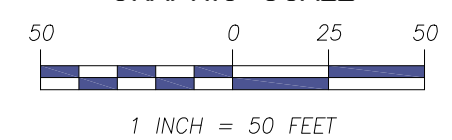




BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF BISHOP ROAD, S.R. 84, OBSERVED AS NORTH 16°43'18" WEST FROM MONUMENTS FOUND, PER 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).

GRAPHIC SCALE



BOUNDARY SURVEY

FOR

28414 EVERGREEN AVENUE

KNOWN AS BEING PART OF TOWNSHIP 9, RANGE 10 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 6, TRACT 4, NOW SITUATED IN THE

CITY OF WILLOUGHBY HILLS
COUNTY OF LAKE - STATE OF OHIO

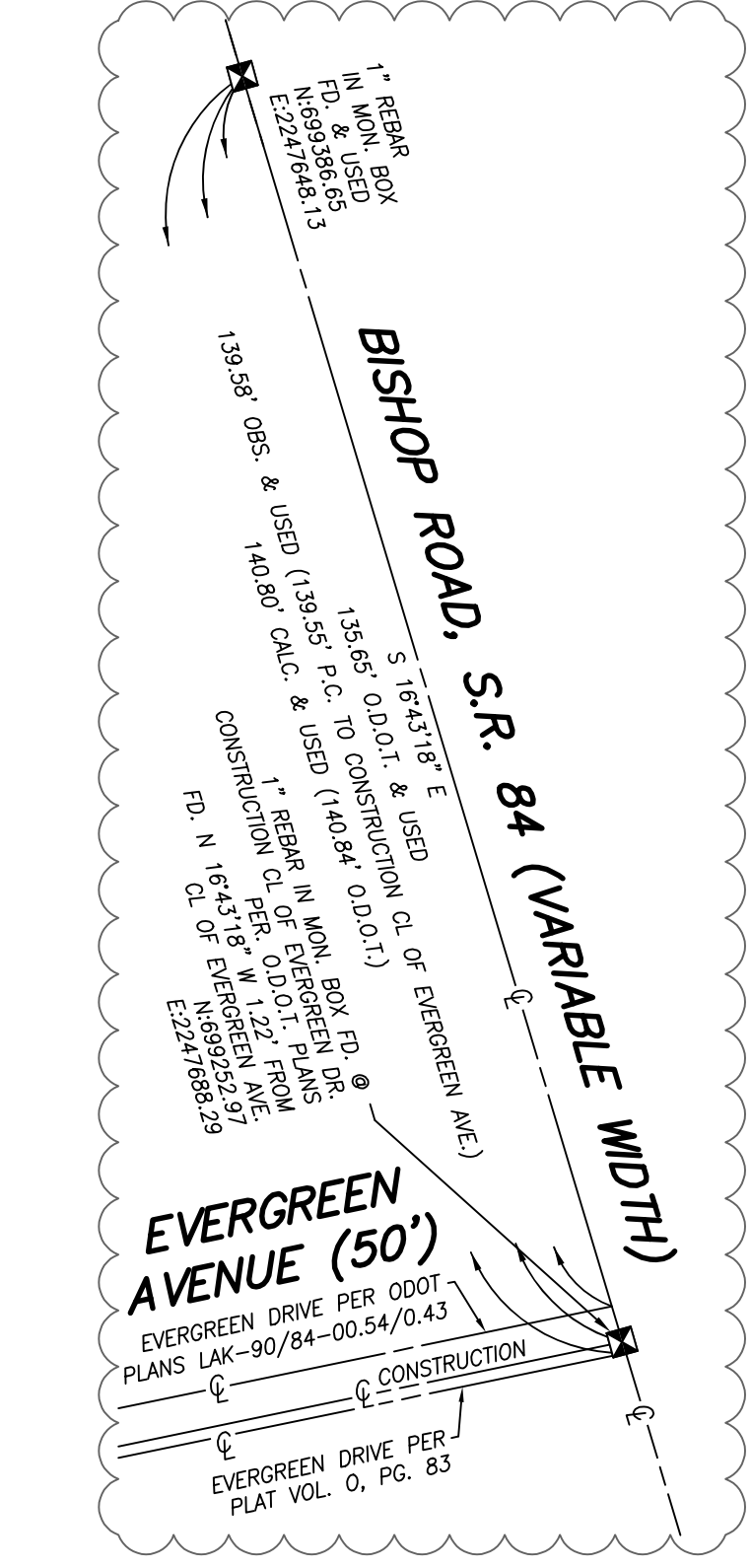
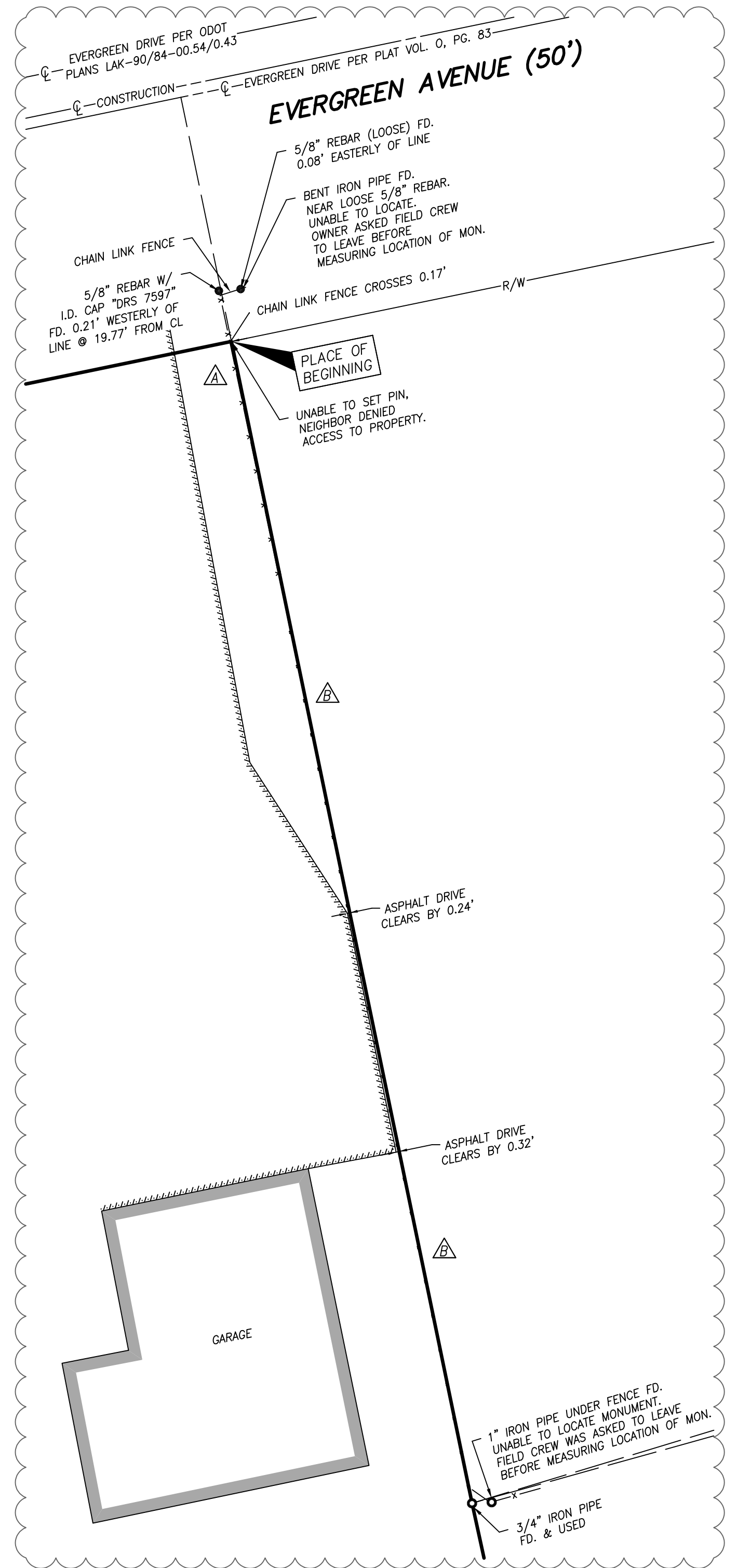
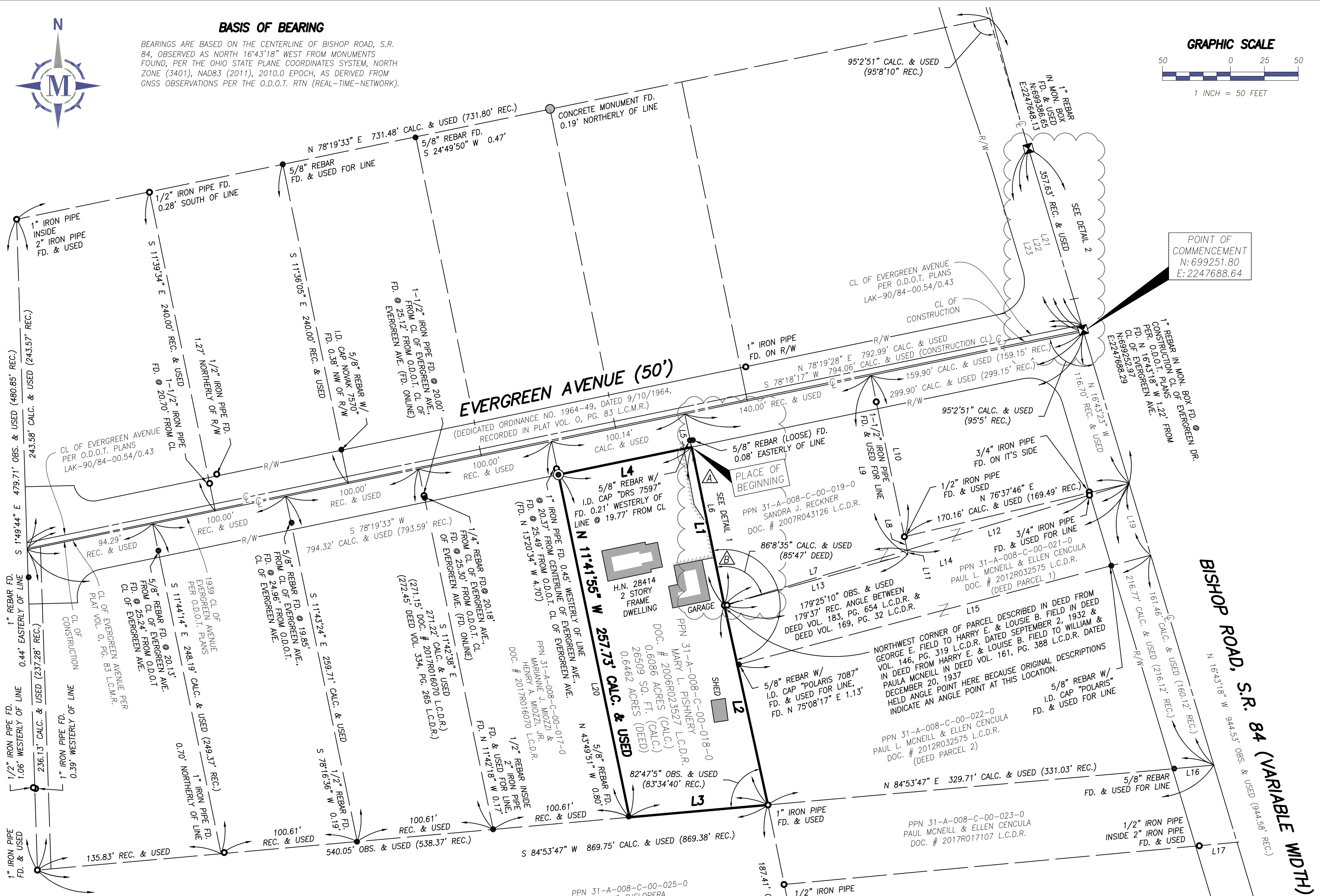
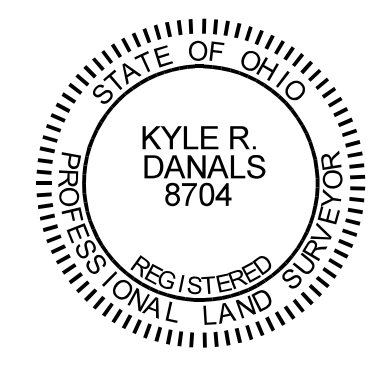
McSteen

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 U.S. SURVEY 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 12-20-2023
KYLE R. DANALS REG. PROF. SURV. NO. 8704

JOB NO.: 23-296
FIELD DATE: DECEMBER 1, 2023
SURVEY DATE: DECEMBER 20, 2023
DRAWN BY: HKS



LEGEND

- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- STONE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- Obs. OBSERVED 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
- CHAIN LINK FENCE
- WOOD FENCE
- ASPHALT

SIGNIFICANT OBSERVATIONS

- ▲ A CHAIN LINK FENCE CROSSES OVER THE EASTERLY LINE OF SURVEYED PROPERTY.
- ▲ A WOOD FENCE IS ON LINE ± WITH THE EASTERLY LINE OF SURVEYED PROPERTY.

MISCELLANEOUS NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

SURVEY REFERENCES

- "MAP OF SURVEY FOR CARLO & AMY SASSANO" BY JAMES A. ZIEMBA, DATED JUNE 11, 2013.
- "BOUNDARY SURVEY OF 2888 EMERALD LAKES BOULEVARD" BY BRIAN SIEBENTHAL, DATED JUNE 15, 2022.
- "BOUNDARY SURVEY FOR PPN 31-A-008-C-00-004-01" BY RICHARD A. THOMPSON, JR., DATED NOVEMBER 16, 2020.
- "ALTA/ACSM LAND TITLE SURVEY FOR 28500 EUCLID-CHARDON ROAD" BY ROBERT A. DORNER, DATED SEPTEMBER 19, 2011.
- "ALTA/ACSM LAND TITLE SURVEY FOR 28400 EUCLID-CHARDON ROAD" BY ROBERT A. DORNER, DATED MARCH 11, 2011.
- "RESURVEY OF LANDS" BY TIMOTHY E. STOCKER, DATED MARCH 2, 2022.
- "BOUNDARY SURVEY FOR PAUL L. MCNEILL" BY DANIEL LAUX, DATED SEPTEMBER 26, 2012.
- "PLAT OF SURVEY FOR BENJAMIN BOKA" BY HARRY S. JONES, JR., DATED MAY 24, 2017.
- "PLAT OF CONSOLIDATION FOR 28500 CHARDON ROAD" BY ADAM D. TREAT, DATED AUGUST 14, 2017.
- "PLAT OF SURVEY" BY DANIEL LAUX, DATED OCTOBER 27, 2004.
- "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" BY MICHAEL P. SPELLACY, DATED JUNE 11, 2009.
- "ALTA/ACSM LAND TITLE SURVEY" BY RICHARD A. THOMPSON, JR., DATED SEPTEMBER 10, 1998.
- PLAT VOLUME 0, PAGE 83 L.C.M.R.
- PLAT VOLUME 48, PAGE 24 L.C.M.R.
- LAKE COUNTY DEEDS OF RECORD.
- LAKE COUNTY TAX MAP RECORDS.
- O.D.O.T. PROJECT LAK-90/84-00.54/0.43
- O.D.O.T. PROJECT LAK-84-(0.43-1.44)

LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|--|
| L1 | S 11°42'01" E | 118.94' CALC. & USED |
| L2 | S 12°19'07" E | 150.52' OBS. & USED (150.40' REC.) |
| L3 | S 84°53'47" W | 102.45' CALC. & USED |
| L4 | N 78°19'33" E | 100.14' CALC. & USED |
| L5 | S 11°42'01" E | 25.00' REC. & USED |
| L6 | S 11°44'18" E | 143.94' CALC. & USED (143.75' REC.) |
| L7 | S 73°13'22" W | 140.59' CALC. & USED (140.77' REC.) |
| L8 | N 11°42'54" W | 10.15' CALC. & USED (10.00' REC.) |
| L9 | N 11°42'54" W | 134.44' CALC. & USED (134.10' REC.) |
| L10 | S 11°42'54" E | 121.29' CALC. & USED (121.10' REC.) |
| L11 | N 11°42'54" W | 3.00' REC. & USED |
| L12 | S 73°13'22" W | 140.75' CALC. & USED (140.08' REC.) |
| L13 | S 74°26'34" W | 140.35' CALC. & USED (140.74' DEED VOL. 183, PG. 654 L.C.D.R.) (138.66' DOC. # 2012R032575 L.C.D.R.) |
| L14 | N 73°13'22" E | 311.34' CALC. & USED (310.85' REC.) |
| L15 | N 75°08'17" E | 314.95' CALC. & USED (315.07' DEED VOL. 161, PG. 388 L.C.D.R.) (313.79' DOC. # 2012R032575 L.C.D.R.) |
| L16 | N 84°53'47" E | 29.29' CALC. & USED |
| L17 | N 84°40'16" E | 27.88' CALC. & USED |
| L18 | N 84°52'31" E | 29.40' CALC. & USED |
| L19 | S 16°43'18" E | 55.30' CALC. & USED (56.00' REC.) |
| L20 | S 11°41'55" E | 282.73' CALC. & USED (284.00' DEED VOL. 334, PG. 265 L.C.D.R.) (282.51' DOC. # 2017R016070 L.C.D.R.) |
| L21 | S 16°43'18" E | 135.65' O.D.O.T. & USED |
| L22 | S 16°43'18" E | 139.58' OBS. & USED (139.55' P.C. TO CONSTRUCTION CL. OF EVERGREEN AVE.) |
| L23 | S 16°43'18" E | 140.80' CALC. & USED (140.84' O.D.O.T.) |

DETAIL 1:

GRAPHIC SCALE

