

**BOUNDARY SURVEY**  
FOR  
**28905 EUCLID AVENUE**

KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 1, TRACT 8, NOW SITUATED IN THE

**CITY OF WICKLIFFE**  
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".

*Matthew A. Hildebrandt*  
MATTHEW A. HILDEBRANDT REG. PROF. SURV. No. 8817



JOB NO.: 21-159  
FIELD DATE: JULY 19, 2021  
SURVEY DATE: JULY 22, 2021  
DRAWN BY: HKS

**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**

- ▲ CONCRETE PAVEMENT CROSSES OVER THE SOUTHEASTERLY LINE OF SURVEYED PROPERTY.
- ▲ A CONCRETE CURB CROSSES OVER THE SOUTHEASTERLY LINE OF SURVEYED PROPERTY.

**SURVEY REFERENCES**

- "PLAT OF LOT SPLIT & CONSOLIDATION" BY PETER JOSEPH KNEZEVIC, DATED SEPTEMBER 30, 2004.
- "MAP OF SURVEY FOR 1430-1450-1470 EAST 289TH STREET" BY CHRISTOPHER J. DEMPSEY, DATED SEPTEMBER 21, 2017.
- "BOUNDARY SURVEY FOR ISTRA REALTY, LLC." BY KEVIN L. WOESTE, DATED FEBRUARY 13, 2020.
- "MAP OF SURVEY FOR 28711 EUCLID AVENUE" BY RYAN A. SNEZEK, DATED APRIL 28, 2021.
- "DEDICATION PLAT OF ASHMERE STREET" VOLUME H, PAGE 74 L.C.M.R.
- "DEDICATION PLAT OF ANDERSON ROAD EXTENSION" VOLUME 21, PAGE 42 L.C.M.R.
- LAKE COUNTY TAX MAPS.

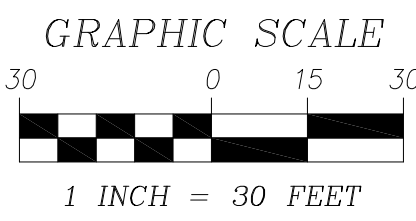
**LEGEND**

- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ⊗ MAG NAIL FOUND AS NOTED
- ⊙ MAG NAIL SET
- ⊠ MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- BOLLARD
- 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

CONCRETE

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 43°21'06" E	48.01' REC. & USED
L2	S 43°20'54" E	30.00' REC. & USED
L3	N 43°20'54" W	30.00' REC. & USED
L4	N 43°20'54" W	125.00' REC. & USED
L5	N 43°20'54" W	25.00' REC. & USED
L6	N 46°39'06" E	25.00' REC. & USED
L7	S 46°39'06" W	150.00' REC. & USED
L8	N 46°39'06" E	14.00' REC. & USED
L9	N 43°20'54" W	30.00' REC. & USED



**AREA OF SURVEYED PREMISES**

PPN 29-A-008-I-00-005-0 ..... (0.3443 ACRE)  
PPN 29-A-008-I-00-006-0 ..... (0.0861 ACRE)  
TOTAL AREA ..... (0.4304 ACRE)

