

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	46°17'55" CALC. & USED	1082.91' REC. & USED	875.06' CALC. & USED	463.00' CALC. & USED	851.45' CALC. & USED	S 28°33'18" E
C2	36°54'57" CALC. & USED	1112.91' REC. & USED	717.05' CALC. & USED (725.00' REC.)	371.47' CALC. & USED	704.71' CALC. & USED	N 34°26'21" W
C3	71°56'17" CALC. & USED	543.69' CALC. & USED (543.7' REC.)	682.63' CALC. & USED (681.70' REC.)	394.56' CALC. & USED	638.67' CALC. & USED	N 38°15'55" W
C4	89°45'30" CALC. & USED (89°34' REC.)	573.69' REC. & USED	898.72' CALC. & USED (895.66' REC.)	571.27' CALC. & USED (569.37' REC.)	809.60' CALC. & USED	N 47°10'31" W
C5	17°49'13" CALC. & USED	543.69' REC. & USED	169.10' CALC. & USED (165.50' REC.)	85.24' CALC. & USED	168.42' CALC. & USED (164.95' REC.)	N 83°08'40" W
C6	40°07'30" CALC. & USED	1082.91' REC. & USED	758.38' CALC. & USED	395.49' CALC. & USED	742.98' CALC. & USED	N 71°46'01" W
C7	48°48'59" CALC. & USED (48°50'00" REC.)	1121.28' REC. & USED	975.24' REC. & USED	520.88' CALC. & USED	944.79' REC. & USED	N 63°01'44" E
C8	49°49'59" REC. & USED	1146.28' REC. & USED	996.98' REC. & USED	532.49' REC. & USED	965.85' REC. & USED	N 63°01'44" E
C9	49°49'59" REC. & USED (48°50'00" REC.)	1171.28' REC. & USED	1018.72' REC. & USED	544.10' REC. & USED	986.92' REC. & USED	N 63°01'44" E

**SURVEY REFERENCES**

- "THE BYRON P. LATHROP FARM" BY CUMINGS & DOWNER, DATED MARCH 21, 1911.
- "BOUNDARY SURVEY FOR PPN 11B038000060" BY WILLIAM C. BARCOCK, DATED APRIL 11, 2017.
- "CONSOLIDATION PLAT FOR WITHDDOT, LLC" BY JOHN R. ALBAN, DATED JULY 23, 2021.
- "ALTA-ACSM LAND TITLE SURVEY FOR PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 2, TRACT 6" BY POLARIS, DATED JUNE 1, 2005.
- "PARCEL 11-B-044-0-00-007-0 ASHBURY PROPERTIES, LLC" BY STEVEN N. ROESSNER, DATED MARCH 24, 2013.
- "LOT SPLIT FOR PAINESVILLE TOWNSHIP BOARD OF TRUSTEES" BY NORMAN R. HOOVLER, DATED SEPTEMBER 9, 2007.
- "LOT SPLIT PLAT PREPARED FOR TWIN RIVERS TECHNOLOGIES, LLC" BY MICHAEL A. STRAUB, DATED MARCH 24, 2008.
- "RIGHT-OF-WAY AND TRACK MAP OF THE FAIRPORT PAINESVILLE & EASTERN RR CO."
- "COUNTY OF LAKE POST ROAD ROADWAY IMPROVEMENTS IN PAINESVILLE TOWNSHIP" LAKE COUNTY PROJECT #0800702
- ROAD RECORD A, PAGE 217 L.C.E.R.
- PLAT VOLUME 50, PAGE 33 L.C.M.R.
- LAKE COUNTY DEEDS OF RECORD.
- LAKE COUNTY TAX MAP RECORDS.

**NORFOLK SOUTHERN COMBINED RAILROAD (VARIABLE WIDTH)  
(FORMERLY THE FAIRPORT, PAINESVILLE, AND EASTERN RAILROAD)**

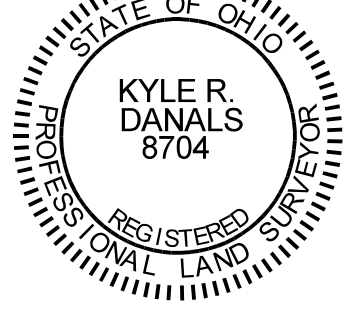
**BOUNDARY SURVEY FOR V/L POST ROAD**  
KNOWN AS BEING PART OF TOWNSHIP 11, RANGE 8 OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 2, TRACT 2, NOW SITUATED IN THE TOWNSHIP OF PAINESVILLE COUNTY OF LAKE - STATE OF OHIO

**McSteen**  
LAND SURVEYORS  
1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com

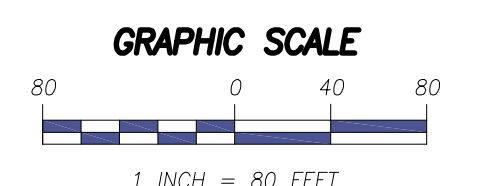
THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

*Kyle R. Danals* 12-13-2023  
KYLE R. DANALS REG. PROF. SURV. No. 8704

JOB NO.: 23-298  
FIELD DATE: DECEMBER 4, 2023  
SURVEY DATE: DECEMBER 13, 2023  
DRAWN BY: HKS

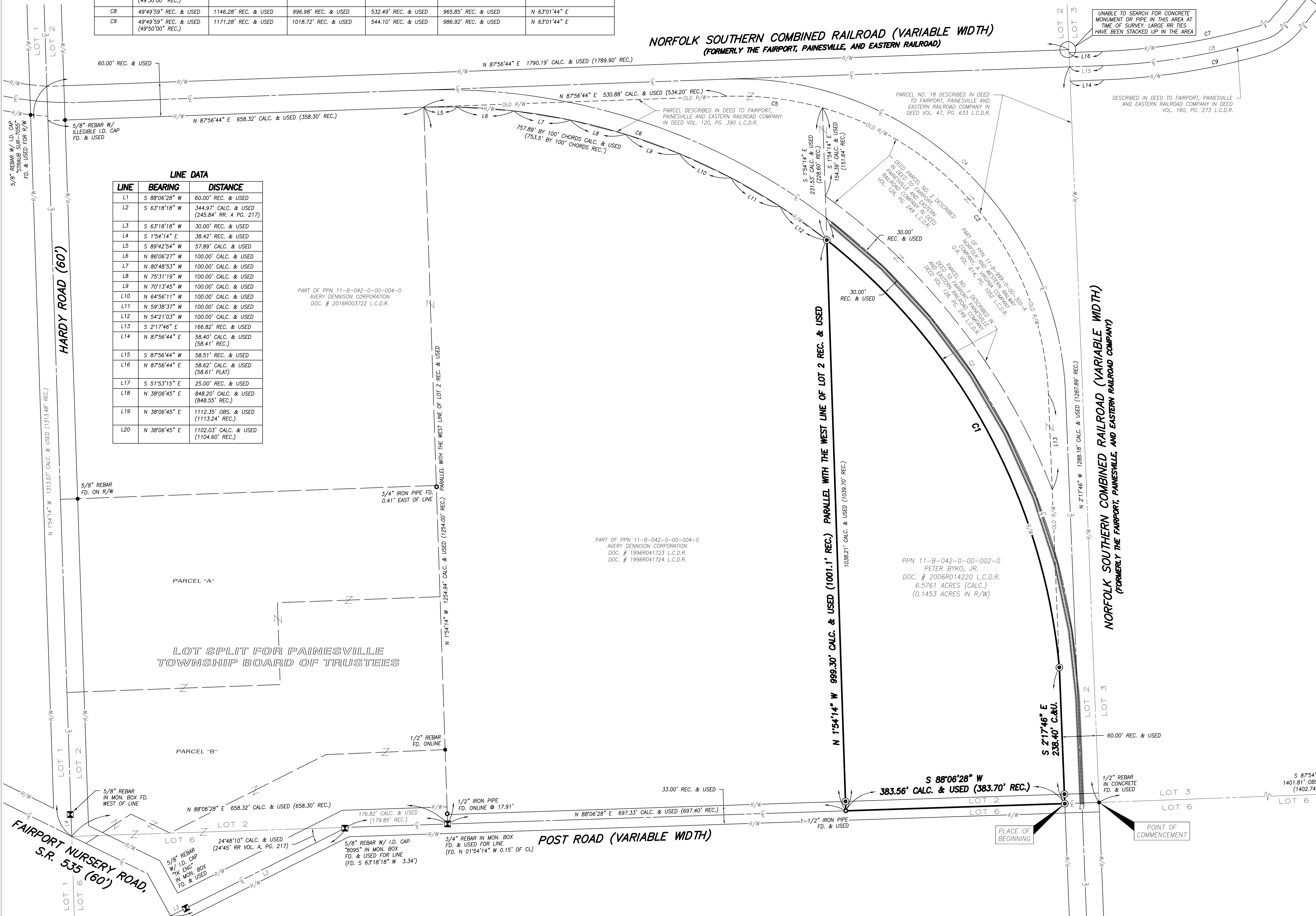


**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE CENTERLINE OF POST ROAD, CALCULATED AS NORTH 88°06'28" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 88°06'28" W	60.00' REC. & USED
L2	S 63°18'18" W	344.97' CALC. & USED (245.84' RR. A PG. 217)
L3	S 63°18'18" W	30.00' REC. & USED
L4	S 1°54'14" E	38.42' REC. & USED
L5	S 89°42'54" W	57.89' CALC. & USED
L6	N 86°06'27" W	100.00' CALC. & USED
L7	N 80°48'53" W	100.00' CALC. & USED
L8	N 75°31'19" W	100.00' CALC. & USED
L9	N 70°13'45" W	100.00' CALC. & USED
L10	N 64°56'11" W	100.00' CALC. & USED
L11	N 59°38'37" W	100.00' CALC. & USED
L12	N 54°21'03" W	100.00' CALC. & USED
L13	S 2°17'46" E	166.82' REC. & USED
L14	N 87°56'44" E	58.40' CALC. & USED (58.41' REC.)
L15	S 87°56'44" W	58.51' REC. & USED
L16	N 87°56'44" E	58.62' CALC. & USED (58.61' PLAT)
L17	S 51°53'15" E	25.00' REC. & USED
L18	N 38°06'45" E	848.20' CALC. & USED (848.55' REC.)
L19	N 38°06'45" E	1112.35' OBS. & USED (1113.24' REC.)
L20	N 38°06'45" E	1102.03' CALC. & USED (1104.60' REC.)



**FAIRPORT NURSERY ROAD, S.R. 535 (60')**

**LOT SPLIT FOR PAINESVILLE TOWNSHIP BOARD OF TRUSTEES**

**POST ROAD (VARIABLE WIDTH)**

**NORFOLK SOUTHERN COMBINED RAILROAD (VARIABLE WIDTH)  
(FORMERLY THE FAIRPORT, PAINESVILLE, AND EASTERN RAILROAD COMPANY)**

- 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
  - STONE FOUND AS NOTED
  - ⊕ CENTERLINE
  - R/W RIGHT-OF-WAY
  - OLD R/W OLD RIGHT-OF-WAY
  - CALC. CALCULATED DISTANCE OR ANGLE
  - C.&U. CALCULATED AND USED DISTANCE OR ANGLE
  - REC. RECORD DISTANCE OR ANGLE
  - OBS. OBSERVED DISTANCE OR ANGLE
  - FD. FOUND
  - MON. MONUMENT
  - L.C.M.R. LAKE COUNTY MAP RECORDS
  - L.C.D.R. LAKE COUNTY DEED RECORDS
  - L.C.E.R. LAKE COUNTY ENGINEER RECORDS
  - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
  - RAILROAD TRACKS