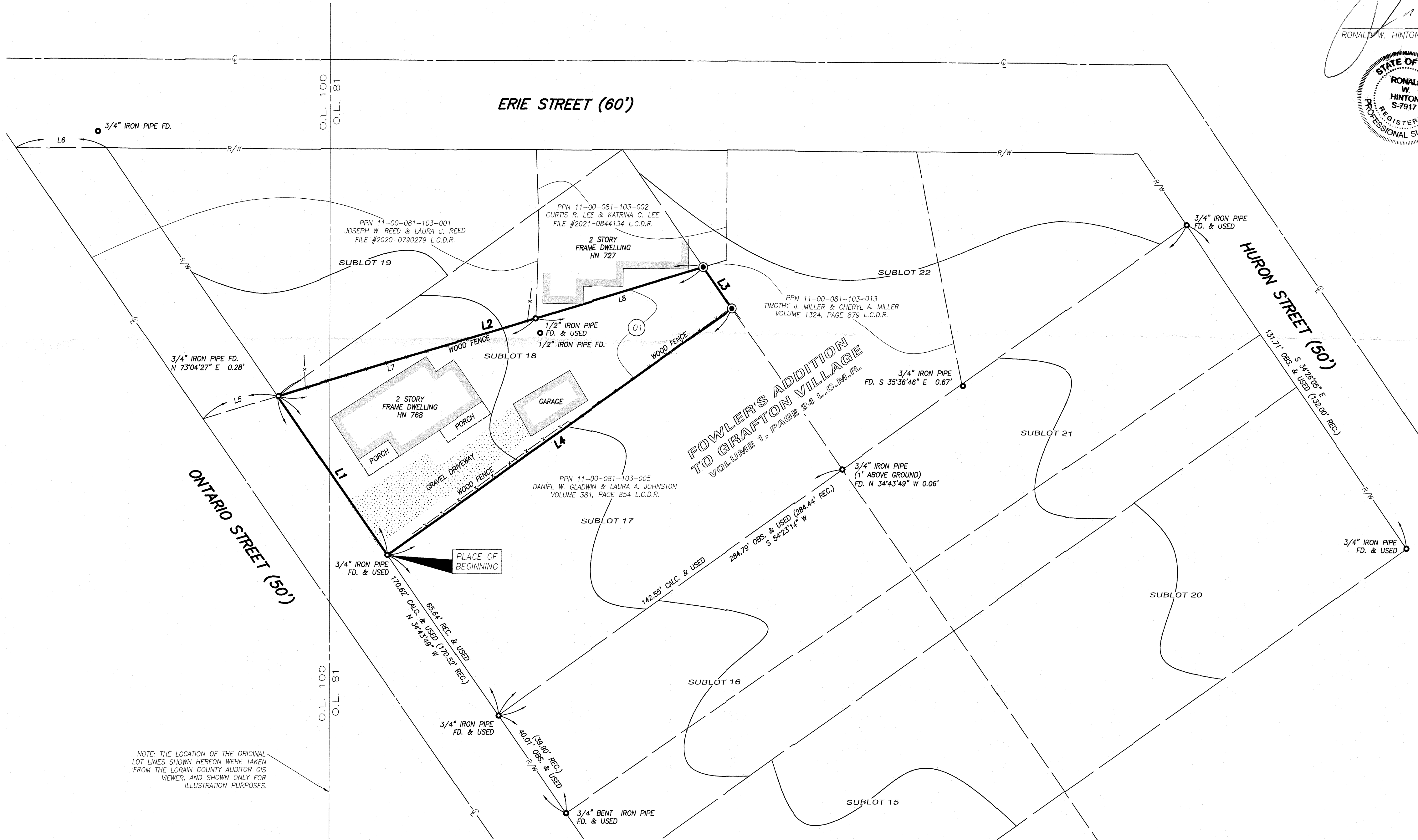
McSteen

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
REG. PROF. SURV. No. 7917
Job No.: 25-074
Field Date: 04/29/2025
Survey Date: 05/12/2025
Drawn By: GHP



51451

APPROVED
LORAIN CO
MAP DEPT
DATE 5/20/2025
PAGE 11.00-081
BY B. Bawhause
25-055 09-C