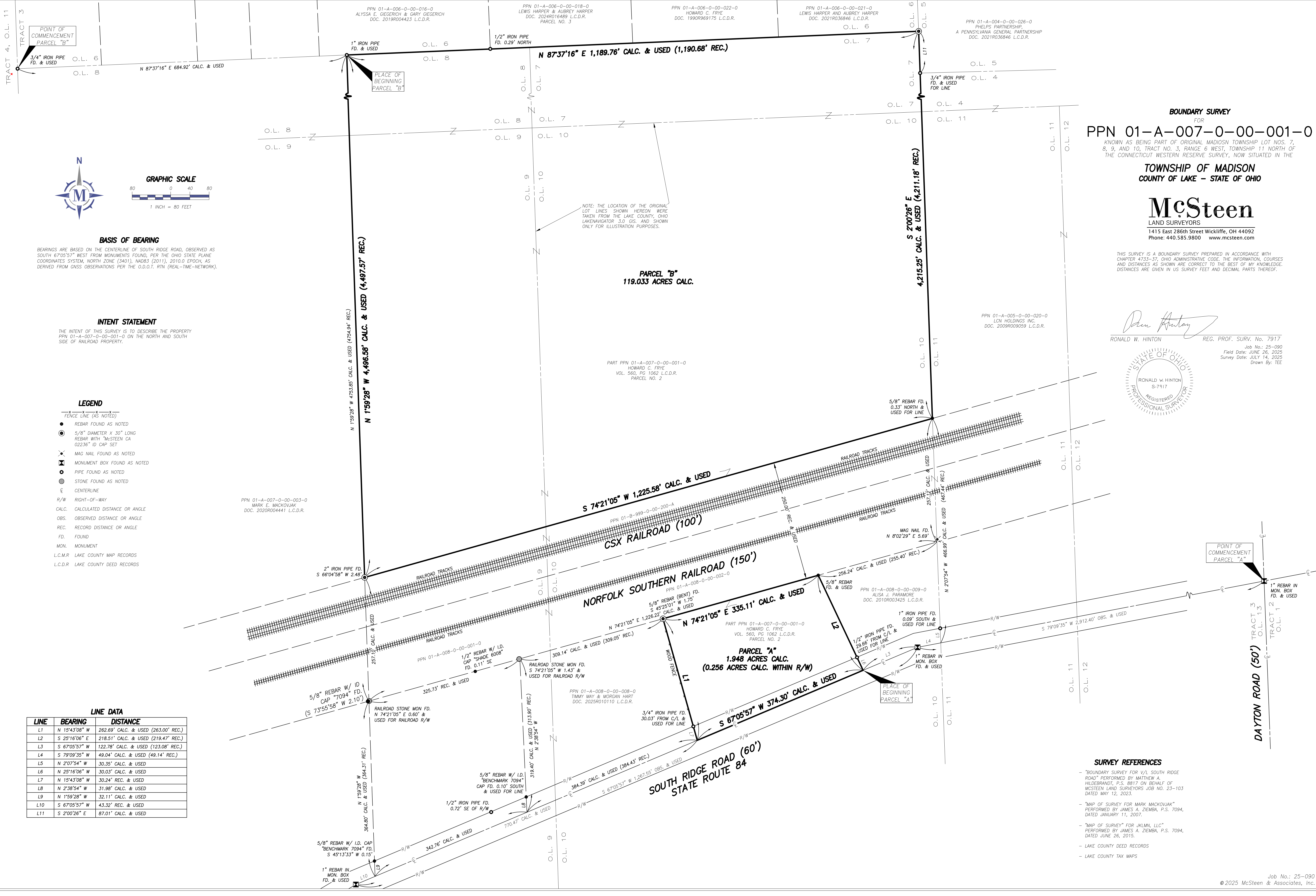




BOUNDARY SURVEY
FOR
PPN 01-A-007-0-00-001-0

KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOT NOS. 7, 8, 9, AND 10, TRACT NO. 3, RANGE 6 WEST, TOWNSHIP 11 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

TOWNSHIP OF MADISON
COUNTY OF LAKE - 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

RONALD W. HINTON REG. PROF. SURV. NO. 7917



Job No.: 25-090
Field Date: JUNE 26, 2025
Survey Date: JULY 14, 2025
Drawn By: TEE

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF SOUTH RIDGE ROAD, OBSERVED AS SOUTH 67°05'57" 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).

INTENT STATEMENT

THE INTENT OF THIS SURVEY IS TO DESCRIBE THE PROPERTY PPN 01-A-007-0-00-001-0 ON THE NORTH AND SOUTH SIDE OF RAILROAD PROPERTY.

LEGEND

- FENCE LINE (AS NOTED)
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MAG NAIL FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- STONE 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. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS

LINE DATA

LINE	BEARING	DISTANCE
L1	N 15°43'08" W	262.69' CALC. & USED (263.00' REC.)
L2	S 25°16'06" E	218.51' CALC. & USED (219.47' REC.)
L3	S 67°05'57" W	122.78' CALC. & USED (123.08' REC.)
L4	S 79°09'35" W	49.04' CALC. & USED (49.14' REC.)
L5	N 2°07'54" W	30.35' CALC. & USED
L6	N 25°16'06" W	30.03' CALC. & USED
L7	N 15°43'08" W	30.24' REC. & USED
L8	N 2°38'54" W	31.98' CALC. & USED
L9	N 1°59'28" W	32.11' CALC. & USED
L10	S 67°05'57" W	43.32' REC. & USED
L11	S 2°00'26" E	87.01' CALC. & USED

SURVEY REFERENCES

- "BOUNDARY SURVEY FOR V/L SOUTH RIDGE ROAD" PERFORMED BY MATTHEW A. HILDEBRANDT, P.S. 8817 ON BEHALF OF MCSTEEN LAND SURVEYORS JOB NO. 23-103 DATED MAY 12, 2023.
- "MAP OF SURVEY FOR MARK MACKOVIAK" PERFORMED BY JAMES A. ZIEMBA, P.S. 7094, DATED JANUARY 11, 2007.
- "MAP OF SURVEY" FOR JKLMN, LLC" PERFORMED BY JAMES A. ZIEMBA, P.S. 7094, DATED JUNE 26, 2015.
- LAKE COUNTY DEED RECORDS
- LAKE COUNTY TAX MAPS