

# BOUNDARY SURVEY FOR V/L AVERY TERRACE

KNOWN AS BEING A PART OF ORIGINAL PAINESVILLE TOWNSHIP TRACT NO. 3, TOWN 11 NORTH, RANGE 8 WEST, CONNECTICUT WESTERN RESERVE SURVEY, PART OF SUBLLOT 8 IN AVERY TERRACE SUBDIVISION AS RECORDED IN VOLUME C, PAGE 13 OF LAKE COUNTY MAP RECORDS, NOW SITUATED IN THE

**CITY OF PAINESVILLE  
COUNTY OF LAKE - STATE OF OHIO**

# McSteen

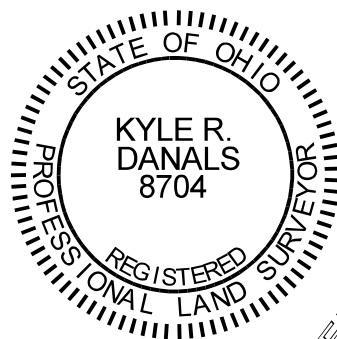
LAND SURVEYORS

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 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".

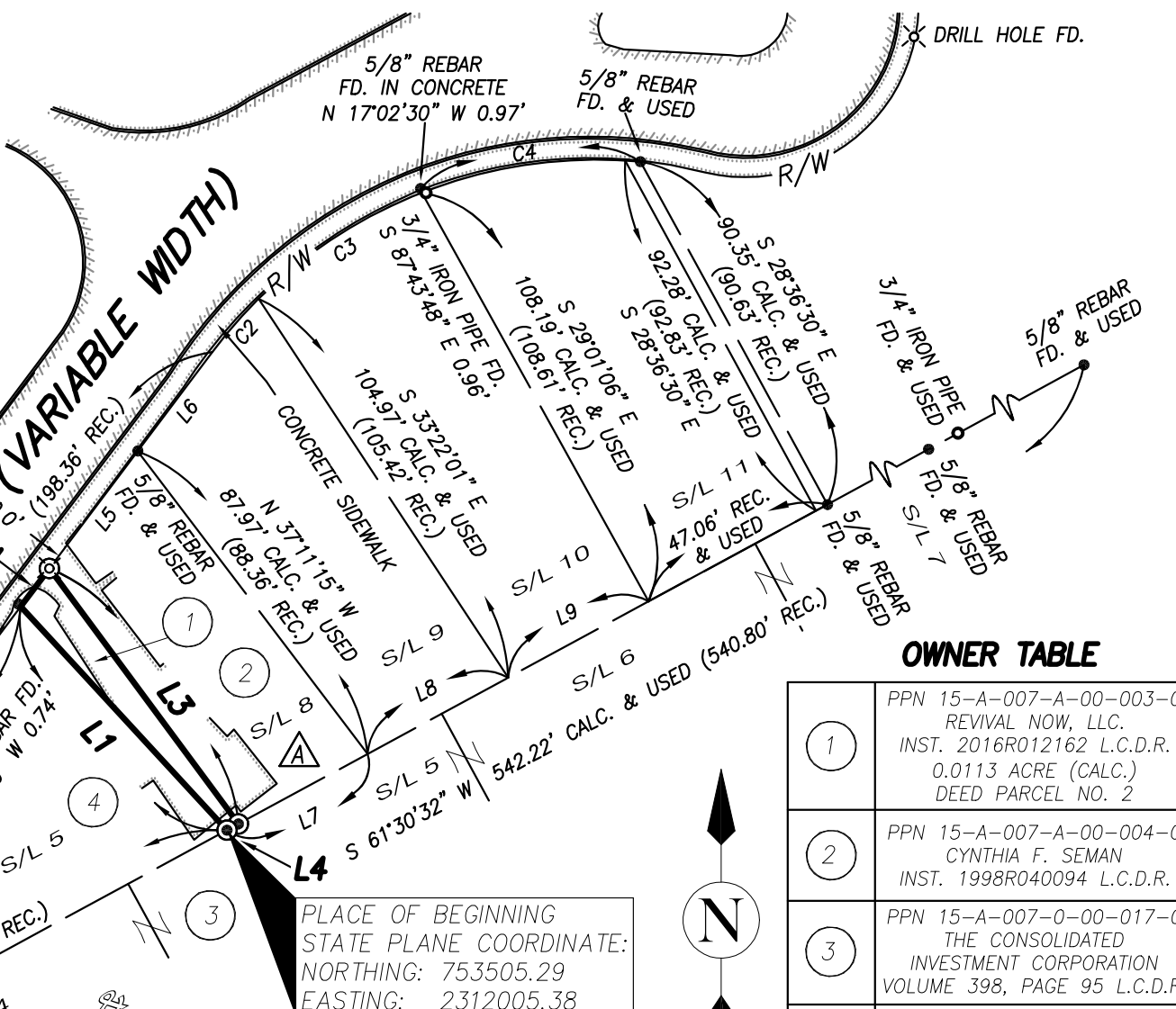
*Kyle R. Danals* 6-23-2021  
KYLE R. DANALS REG. PROF. SURV. No. 8704

Job No.: 21-123  
Field Date: June 9, 2021  
Survey Date: June 23, 2021  
Drawn By: HJW



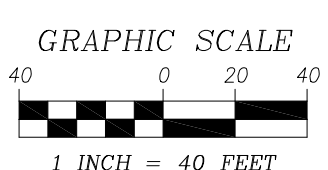
AVERY TERRACE SUBDIVISION  
VOLUME C, PAGE 13 L.C.M.R.  
AVERY TERRACE L<sub>2</sub> (VARIABLE WIDTH)  
AVERY TERRACE L<sub>3</sub>  
AVERY TERRACE L<sub>4</sub>  
AVERY TERRACE L<sub>5</sub>  
AVERY TERRACE L<sub>6</sub>  
AVERY TERRACE L<sub>7</sub>  
AVERY TERRACE L<sub>8</sub>  
AVERY TERRACE L<sub>9</sub>  
AVERY TERRACE L<sub>10</sub>

WM. P. LATTIMORE & OTHERS SURVEY  
VOLUME G, PAGE 137 L.C.D.R.



PLACE OF BEGINNING STATE PLANE COORDINATE:  
NORTHING: 753505.29  
EASTING: 2312005.38

PLACE OF COMMENCEMENT STATE PLANE COORDINATE:  
NORTHING: 753406.31  
EASTING: 2311823.01



**BASIS OF BEARING**  
BEARING 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).

**CURVE DATA**

C1	Δ=24°35'00" CALC. & USED R=183.68' REC. & USED A=78.81' REC. & USED T=40.02' CALC. & USED CH=78.21' CALC. & USED BRG=N 49°28'46" E
C2	Δ=8°26'04" REC. & USED R=111.00' REC. & USED A=16.34' REC. & USED T=8.18' REC. & USED CH=16.33' REC. & USED BRG=S 41°00'05" W
C3	Δ=23°23'54" REC. & USED R=111.00' REC. & USED A=45.33' REC. & USED T=22.99' REC. & USED CH=45.02' REC. & USED BRG=S 56°55'04" W
C4	Δ=26°36'32" REC. & USED R=111.00' REC. & USED A=51.55' REC. & USED T=26.25' REC. & USED CH=51.09' REC. & USED BRG=S 81°57'00" W

**OWNER TABLE**

1	PPN 15-A-007-A-00-003-0 REVIVAL NOW, LLC. INST. 2016R012162 L.C.D.R. 0.0113 ACRE (CALC.) DEED PARCEL NO. 2
2	PPN 15-A-007-A-00-004-0 CYNTHIA F. SEMAN INST. 1998R040094 L.C.D.R.
3	PPN 15-A-007-0-00-017-0 THE CONSOLIDATED INVESTMENT CORPORATION VOLUME 398, PAGE 95 L.C.D.R.
4	PPN 15-A-007-A-00-002-0 THE GEORGENE CAMILLE LAMBERT TAYLOR TRUST INST. 2021R015826 L.C.D.R.

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 42°39'36" W	70.40' CALC. & USED 70.62' REC
L2	N 36°57'41" E	11.00' REC. & USED
L3	S 36°29'05" E	73.55' CALC. & USED
L4	S 61°30'32" W	3.00' REC. & USED
L5	S 36°57'41" W	34.00' REC. & USED
L6	S 36°57'41" W	28.68' REC. & USED
L7	S 61°30'32" W	37.00' REC. & USED
L8	S 61°30'32" W	37.00' REC. & USED
L9	S 61°30'32" W	37.00' REC. & USED
L10	N 61°30'32" E	46.93' CALC. & USED

**SIGNIFICANT OBSERVATIONS**

▲ CONCRETE PAVEMENT CROSSES THROUGH SURVEYED PARCEL

**LEGEND**

- REBAR FOUND AS NOTED
- ⊙ DRILL HOLE SET
- ⊙ 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
- CONCRETE
- ASPHALT