

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY OF BROADWAY, OBSERVED AS NORTH 33°50'48" 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 RTN (REAL-TIME-NETWORK).

SURVEY REFERENCES

- LORAIN COUNTY MAP RECORDS VOLUME 2, PAGE 11
- "BOUNDARY SURVEY AND LOT SPLIT" PERFORMED BY PATRICK A. MCGANNON, P.S. 3154, SURVEY #22327, DATED OCTOBER 23, 1987.
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

SIGNIFICANT OBSERVATIONS

- ▲ BUILDING EXTENDS OVER NORTHWESTERLY LINE OF SURVEYED PROPERTY.

OWNERSHIP INDEX

- 01 PPN 02-01-003-142-016 PETROS A. NICOLAOU & ELENA B. NICOLAOU INST. #0001-0783202 L.C.D.R. 0.462 ACRES CALC.
- 02 PPN 02-01-003-142-015 ALI ALAWI INST. #2018-0695644 L.C.D.R. PARCEL 1
- 03 PPN 02-01-003-142-017 ALI ALAWI INST. #2018-0695644 L.C.D.R. PARCEL 3
- 04 PPN 02-01-003-142-018 MOUNT CLARE PROPERTIES, INC. VOL. 1230, PG. 734 L.C.D.R. MERGER, CSX REALTY DEVELOPMENT CORPORATION INST. #1999-0587691 L.C.D.R.

LINE DATA

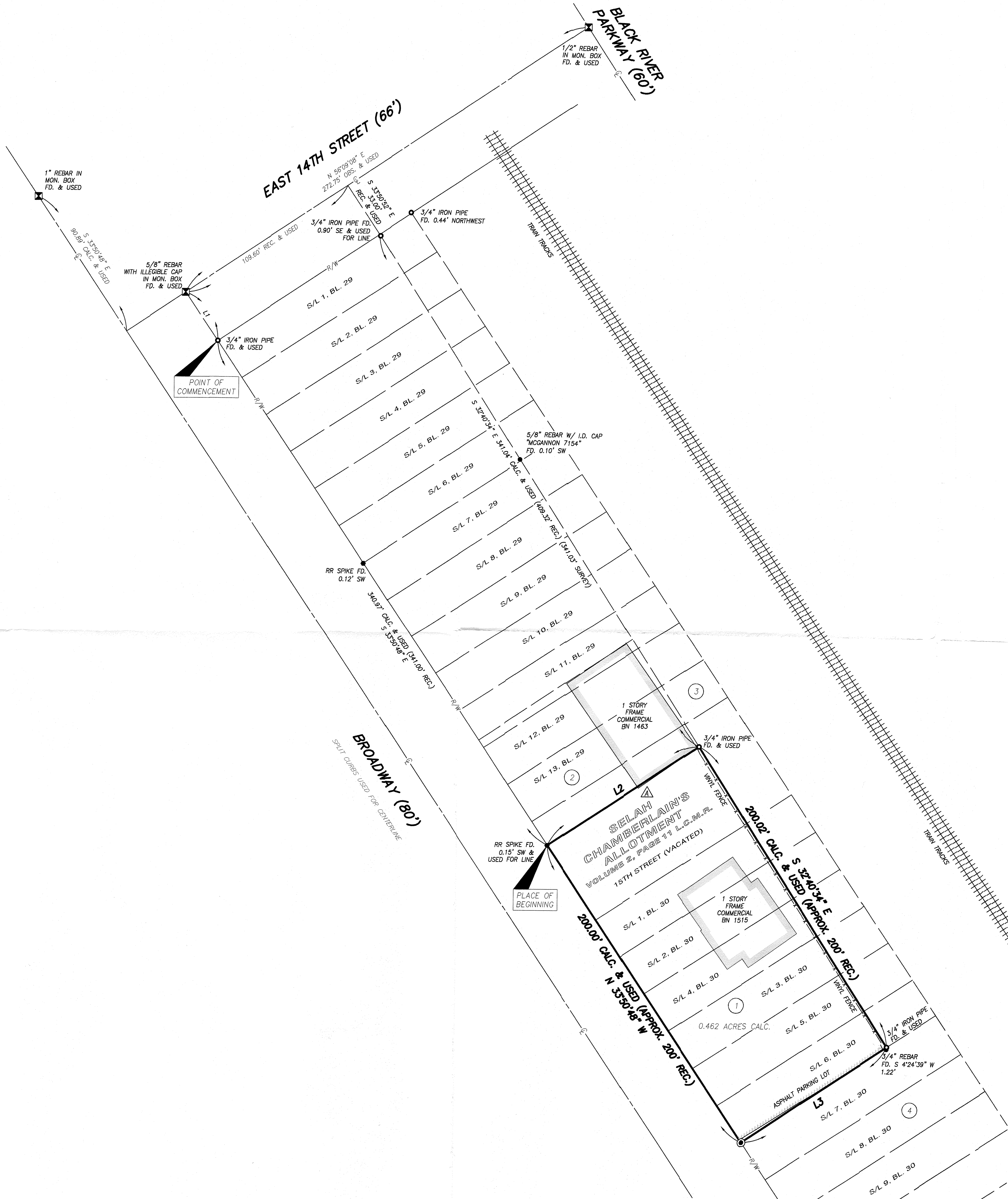
LINE	BEARING	DISTANCE
L1	N 33°50'48" W	33.00' REC. & USED
L2	N 56°09'07" E	102.62' CALC. & USED (102.73' REC.)
L3	S 56°08'12" W	98.54' CALC. & USED (98.70' REC.)

LEGEND

- FENCE LINE (AS NOTED)
- ASPHALT
- 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
- 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 5/21/25
PAGE 02-01-003
BY WRZ
25-05508-L

51453



BOUNDARY SURVEY

FOR

1515 BROADWAY

KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 3, RANGE 18 WEST, TOWNSHIP 7 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND BEING SUBLOTS 1, 2, 3, 4, 5, AND 6, BLOCK 30, AND A PORTION OF VACATED 16TH STREET OF SELAH CHAMBERLAIN'S ALLOTMENT AS RECORDED IN VOLUME 2, PAGE 11, LORAIN COUNTY MAP RECORDS, NOW SITUATED IN THE

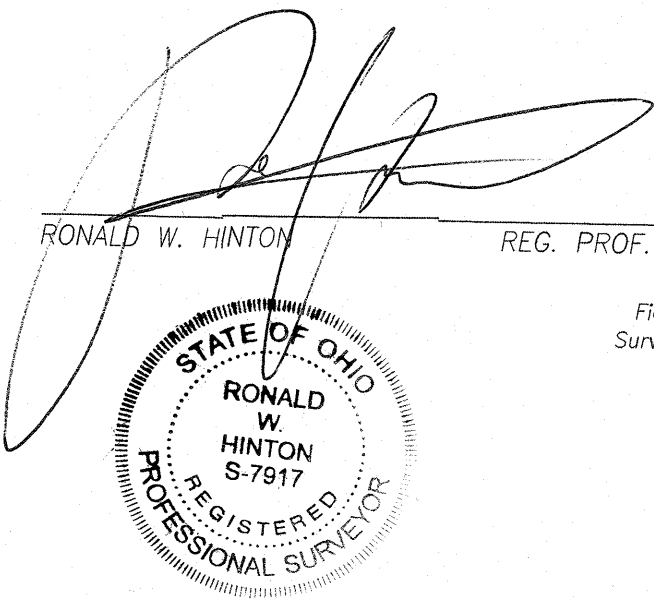
CITY OF LORAIN
COUNTY OF LORAIN - STATE OF OHIO

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".



5-15-25

RONALD W. HINTON

REG. PROF. SURV. No. 7917

Job No.: 25-073

Field Date: 04/28/2025

Survey Date: 05/13/2025

Drawn By: DHP