

BASIS OF BEARING

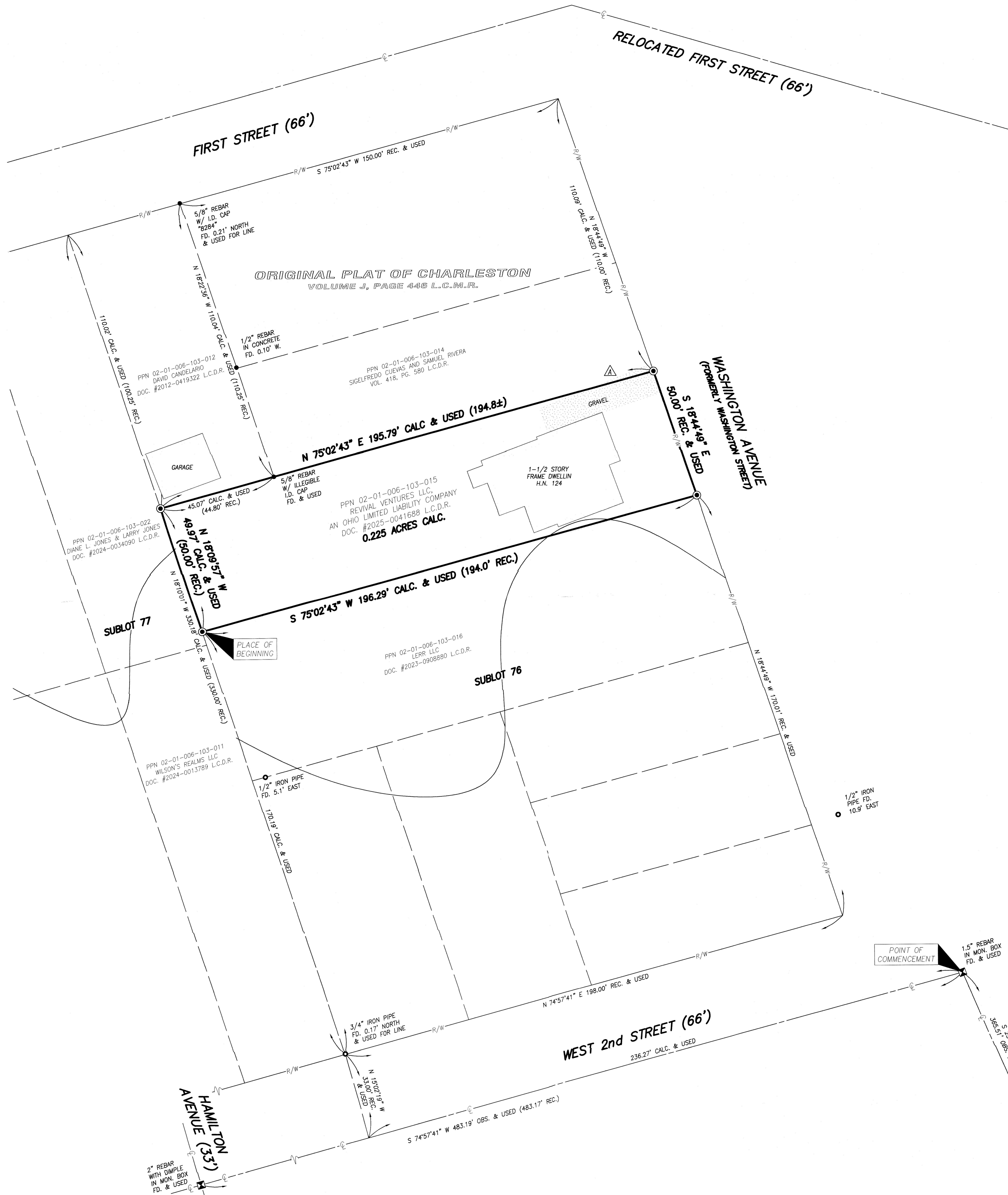
BEARINGS ARE BASED ON THE CENTERLINE OF WEST SECOND STREET, OBSERVED AS NORTH 74°57'41" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

MISCELLANEOUS NOTES

1. THERE APPEARS TO BE A DISCREPANCY IN THE RIGHT-OF-WAY OF WASHINGTON AVENUE. THE GIS MAP SHOWS A RIGHT-OF-WAY CHANGE THAT IS NOT DEPICTED ON THE PLAT. WE CONTACTED THE LORAIN CITY ENGINEER FOR ANY INFORMATION AVAILABLE, AS OF THE DATE OF THIS SURVEY NO ADDITIONAL INFORMATION HAS BEEN PROVIDED.

SIGNIFICANT OBSERVATIONS

- ▲ A GRAVEL DRIVE EXTENDS OVER THE NORTHERLY LINE OF THE SURVEYED PROPERTY.



BOUNDARY SURVEY

FOR

124 WASHINGTON AVENUE

KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 6, TRACT 1 RANGE 13 WEST, TOWNSHIP 7 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY AND PART OF SUBLLOT 76 IN THE ORIGINAL PLAT OF CHARLESTON AS RECORDED IN PLAT BOOK J, PAGE 446 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. THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

RONALD W. HINTON
REG. PROF. SURV. No. 7917
Job No.: 25-179
Field Date: September 22, 2025
Survey Date: October 9, 2025
Drawn By: AJB



51571

APPROVED
LORAIN CO
MAP DEPT
DATE 10/14/25
PAGE 02-01-006
BY A. Canten
25-05604-C

SURVEY REFERENCES

- LORAIN COUNTY MAP RECORDS
VOLUME J, PAGE 446
- LORAIN SURVEY RECORDS
SURVEY 47187
- CITY OF LORAIN, STREETS VACATED FOR
RELOCATION OF FIRST STREET PT-A-46.
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

LEGEND

- 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

