



BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF LAKELAND BOULEVARD, OBSERVED AS NORTH 55°06'46" 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.I. RTN (REAL-TIME-NETWORK).

OWNERS ACCEPTANCE

I, ROBERTO NACINOVICH, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION AS SHOWN HEREON.

ROBERTO NACINOVICH _____ DATE _____

NOTARY PUBLIC

COUNTY OF LAKE
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED ROBERTO NACINOVICH, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

INTENT STATEMENT

THE INTENT OF THIS LOT CONSOLIDATION IS TO CONSOLIDATE PPN 34-A-001-A-00-053-0, 34-A-001-A-00-052-0, 34-A-001-A-00-051-0, AND 34-A-001-A-00-050-0 INTO A NEW 0.519 ACRES PARCEL.

SIGNIFICANT OBSERVATIONS

ASPHALT PAVEMENT EXTENDS OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.

SURVEY REFERENCES

- LAKE COUNTY MAP RECORDS VOLUME D, PAGE 69
- "PLAT OF SURVEY FOR P.P.N. 34-A-003-0-00-039-0" PERFORMED BY HOWARD R. SELEE, P.S. 5471 ON BEHALF OF HOWARD R. SELEE & ASSOCIATES, INC. DATED AUGUST 23, 2012
- LAKE COUNTY ROAD RECORDS 2-0-1959
- LAKE COUNTY DEED RECORDS
- LAKE COUNTY TAX MAPS

LEGEND

- CONCRETE
- ASPHALT
- DRILL HOLE SET
- 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

LOT CONSOLIDATION
FOR
1857 EAST 337TH STREET
KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 1, TRACT 15, RANGE 10 WEST, TOWNSHIP 9 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND BEING KNOWN AS BEING PART OF SUBLOTS 141-144 AND ALL OF SUBLOT 145 IN SHORELANDS NO. 4 SUBDIVISION AS RECORDED IN VOLUME D, PAGE 69 LAKE COUNTY MAP RECORDS, NOW SITUATED IN THE
CITY OF EASTLAKE
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 US SURVEY FEET AND DECIMAL PARTS THEREOF.

Ronald W. Hinton
RONALD W. HINTON REG. PROF. SURV. No. 7917
Job No.: 25-185
Field Date: OCTOBER 06, 2025
Survey Date: OCTOBER 21, 2025
Revised: NOVEMBER 19, 2025
Drawn By: AJB & JEC

