



SIGNIFICANT OBSERVATIONS

A WOOD FENCE EXTENDS OVER A NORTHERLY LINE OF SURVEYED PROPERTY BY APPROX 1.7 FEET.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WESTERLY LINE OF ORIGINAL LOT 7, OBSERVED AS SOUTH 0°45'13" 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).

SURVEY REFERENCES

- LAKE COUNTY MAP RECORDS
VOLUME 11, PAGE 14
VOLUME 4, PAGE 149
31A-007-B
- "MAP OF SURVEY FOR 28414 EVERGREEN AVENUE" PERFORMED BY KYLE R. DANALS, P.S. 8704 ON BEHALF OF MCSTEEN LAND SURVEYORS JOB NO. 23-296, DATED DECEMBER 20, 2023.
- O.D.O.T. PROJECT "CUY-291-0.88" DATED JANUARY 1998.
- LAKE COUNTY DEED RECORDS
- LAKE COUNTY TAX MAPS

LEGEND

- FENCE LINE (AS NOTED)
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MAG NAIL SET
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED 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

LINE DATA

LINE	BEARING	DISTANCE
L1	S 12°43'31" E	12.96' CALC. & USED (12.73' REC.)
L2	S 10°06'52" E	93.77' REC. & USED
L3	S 10°06'52" E	71.27' CALC. & USED
L4	S 12°06'05" E	48.90' CALC. & USED
L5	S 12°06'05" E	130.00' REC. & USED
L6	N 0°45'13" W	110.05' CALC. & USED (110.00± REC.)
L7	N 0°45'13" W	124.35' REC. & USED
L8	N 0°45'13" W	92.07' REC. & USED
L9	S 12°06'05" E	116.20' REC. & USED
L10	S 0°24'54" W	71.86' CALC. & USED (71.80' REC.)
L11	S 89°35'06" E	30.00' REC. & USED
L12	S 89°35'06" E	30.00' REC. & USED
L13	S 74°06'33" W	30.05' CALC. & USED
L14	S 74°06'33" W	30.15' CALC. & USED
L15	S 74°03'47" W	30.07' CALC. & USED
L16	S 79°29'06" W	30.01' CALC. & USED
L17	N 0°45'13" W	67.05' CALC. & USED

BOUNDARY SURVEY

FOR

2944 BISHOP ROAD

KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 7, TRACT 4, RANGE 10 WEST, TOWNSHIP 9 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

CITY OF WILLOUGHBY HILLS
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. THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. DISTANCES ARE GIVEN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

Ronald W. Hinton

RONALD W. HINTON

REG. PROF. SURV. No. 7917



Job No.: S26-00014

Field Date: FEBRUARY 04, 2026

Revisit: JULY 20, 2026

Survey Date: JULY 20, 2026

Revised: JULY 24, 2026

Drawn By: JEC & TEE

DETAIL "A"
1 INCH = 1 FOOT

PPN 31-A-007-B-00-013-0
ANTHONY L. YERMAN
INSTR. #1999R018976 L.C.D.R.
0.9337 ACRES CALC.
(0.0735 ACRES IN R/W)

SUBLOT 16
PPN 31-A-007-K-00-016-0
KATHERINE & KARL STONGER
INST.# 2023R024936 L.C.D.R.

BISHOP WHITE SUBDIVISION

BISHOP ROAD (60')

WHITE ROAD (70')

LEGEND LANE (60')

WHITE HILLS SUBDIVISION VOLUME 11, PAGE 14 L.C.M.R.