

LOT CONSOLIDATION
FOR
475 BAYRIDGE BOULEVARD

KNOWN AS BEING SUBLOTS NO. 20 & 21 IN
BAYRIDGE SUBDIVISION OF PART OF ORIGINAL
WILLOUGHBY TOWNSHIP LOTS NO. 1, 2, 3, AND 9,
TRACT NO. 16, NOW SITUATED IN THE

CITY OF WILLOWICK
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

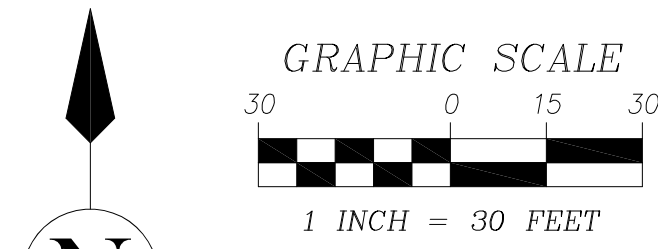
Job No.: 21-111
Field Date: May 17, 2021
Survey Date: June 7, 2021
Drawn By: HJW

INTENT STATEMENT

THE INTENT OF THIS DESCRIPTION IS TO COMBINE SUBLOTS 20 & 21 OF THE BAYRIDGE SUBDIVISION, AS RECORDED IN VOLUME G, PAGE 66, OF THE LAKE COUNTY MAP RECORDS, KNOWN AS BEING LAKE COUNTY AUDITOR'S PARCEL NUMBERS 28-A-043-E-00-018-0 & 28-A-043-E-00-019-0, NOW OR FORMERLY OWNED BY CLINTON & KIMBERLY SMITH, AS RECORDED IN INSTRUMENT NUMBER 2019008417 OF THE LAKE COUNTY DEED RECORDS.

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
- 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



BASIS OF BEARING

BEARING ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GROSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

