

BOUNDARY SURVEY
FOR

3261 DAYTON ROAD

KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOT NO. 8, TRACT NO. 2, NOW SITUATED IN THE

TOWNSHIP OF MADISON
COUNTY OF LAKE - STATE OF OHIO

McSteen
LAND SURVEYORS

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THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN 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".



Matthew A. Hildebrandt
MATTHEW A. HILDEBRANDT REG. PROF. SURV. No. 8817

Job No.: 22-247
Field Date: 10/21/2022
Survey Date: 10/31/2022
Drawn By: JWW

LINE	BEARING	DISTANCE
L1	S 2°06'06" E	122.60' CALC. & USED (125.00' REC.)
L2	N 88°25'43" W	124.98' CALC. & USED (125.00' REC.)
L3	S 53°58'25" W	128.33' CALC. & USED (137.07' REC.) (131.32' RAPP SURVEY)
L4	S 88°16'41" W	134.81' CALC. & USED (126.45' REC.)
L5	N 88°16'41" E	100.11' CALC. & USED (100.00' REC.)
L6	N 88°16'41" E	100.89' CALC. & USED (100.00' REC.)
L7	S 1°04'08" E	220.53' CALC. & USED (220.20' REC.)
L8	S 1°34'17" E	219.70' CALC. & USED (220.20' REC.)
L9	S 1°47'22" E	219.44' CALC. & USED (220.20' REC.)
L10	S 1°34'17" E	219.18' CALC. & USED (220.20' REC.)
L11	N 88°25'43" E	100.05' CALC. & USED (100.00' REC.)
L12	N 88°25'43" E	104.86' CALC. & USED (104.00' REC.)
L13	S 2°06'06" E	120.25' CALC. & USED (ABOUT 130.00' REC.)
L14	N 80°43'15" E	112.54' CALC. & USED (109.07' REC.)
L15	S 2°06'06" E	99.38' CALC. & USED (100.00' REC.)
L16	S 2°06'06" E	100.17' CALC. & USED (100.00' REC.)
L17	S 2°06'06" E	198.48' CALC. & USED (200.00' REC.)
L18	S 2°06'06" E	99.95' CALC. & USED (100.00' REC.)

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
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R LAKE COUNTY MAP RECORDS
- L.C.D.R LAKE COUNTY DEED RECORDS
- O.D.O.T OHIO DEPARTMENT OF TRANSPORTATION

SURVEY REFERENCES

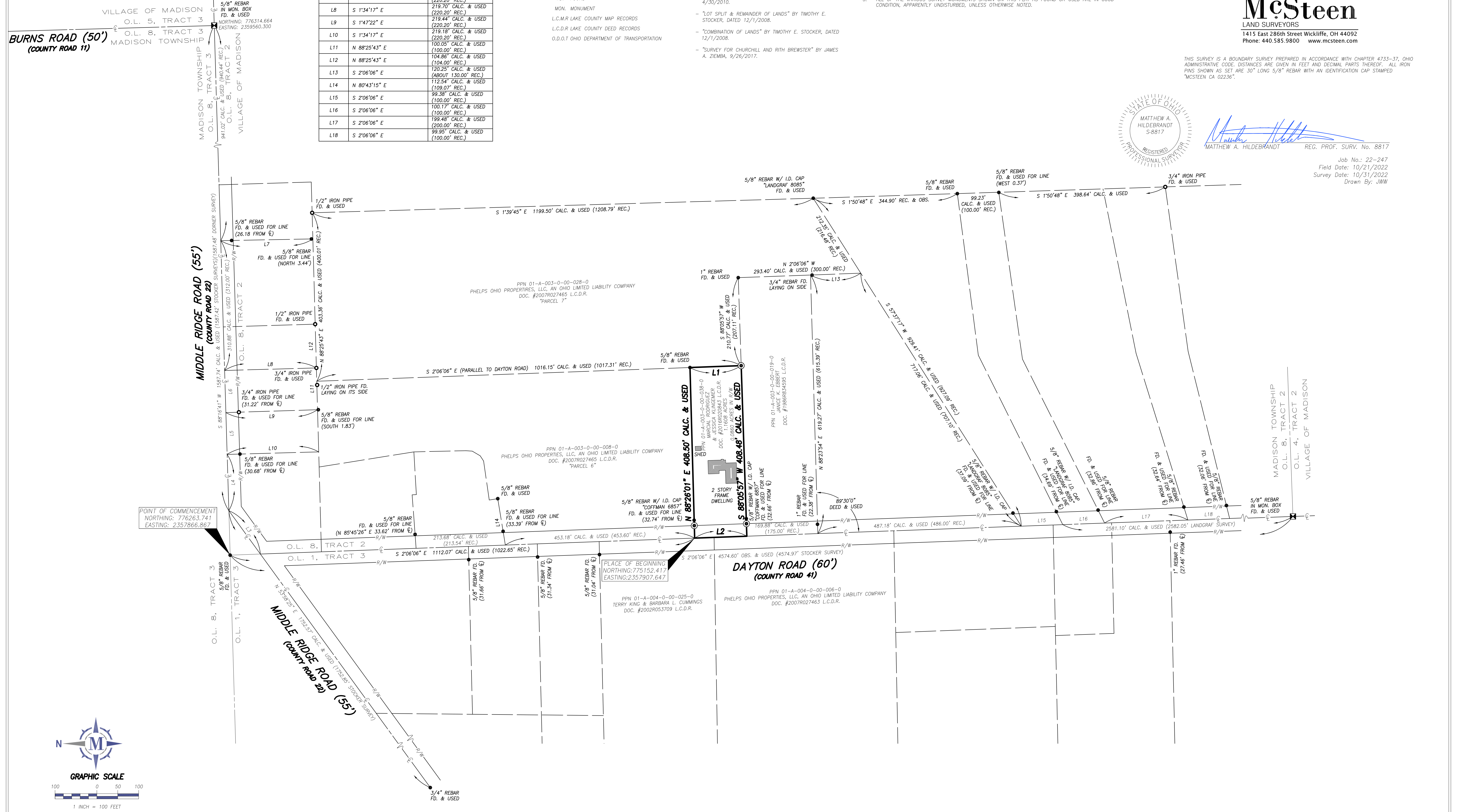
- "RESURVEY OF LANDS OF SHAWN FORESTER" BY TIMOTHY E. STOCKER, DATED 11/6/2012.
- "MAP OF SURVEY FOR 3325 DAYTON ROAD" BY SCOTT A. LANDGRAF, 7/21/2022.
- "PLAT OF SURVEY FOR L&M PROPERTIES LAKE COUNTY LLC." BY RUDY E. SCHWARTZ 11/12/2008.
- "LOT SPLIT AND CONSOLIDATION" BY DAVID A. RAPP, DATED 9/17/2002.
- "PLAT OF LOT SPLIT, 'FILLIPE PROPERTY' BY MICHAEL P. SPRELLACY, DATED 2/11/2004.
- "LOT SPLIT OF LANDS" BY TIMOTHY E. STOCKER, DATED 4/30/2010.
- "LOT SPLIT & REMAINDER OF LANDS" BY TIMOTHY E. STOCKER, DATED 12/1/2008.
- "COMBINATION OF LANDS" BY TIMOTHY E. STOCKER, DATED 12/1/2008.
- "SURVEY FOR CHURCHILL AND RITH BREWSTER" BY JAMES A. ZIEMBA, 9/26/2017.

BASIS OF BEARING

BEARINGS ARE BASED ON 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. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.



POINT OF COMMENCEMENT
NORTHINGS: 775263.741
EASTINGS: 2357866.867

PLACE OF BEGINNING
NORTHINGS: 775152.417
EASTINGS: 2357907.647

