

BOUNDARY SURVEY for ISTRA REALTY, LLC

Known as being PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 4, TRACT B, 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. 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. 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 96-026".



Kevin L. Woeste
KEVIN L. WOESTE REG. PROF. SURV. No. 8788
Job No.: 20-012
Field Date: JANUARY 24, 2020
Survey Date: FEBRUARY 13, 2020
Drawn By: MAH

SIGNIFICANT OBSERVATIONS

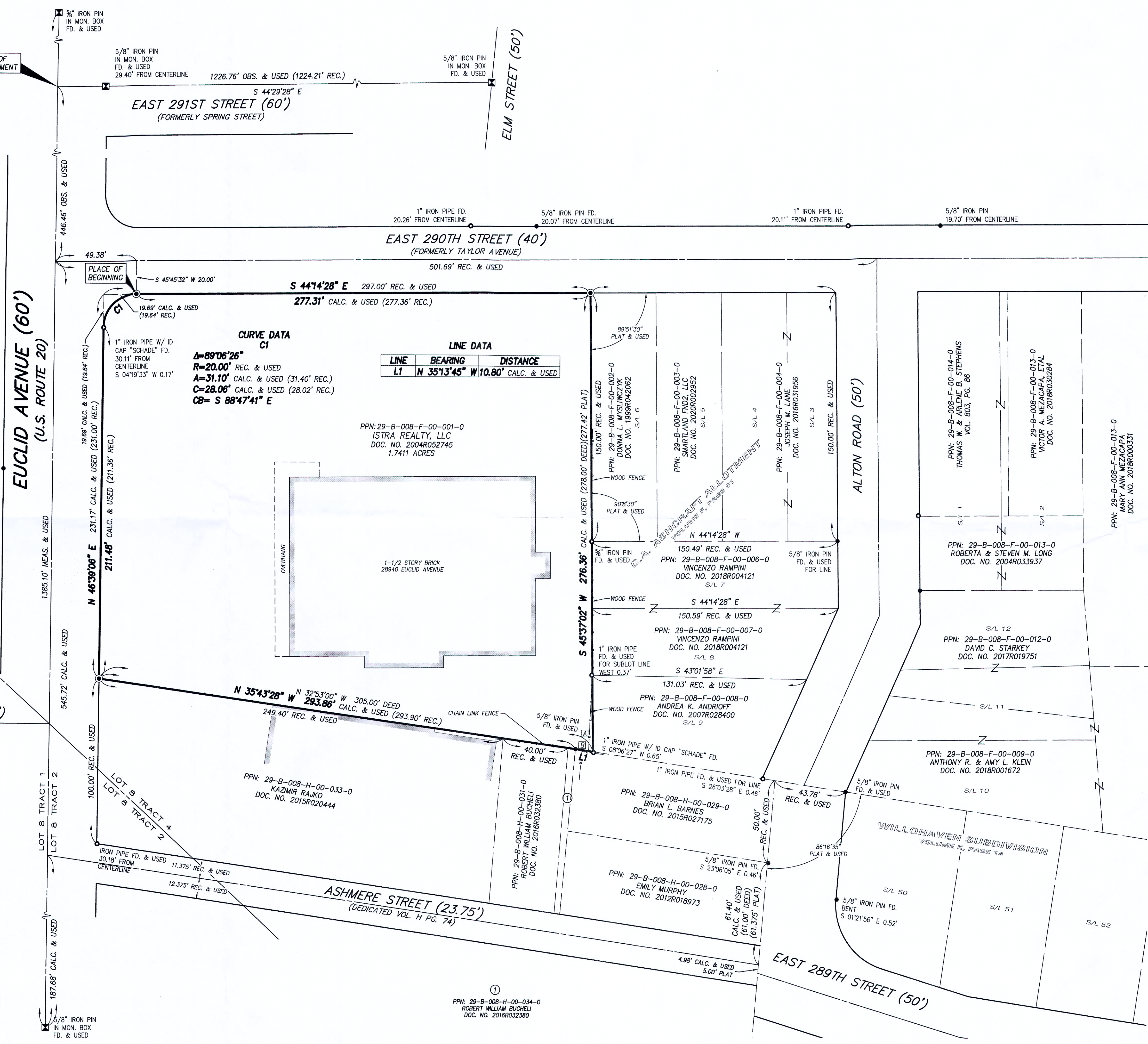
- A Adjoiners wood fences extends over southerly line of surveyed premises by approximately 0.3 feet
- B Adjoiners chain link fence extends over westerly line of surveyed premises by approximately 0.2 feet.

LEGEND

- REBAR FOUND AS NOTED
- ⊠ REBAR IN MONUMENT BOX FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET
- CHAIN LINK FENCE
- WOOD FENCE

SURVEY REFERENCES

- "Survey for Authur Klein" by Babcock Jones Associates, dated 3/2/2012.
- "Boundary Survey for 28928 Euclid Ave" by Barrington Consulting Group, Inc., dated 9/22/2006.
- "C.A. Ashcraft Allotment", Volume F, Page 16, Lake County Records.
- "Willohaven Subdivision", Volume K, Page 14, Lake County Records.
- "Dedication Plat of Ashmere Street", Volume H, Page 74, Lake County Records.



LINE	BEARING	DISTANCE
L1	N 35°13'45" W	10.80' CALC. & USED

CURVE DATA
C1
A=89°06'26"
R=20.00' REC. & USED
A=31.10' CALC. & USED (31.40' REC.)
C=28.08' CALC. & USED (28.02' REC.)
CB= S 88°47'41" E

PPN: 29-B-008-F-00-001-0
ISTRA REALTY, LLC
DOC. NO. 2004R052745
1.7411 ACRES

①
PPN: 29-B-008-H-00-034-0
ROBERT WILLIAM BUCHELI
DOC. NO. 2016R032380