

BOUNDARY SURVEY

FOR

323 SECOND STREET

KNOWN AS BEING PART OF TOWNSHIP 11, RANGE 8 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 1, TRACT 4 AND A PART OF LOT 47 IN THE TOWN PLAT OF GRANDON, NOW SITUATED IN THE

VILLAGE OF FAIRPORT HARBOR
COUNTY OF LAKE - STATE OF OHIO

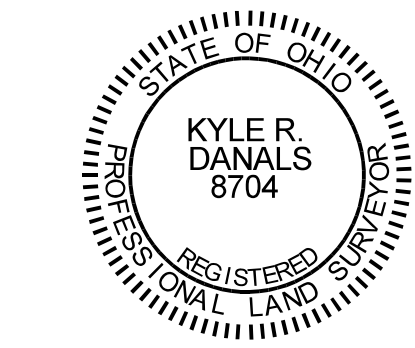
McSteen
LAND SURVEYORS

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 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 09-27-2021
KYLE R. DANALS REG. PROF. SURV. No. 8704

Job No.: 21-216
Field Date: September 10, 2021
Survey Date: September 27, 2021
Drawn By: HWJ



LEGEND

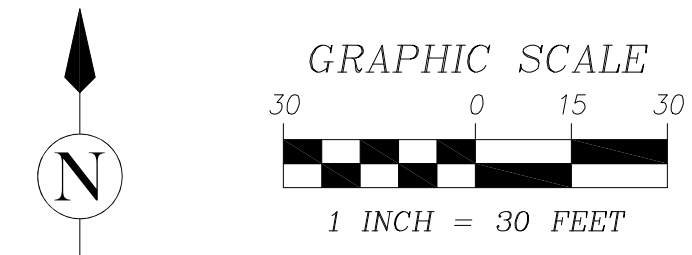
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- STONE FOUND AS NOTED
- ⊗ DRILL HOLE OR CROSS CUT FOUND AS NOTED
- REBAR FOUND AS NOTED
- ⊗ MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE 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
- FENCE AS NOTED
- CONCRETE

OWNER'S TABLE

LINE	BEARING	DISTANCE
1	PN 14-A-003-0-00-011-0 BRIAN R. & KAREN A. VOLZER DOC. 2013R031253 L.C.D.R. (PARCEL B)	
2	PN 14-A-003-0-00-010-0 LIDA I. OCASIO DOC. 2021R022230 L.C.D.R.	
3	PN 14-A-003-0-00-007-0 JOHN L. & DOREEN L. BLAKEY DOC. 2007R034990 L.C.D.R.	

LINE DATA

LINE	BEARING	DISTANCE
L1	N 88°08'22" E	33.00' REC. & USED
L2	S 1°26'24" E	164.76' CALC. & USED (165.00' REC.)
L3	S 88°08'22" W	33.00' REC. & USED
L4	N 1°26'24" W	164.76' CALC. & USED (165.00' REC.)
L5	S 88°08'22" W	66.65' CALC. & USED (66.00' REC.)
L6	N 88°08'19" E	37.24' REC. & USED
L7	N 1°28'45" W	164.76' CALC. & USED (165.00' REC.)
L8	S 88°08'22" W	66.65' CALC. & USED (66.00' REC.)



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).

INTENT STATEMENT

THE INTENT OF THIS SURVEY IS TO RETRACE ALL OF A PARCEL OF LAND (DEED PARCEL NUMBER 1) KNOWN AS LAKE COUNTY AUDITOR'S PARCEL NUMBER 14-A-003-0-00-008-0, NOW OR FORMERLY OWNED BY MICHELLE FLANIGAN, AS RECORDED IN DOCUMENT NUMBER 2020R010648, OF LAKE COUNTY DEED RECORDS

SURVEY REFERENCES

- "MAP OF SURVEY FOR LAKE COUNTY METROPARKS" BY JOHN M. ZARNEC JR., DATED APRIL 21, 1991.
- "LOT SPLIT AND CONSOLIDATION FOR HARBOR DEVELOPMENT, LLC." BY ADAM TREAT, DATED JULY 19, 2017.
- "PLAT OF SURVEY FOR DALE O. WORKMAN" BY WILLIAM C. BABCOCK, DATED DECEMBER 18, 2014.
- "PLAT OF SURVEY FOR DALE O. WORKMAN" BY WILLIAM C. BABCOCK, DATED DECEMBER 12, 2014.
- "SURVEY OF LAND FOR EQUSTAR CHEMICALS, LP" BY CT CONSULTANTS, DATED NOVEMBER 6, 2006.
- "LOT CONSOLIDATION SURVEY FOR ROBERT YOWELL" BY STAN R. LOCH, DATED MARCH 15, 2013.
- "LOT CONSOLIDATION SURVEY FOR ROBERT YOWELL & BOBETTE M. KRUTER" BY STAN R. LOCH, DATED OCTOBER 6, 2011.
- "LOT SPLIT OF LANDS" BY TIMOTHY E. STOCKER, DATED APRIL 1, 2005.
- "MAP OF PART OF FAIRPORT VILLAGE" BY H.P. CUMMINGS, DATED DECEMBER 1900.
- "SURVEY PLAT OF PROSPECT STREET" BY RICHARD J. BILSKI, CIRCA 1900

