

BOUNDARY SURVEY  
FOR

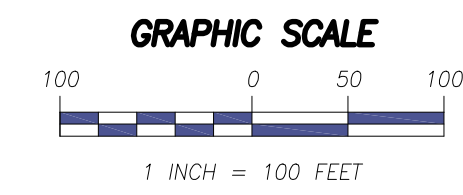
6360 CONLEY ROAD

KNOWN AS BEING PART OF LOT NUMBER 17, TRACT NUMBER 1,  
NOW SITUATED IN THE

TOWNSHIP OF CONCORD  
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  
REG. PROF. SURV. No. 8817

Job No.: 22-309  
Field Date: DECEMBER 12, 2022  
Survey Date: DECEMBER 16, 2022  
Drawn By: BRC

BASIS OF BEARING

BEARINGS 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).

SURVEY REFERENCES

- LOT SPLIT SURVEY FOR PPNs 08-A-010-0-00-029 & 08-A-010-0-00-036-0 BY WILLIAM C. BABCOCK, DATED AUGUST 25, 2016
- BOUNDARY SURVEY AND LOT SPLIT SURVEY FOR ROBERT C. FREEBORN BY GUY W. GRISDALE, DATED DECEMBER 1994
- SITE PLAN BY TERRENCE G. GERSON, DATED FEBRUARY 21, 1988
- PLAT OF SURVEY FOR DAVE DAVIS BY HARRY S. JONES JR., DATED DECEMBER 19, 2008
- PLAT OF SURVEY FOR DAVE FRANZ BY HARRY S. JONES JR., DATED MAY 11, 2006
- PLAT OF SURVEY FOR THE LAKE COUNTY METROPARKS OF PPN 08-A-010-0-00-012-0 BY RICHARD A. THOMPSON JR., DATED SEPTEMBER 9, 2009
- LOT SPLIT/CONSOLIDATION PLAN SURVEY BY DAVID W. NOVAK, DATED MARCH 10, 2016
- LAKE COUNTY DEED RECORDS
- LAKE COUNTY TAX MAPS

LEGEND

- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- REBAR FOUND AS NOTED
- MAG NAIL 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

LINE DATA

LINE	BEARING	DISTANCE
L1	S 80°15'58" W	164.90' OBS. & USED (165.56' REC.)
L2	S 34°34'05" W	63.36' CALC. & USED (63.66' REC.)
L3	N 75°07'25" W	160.14' OBS. & USED (160.00' REC.)
L4	S 00°25'29" W	350.62' CALC. & USED (351.62' REC.)
L5	S 00°25'59" W	199.94' CALC. & USED (200.00' REC.)
L6	S 00°25'59" W	200.06' CALC. & USED (200.00' REC.)
L7	S 00°25'59" W	164.53' CALC. & USED (164.38' REC.)
L8	S 00°25'59" W	49.85' CALC. & USED (50.00' REC.)
L9	S 00°25'59" W	95.22' CALC. & USED (96.24' REC.)
L10	S 00°25'59" W	88.66' CALC. & USED (88.70' REC.)
L11	S 00°25'59" W	53.03' CALC. & USED (53.76' REC.)
L12	S 00°25'59" W	100.00' REC. & USED
L13	S 00°25'59" W	245.20' CALC. & USED (245.32' REC.)
L14	S 00°25'59" W	102.06' REC. & USED
L15	S 00°25'59" W	84.79' CALC. & USED (84.00' REC.)
L16	S 34°34'05" W	133.54' CALC. & USED (139.50' DEED)
L17	S 34°34'05" W	139.70' CALC. & USED (141.00' REC.)
L18	S 34°34'05" W	76.87' CALC. & USED (76.70' REC.)
L19	S 34°34'05" W	226.87' CALC. & USED (250.10' REC.)
L20	S 34°34'05" W	122.47' CALC. & USED (123.08' REC.)
L21	S 34°34'05" W	49.28' CALC. & USED (50.00' REC.)
L22	S 00°21'43" E	126.16' CALC. & USED (125.61' REC.)
L23	S 00°25'59" W	68.27' REC. & USED
L24	S 34°34'05" W	250.61' CALC. & USED (250.05' REC.)

