

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, DERIVED FROM THE O.D.O.T. CORS/VRS NETWORK PER GNSS OBSERVATIONS.

**BOUNDARY SURVEY**

**7799 LAKE SHORE BOULEVARD**

FOR  
KNOW AS BEING PART OF ORIGINAL LOT 7, TRACT 16, MENTOR TOWNSHIP, AND BEING PART  
SUBLOT 78 AND ALL OF SUBLOT 79 IN THE EAST SALIDA SUBDIVISION AS SHOWN BY THE  
RECORDED PLAT IN VOLUME C OF MAPS, PAGE 47, NOW SITUATED IN THE  
**CITY OF MENTOR-ON-THE-LAKE**  
**COUNTY OF LAKE - STATE OF OHIO**

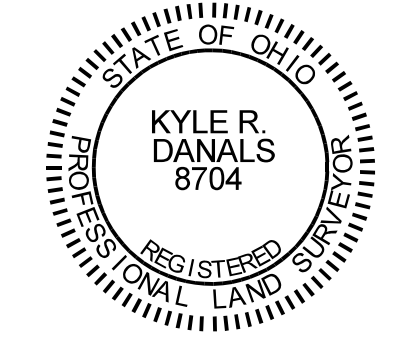
**McSteen**  
LAND SURVEYORS

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".

*Kyle R. Danals* 2-23-2021  
KYLE R. DANALS REG. PROF. SURV. No. 8704

Job No.: 20-210  
Field Date: December 15, 2020  
Survey Date: February 23, 2021  
Drawn By: TEE



**ANDREWS ROAD (60')  
(STATE ROUTE 283)  
(O.D.O.T LAK-283-9.43)**

5/8" REBAR W/ ID CAP  
"DEMPSEY 6914" IN MONUMENT  
BOX FD. & USED  
STA.63+30.57 O.D.O.T. & USED

POINT OF COMMENCEMENT  
PPN 19-A-093-A-00-011-0 &  
PPN 19-A-093-A-00-012-0

**LITTORAL BOUNDARY NOTE**

THE LAKE ERIE EDGE OF WATER IS A LITTORAL BOUNDARY AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. AS A RESULT, THE BOUNDARY SHOWN HEREON MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. THE EDGE OF WATER SHOWN HEREON WAS LOCATED 12-15-2020.

**LEGEND**

- ELECTRIC METER
- UTILITY POLE
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- PIPE FOUND AS NOTED
- MONUMENT BOX 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
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

**SURVEY REFERENCES**

- ALL DOCUMENTS AS LISTED ON THIS PLAT
- O.D.O.T. LAK-283-9.43, DATED 2007.
- "THE EAST SALIDA SUBDIVISION" AS RECORDED IN PLAT VOLUME C, PAGE 47 LAKE COUNTY MAP RECORDS.
- HISTORICAL AERIAL IMAGERY DATED 1956, 1968, 1973, 1980, 1986, 1989, 1993, 1997, 2003, 2006, 2011, 2015, AND 2019 PROVIDED BY ODNR OFFICE OF COASTAL MANAGEMENT.
- ODNR OFFICE OF COASTAL MANAGEMENT EROSION CONTROL CONSTRUCTION PERMITS:  
98-LAK-08  
98-LAK-09  
98-LAK-10  
02-LAK-03  
13-LAKE-06
- PLAT SHOWING ESTABLISHED LOCATION OF BLACK BOOK ROAD, PLAT VOLUME H, PG 49.
- ROAD RECORD C, PG. 316-B OF LAKE COUNTY ENGINEER'S RECORDS.
- ROAD RECORD D, PG. 221 OF LAKE COUNTY ENGINEER'S RECORDS.

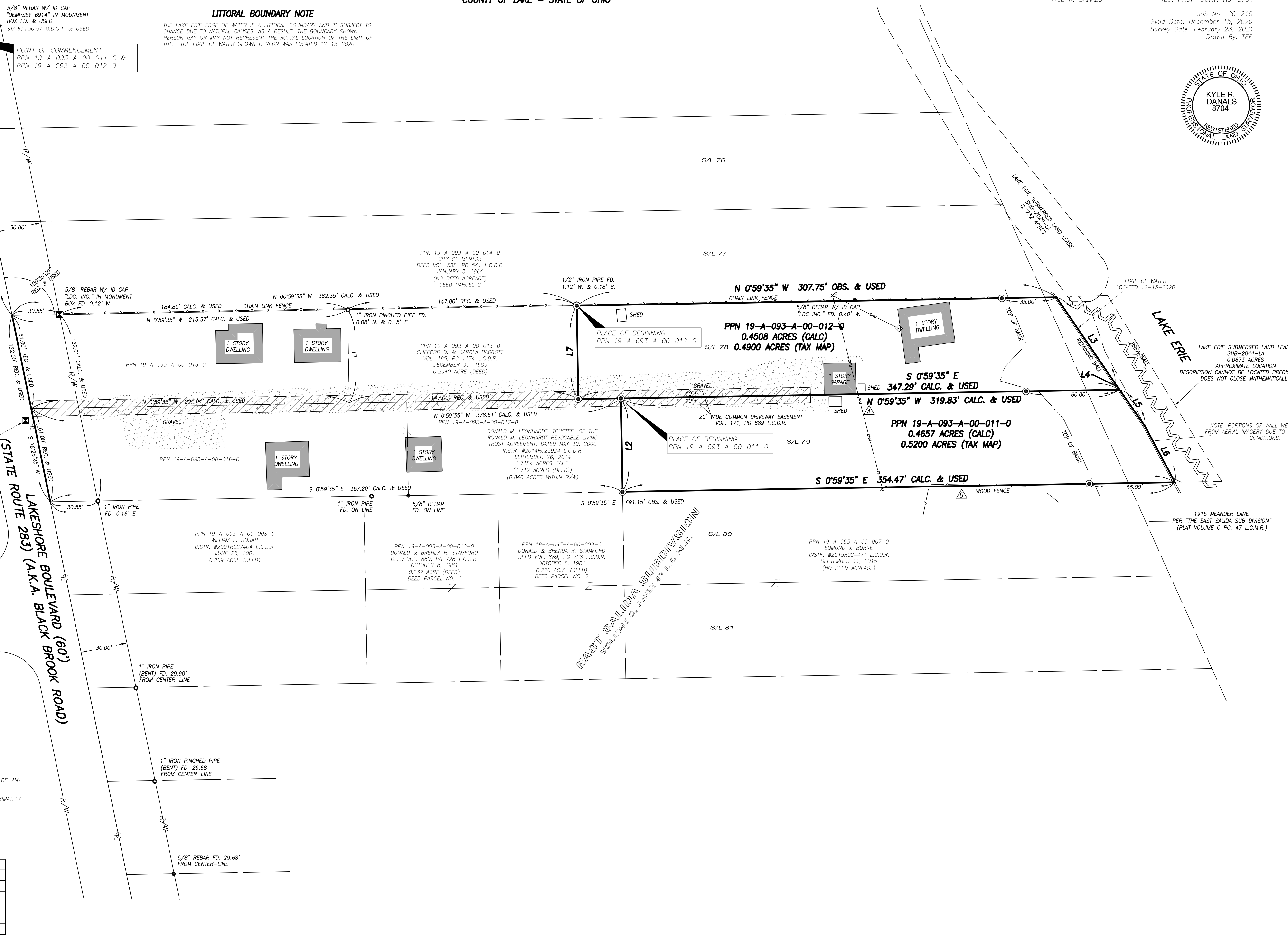
**SIGNIFICANT OBSERVATIONS**

- OVERHEAD UTILITY WIRES EXTEND ACROSS THE SURVEYED PROPERTY WITHOUT BENEFIT OF ANY KNOWN EASEMENT OR RIGHT OF WAY.
- A WOOD FENCE EXTENDS OVER AN EASTERLY LINE OF SURVEYED PROPERTY BY APPROXIMATELY 1.5 FEET.

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 89°06'17" E	59.96' CALC. & USED (60.26' REC.)
L2	N 89°06'17" E	59.96' CALC. & USED
L3	N 55°43'11" E	66.82' OBS. & USED
L4	N 55°04'52" E	4.95' CALC. & USED
L5	N 55°04'52" E	28.60' CALC. & USED
L6	N 61°51'28" E	40.72' OBS. & USED
L7	S 89°06'17" W	59.96' CALC. & USED (60.46' REC.)

LAKE SHORE BOULEVARD (60')  
(A.K.A. BLACK BOOK ROAD)  
(STATE ROUTE 283)



1915 MEANDER LANE  
PER "THE EAST SALIDA SUB DIVISION"  
(PLAT VOLUME C PG. 47 L.C.M.R.)