

BOUNDARY SURVEY

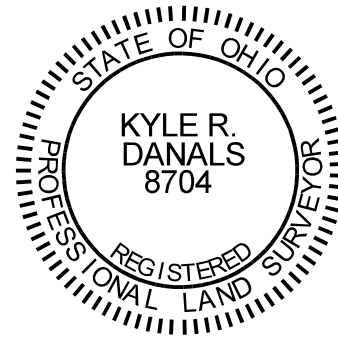
FOR

6164 DAWSON BOULEVARD

KNOWN AS BEING A PART OF ORIGINAL LOT NO. 5,
TRACT NO. 13, NOW SITUATED IN THE

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

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".

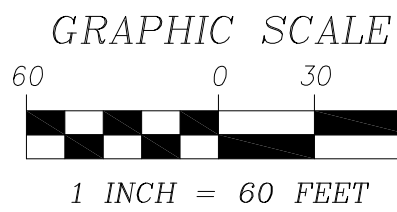
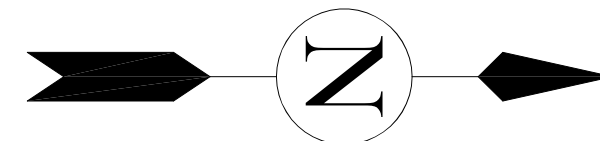


Kyle R. Danals
KYLE R. DANALS
REG. PROF. SURV. No. 8704

4-7-2021
JOB NO.: 21-050
FIELD DATE: MARCH 19, 2021
SURVEY DATE: APRIL 7, 2021
DRAWN BY: HKS

McSteen

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



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 88°55'49" E	150.27' CALC. & USED 150.00' REC.
L2	S 1°04'11" E	100.00' REC. & USED
L3	S 88°55'49" W	150.24' CALC. & USED 150.00' REC.
L4	N 1°05'16" W	100.00' REC. & USED
L5	S 1°05'16" E	130.23' CALC. & USED 130.43' REC.
L6	S 1°05'16" E	163.45' CALC. & USED 166.65' REC.
L7	S 79°29'04" W	152.33' CALC. & USED 152.07' REC.
L8	N 1°04'11" W	25.00' REC. & USED
L9	N 1°04'11" W	100.00' REC. & USED
L10	N 1°04'11" W	83.86' OBS. & USED 84.00' REC.
L11	N 1°04'11" W	83.97' CALC. & USED 84.00' REC.
L12	N 1°04'11" W	82.00' REC. & USED
L13	N 1°04'11" W	90.00' REC. & USED
L14	N 1°04'11" W	85.00' CALC. & USED
L15	N 1°04'11" W	75.00' REC. & USED
L16	N 1°04'11" W	80.00' REC. & USED
L17	N 1°05'16" W	100.19' CALC. & USED 100.00' REC.
L18	N 1°05'16" W	75.00' REC. & USED
L19	N 1°05'16" W	85.00' REC. & USED
L20	N 1°05'16" W	90.00' REC. & USED
L21	N 1°05'16" W	82.00' REC. & USED
L22	N 1°05'16" W	83.97' CALC. & USED 84.00' REC.
L23	N 1°05'16" W	83.86' CALC. & USED 84.00' REC.
L24	N 1°05'16" W	100.00' REC. & USED
L25	S 1°05'16" E	32.65' OBS. PIPE TO CENTERLINE
L26	S 1°05'16" E	33.22' REC.
L27	S 1°39'15" E	33.07' CALC. & USED 33.22' REC.

SURVEY REFERENCES

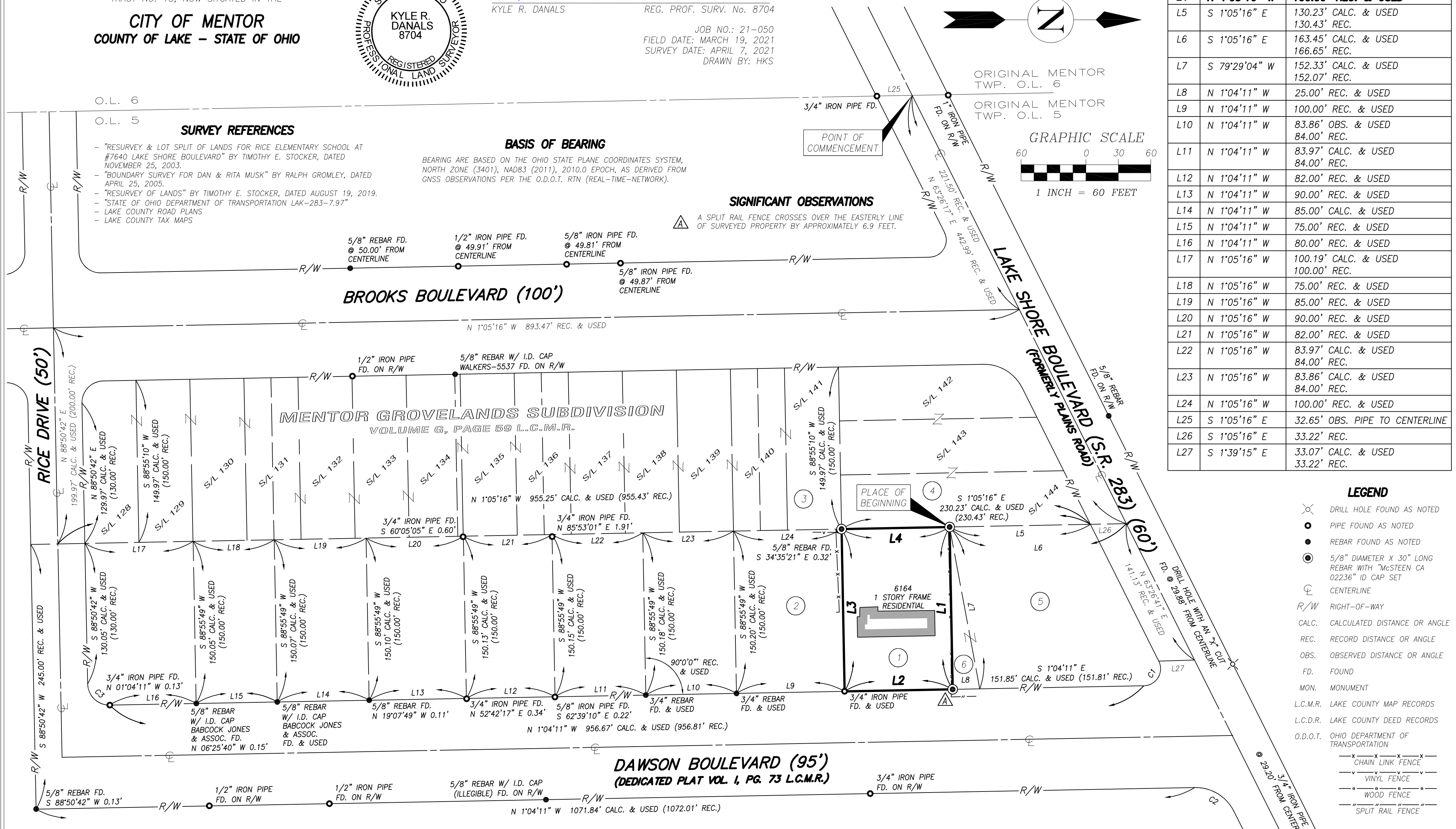
- "RESURVEY & LOT SPLIT OF LANDS FOR RICE ELEMENTARY SCHOOL AT #7640 LAKE SHORE BOULEVARD" BY TIMOTHY E. STOCKER, DATED NOVEMBER 25, 2003.
- "BOUNDARY SURVEY FOR DAN & RITA MUSK" BY RALPH GROMLEY, DATED APRIL 25, 2005.
- "RESURVEY OF LANDS" BY TIMOTHY E. STOCKER, DATED AUGUST 19, 2019.
- "STATE OF OHIO DEPARTMENT OF TRANSPORTATION LAK-283-7.97"
- LAKE COUNTY ROAD PLANS
- LAKE COUNTY TAX MAPS

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).

SIGNIFICANT OBSERVATIONS

A SPLIT RAIL FENCE CROSSES OVER THE EASTERLY LINE OF SURVEYED PROPERTY BY APPROXIMATELY 6.9 FEET.



**DAWSON BOULEVARD (95')
(DEDICATED PLAT VOL. I, PG. 73 L.C.M.R.)**

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	115°29'08" CALC. & USED	15.79' REC. & USED	31.83' CALC. & USED 31.82' REC.	25.02' CALC. & USED 25.00' REC.	26.71' CALC. & USED 26.70' REC.	N 58°48'45" W
C2	64°30'52" CALC. & USED	39.58' REC. & USED	44.57' CALC. & USED 44.60' REC.	24.98' CALC. & USED 25.00' REC.	42.25' CALC. & USED 42.28' REC.	S 31°11'15" W
C3	89°54'53" CALC. & USED	20.00' REC. & USED	31.39' CALC. & USED 31.42' REC.	19.97' CALC. & USED 20.00' REC.	28.26' CALC. & USED 28.28' REC.	N 43°53'16" E

1	PPN 16-C-081-H-00-003-0 RYAN LINK DOC. #2020R018962 L.C.D.R. 0.3449 ACRES (CALC.)	2	PPN 16-C-081-H-00-004-0 RAYMOND S. & BETSY J. GRINIUS VOL. 44, PG. 669 L.C.D.R.
3	PPN 16-C-081-A-00-046-0 RAYMOND H. DAWSON, TRUSTEE DOC. #2001R025343 L.C.D.R.	4	PPN 16-C-081-A-00-049-0 DUSTIN DYKSTRA DOC. #2017R024379 L.C.D.R.
5	PPN PIN: 16-C-081-H-00-022-0 STREBKON PROPERTY MANAGEMENT, LLC. DOC. #2019R016546 L.C.D.R. (DEED PARCEL 1)	6	PPN 16-C-081-H-00-002-0 STREBKON PROPERTY MANAGEMENT, LLC. DOC. #2019R016546 L.C.D.R. (DEED PARCEL 2)

- LEGEND**
- ⊗ DRILL HOLE FOUND AS NOTED
 - PIPE FOUND AS NOTED
 - REBAR FOUND AS NOTED
 - ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
 - ⊕ CENTERLINE
 - R/W RIGHT-OF-WAY
 - CALC. CALCULATED 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
 - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
 - X --- CHAIN LINK FENCE
 - V --- VINYL FENCE
 - W --- WOOD FENCE
 - S --- SPLIT RAIL FENCE