

BOUNDARY SURVEY  
FOR  
**28914 LAKELAND BOULEVARD**

KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 1,  
TRACT NO. 12, NOW SITUATED IN THE

**CITY OF WICKLIFFE**  
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".

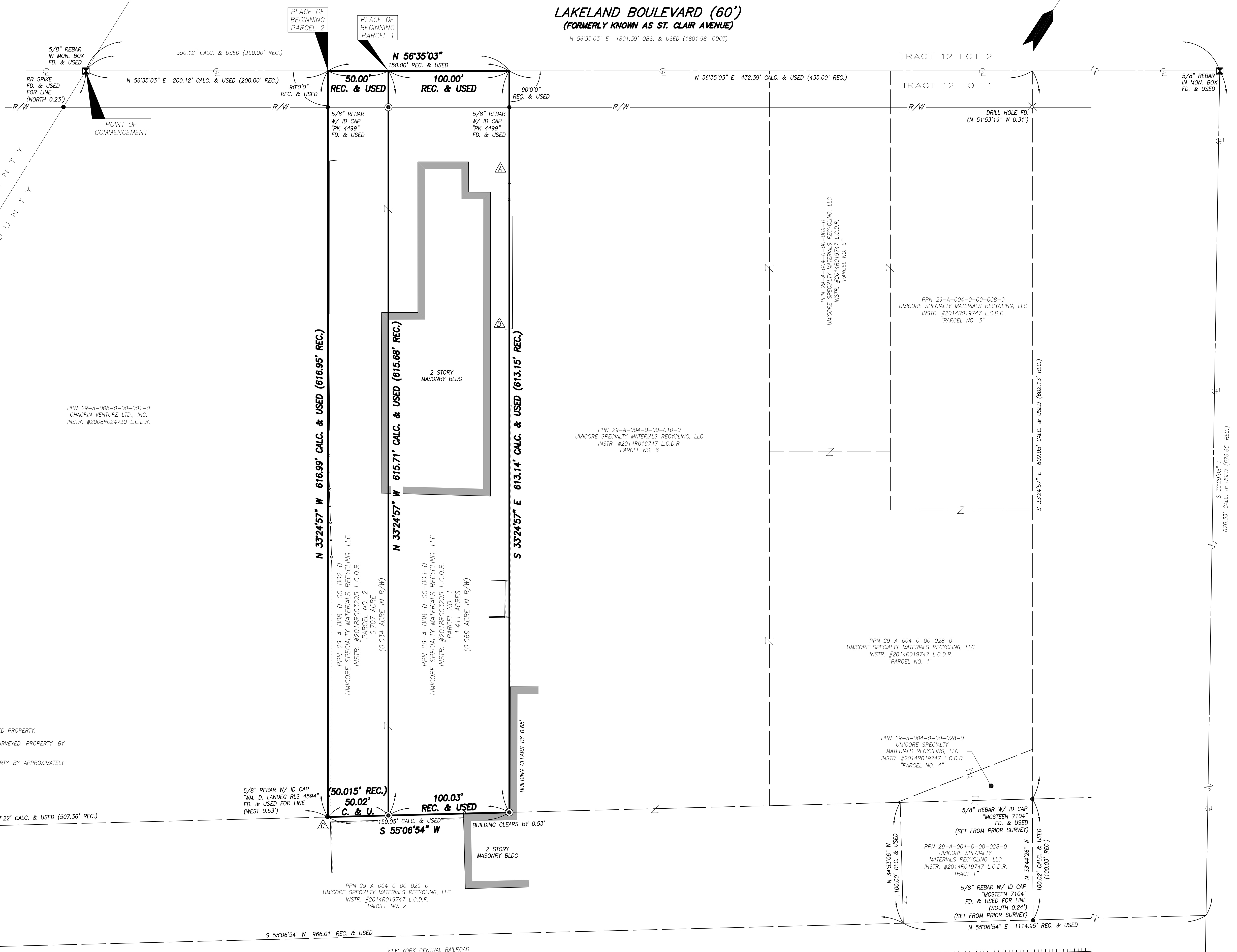
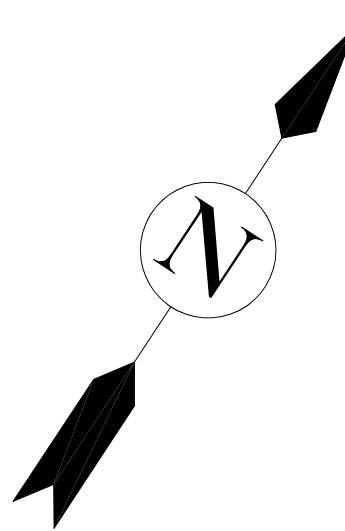
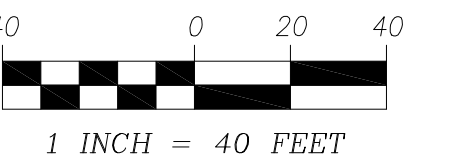
**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY ARE FROM GNSS  
OBSERVATIONS TO THE OHIO STATE PLANE COORDINATES SYSTEM,  
NORTH ZONE, NAD83 (2011) DATUM DERIVED THROUGH THE O.D.O.T.  
V.R.S. NETWORK.

**AREA OF SURVEYED PREMISES**

PARCEL 1 ..... (1.411 ACRES)  
WITHIN RIGHT OF WAY ..... (0.069 ACRE)  
PARCEL 2 ..... (0.707 ACRE)  
WITHIN RIGHT OF WAY ..... (0.034 ACRE)  
TOTAL AREA ..... (2.118 ACRES)

**GRAPHIC SCALE**



*TS*  
RYAN A. SNEZEK

REG. PROF. SURV. No. 8495  
Job No.: 20-196  
Field Date: November 18, 2020  
Survey Date: December 9, 2020  
Drawn By: HKS



- LEGEND**
- ⊗ DRILL HOLE FOUND AS NOTED
  - REBAR FOUND AS NOTED
  - 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
  - ⊠ MONUMENT BOX FOUND AS NOTED
  - ⊞ RAILROAD SPIKE 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.D.R. LAKE COUNTY DEED RECORDS
  - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

**SIGNIFICANT OBSERVATIONS**

- ⚠ A CHAIN LINK FENCE CROSSES OVER A NORTHEASTERLY LINE OF SURVEYED PROPERTY.
- ⚠ ASPHALT PAVEMENT EXTENDS OVER THE NORTHEASTERLY LINE OF SURVEYED PROPERTY BY APPROXIMATELY UP TO 3.65 FEET.
- ⚠ GRAVEL EXTENDS OVER THE SOUTHEASTERLY LINE OF SURVEYED PROPERTY BY APPROXIMATELY UP TO 3.63 FEET.

**SURVEY REFERENCES**

- "PLAT OF SURVEY AND LOT SPLIT FOR THE CITY OF EUCLID" BY TIMOTHY P. HADDEN, DATED 3/3/05.
- "LOT SPLIT FOR 1164 LLOYD ROAD" BY ROBERT A. DORNER, DATED 8/8/08.
- "ALTA/ACSM LAND TITLE SURVEY FOR 29100 LAKELAND BOULEVARD" BY ROBERT A. DORNER, DATED 10/28/03.