



**BASIS OF BEARING**

BEARINGS ARE BASED ON THE CENTERLINE OF EAST BROAD STREET, OBSERVED AS NORTH 89°56'43" 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).

- SIGNIFICANT OBSERVATIONS**
- ▲ ASPHALT PAVEMENT EXTENDS OVER ADJOINING PROPERTIES FOR ACCESS TO EAST BROAD STREET.
  - ▲ ASPHALT PAVEMENT EXTENDS OVER THE EASTERLY LINE OF THE SURVEYED PROPERTY.

**BOUNDARY SURVEY**  
FOR  
**252 EAST BROAD STREET**  
KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT 77, EAST OF BLACK RIVER, RANGE 17 WEST, TOWNSHIP 6 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, 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. 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.

**OWNERSHIP TABLE**

1	PPN 06-25-077-104-009 252 EAST BROAD STREET, LLC AN OHIO LIMITED LIABILITY COMPANY INSTR. 2024-0002198 L.C.D.R. (DEED PARCEL 4) <b>0.054 ACRES CALC.</b>
2	PPN 06-25-077-104-006 252 EAST BROAD STREET, LLC AN OHIO LIMITED LIABILITY COMPANY INSTR. 2024-0002198 L.C.D.R. (DEED PARCEL 5)
3	PART OF PPN 06-25-077-104-012 252 EAST BROAD STREET, LLC AN OHIO LIMITED LIABILITY COMPANY INSTR. 2024-0002198 L.C.D.R. (DEED PARCEL 1)
4	PART OF PPN 06-25-077-104-014 252 EAST BROAD STREET, LLC AN OHIO LIMITED LIABILITY COMPANY INSTR. 2024-0002198 L.C.D.R. (DEED PARCEL 2)
5	PPN 06-25-077-104-011 252 EAST BROAD STREET, LLC AN OHIO LIMITED LIABILITY COMPANY INSTR. 2024-0002198 L.C.D.R. (DEED PARCEL 3)
6	PPN 06-25-077-104-007 ZIAD M. SHINAWI INSTR. 2013-0483311 L.C.D.R.

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 89°56'43" W	67.02' CALC. & USED
L2	N 0°00'15" E	35.08' CALC. & USED
L3	S 89°56'43" E	66.83' CALC. & USED
L4	S 0°18'24" E	35.08' CALC. & USED
L5	N 89°56'43" W	20.00' REC. & USED
L6	N 0°03'17" E	30.00' REC. & USED

RONALD W. HINTON  
REG. PROF. SURV. No. 7917  
Job No.: S25-00237  
Field Date: DECEMBER 10, 2025  
Survey Date: DECEMBER 31, 2025  
Drawn By: JEC  
Previous Reference Job No.: 23-181

**SURVEY REFERENCES**

- LORAIN COUNTY MAP RECORDS VOLUME 8, PAGE 12
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

**LEGEND**

- ASPHALT
- FENCE LINE (AS NOTED)
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL 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

51638  
APPROVED  
LORAIN CO  
MAP DEPT  
DATE 1/17/2026  
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BY *B. Bannister*  
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