

BOUNDARY OF SURVEY
for
JM LAND SOLUTIONS, LLC

Known as being PART OF ORIGINAL LOTS 34 & 35, RANGE 4, TOWNSHIP 12
OF THE CONNECTICUT WESTERN RESERVE, now situated in the

TOWNSHIP OF SAYBROOK
COUNTY OF ASHTABULA - STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.385.8800 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 3/8" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".



Kevin Woeste
REG. PROF. SURV. No. 8788
Job No.: 20-078
Field Date: June 4, 2020
Survey Date: June 10, 2020
Drawn By: MAH



- ① PPN 48-000-00-090-00
WESTERN RESERVE TELEPHONE COMPANY
VOL. 610, PG. 436
- ② PPN 48-015-00-020-99
DAVID N. FORTNEY
JAMES F. MERCOLLIOTT, BENEFICIARY,
JAMES P. PAULICHEL, BENEFICIARY
DOC. NO. 2019-00000733
- ③ PPN 48-015-00-018-00
CHARLES ELMO MEAD & MARGARET MEAD
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- ④ PPN 48-015-00-016-00
NEO DEVELOPMENT CORPORATION
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- ⑤ PPN 48-015-00-015-00
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- ⑥ PPN 48-015-00-014-00
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- ⑩ PPN 48-015-00-013-00
JAMES W. COLLINS
VOL. 58, PG. 4777

SIGNIFICANT OBSERVATIONS

① An asphalt driveway extends over a southern line of surveyed property by approximately 1.90 feet.

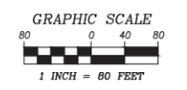
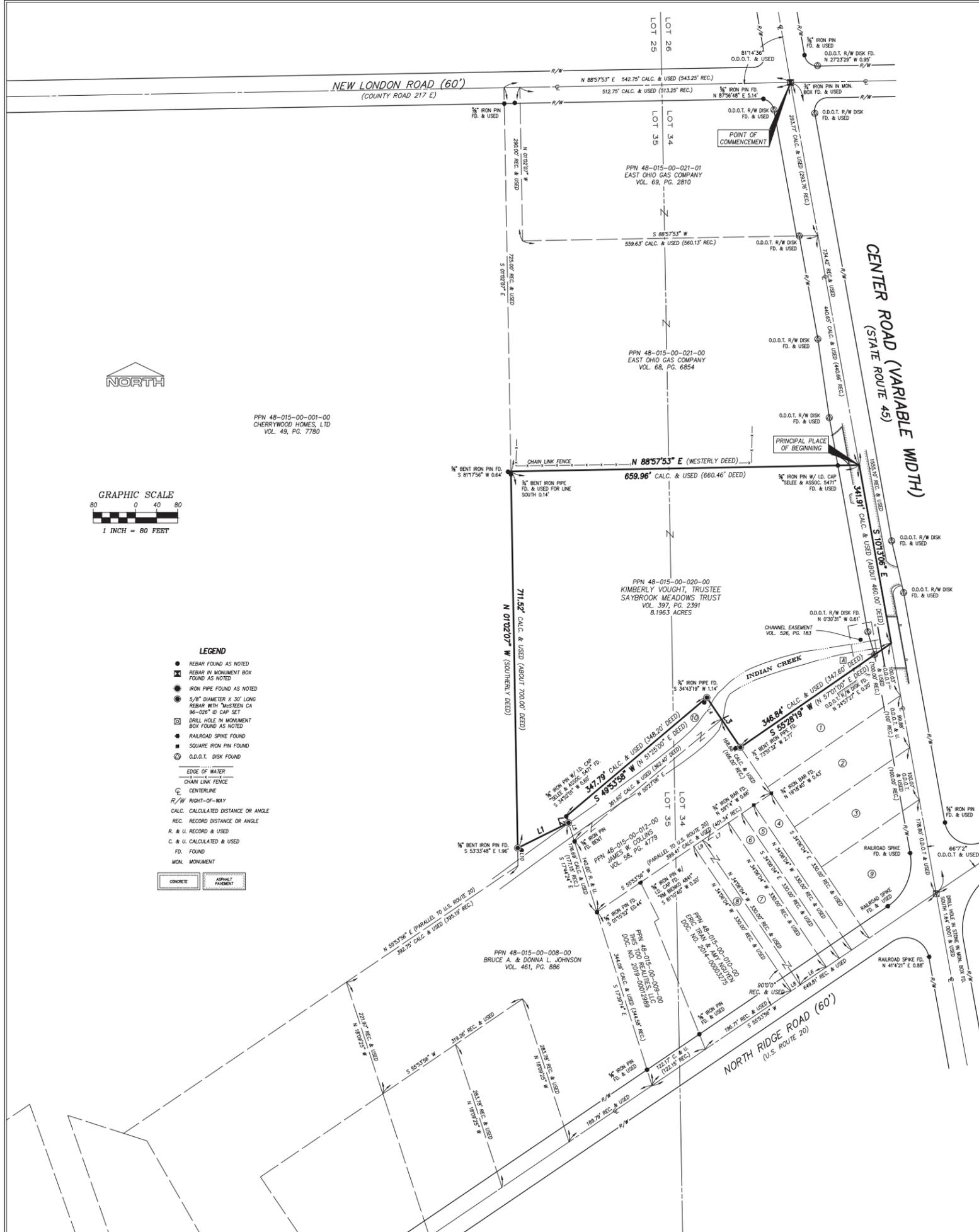
- MISCELLANEOUS NOTES**
1. Some features shown on this plat may be shown out of scale for clarity.
 2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
 3. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network.
 4. All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
 5. There is no apparent occupation along the subject boundary lines other than as shown on this plat.
 6. The Surveyor does not express a legal opinion as to the ownership or nature of potential encroachments or easements with the showing of any evidence, location and extent of easements or potentially encroaching driveways, alleys, other ways of access, structural appurtenances and projections or other items observed in the process of conducting the fieldwork by or onto adjoining property, or onto rights of way, easements, or setback lines disclosed in documents provided to or obtained by the surveyor.

SURVEY REFERENCES

- "Addition to Lands Deeded to D. & B. Johnson from Lands Deeded to M. Simon" by Eric Westfall, dated Sept. 2001.
- "Addition to Lands Deeded to D. & B. Johnson from Lands Deeded to Howard & Kerin Demma" by Eric Westfall, dated Sept. 2001, & updated August, 2009.
- "Survey for Joseph T. Sessler" by Ronald M. Blenko, dated March 1997.
- "State of Ohio Department of Transportation ATB-45-20.16 Right-of-Way Plans" prepared by CT Consultants, Inc., under State Job No. 442240.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 63°44'56" W CALC. & USED N 64°51'00" E DEED	107.40 CALC. & USED 104.47' REC.
L2	S 17°44'24" E CALC. & USED N 167°44'00" W DEED	13.31 CALC. & USED
L3	N 34°06'04" W CALC. & USED S 32°59'00" E DEED	113.46 CALC. & USED 120.00' REC.
L4	S 34°06'04" E	50.00' REC. & USED
L5	N 17°44'24" W	50.00' REC. & USED
L6	S 55°53'56" W	60.00' REC. & USED
L7	N 55°53'56" E	60.00' REC. & USED
L8	S 55°53'56" W	20.00' REC. & USED
L9	N 55°53'56" E	20.00' REC. & USED
L10	N 02°01'07" W	33.30' CALC. & USED (32.83' REC.)



- 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
 - ⊙ DRILL HOLE IN MONUMENT BOX FOUND AS NOTED
 - RAILROAD SPIKE FOUND
 - SQUARE IRON PIN FOUND
 - ⊙ O.D.O.T. DISK FOUND
 - EDGE OF WATER
 - CHAIN LINK FENCE
 - CENTERLINE
 - R/W RIGHT-OF-WAY
 - CALC. CALCULATED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - R. & U. RECORD & USED
 - C. & U. CALCULATED & USED
 - FD. FOUND
 - MON. MONUMENT
- CONCRETE ASPHALT