

MAP OF SURVEY
for
2867 NORTH ELYRIA ROAD

Known as being part of the Northeast and Southeast Quarters of
Section 39, T-20N, R-14W, now situated in the
30

TOWNSHIP OF CHESTER
COUNTY OF WAYNE - STATE OF OHIO

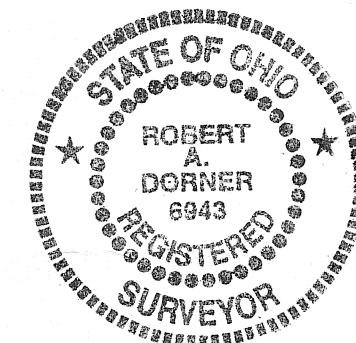
McSteen

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 is North 02°-46'-00" East as the centerline of North Elyria Road, as evidenced by monuments found, and is the same bearing as found in Official Record Book 556, Page 1380 of Wayne County Records. 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".

Robert A. Dorner 5/06/2019
ROBERT A. DORNER REG. PROF. SURV. No. 6943



Job No.: 19-042
Field Date: April 20, 2019
Survey Date: May 6, 2019
Drawn By: TEE
Latest Revision Date:
Previous Reference Job No.: 14-179d,
15-287, and 13-046

APPROVALS

This plat of survey, is hereby approved by the Wayne County Soil and Water Department, this 20th day of May, 2019.

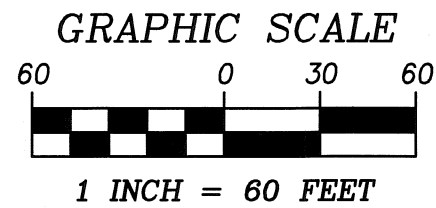
Robert Kastner N/A Robert Kastner
Wayne County Soil and Water

This plat of survey, is hereby approved by the Wayne County Environmental Department, this 20th day of May, 2019.

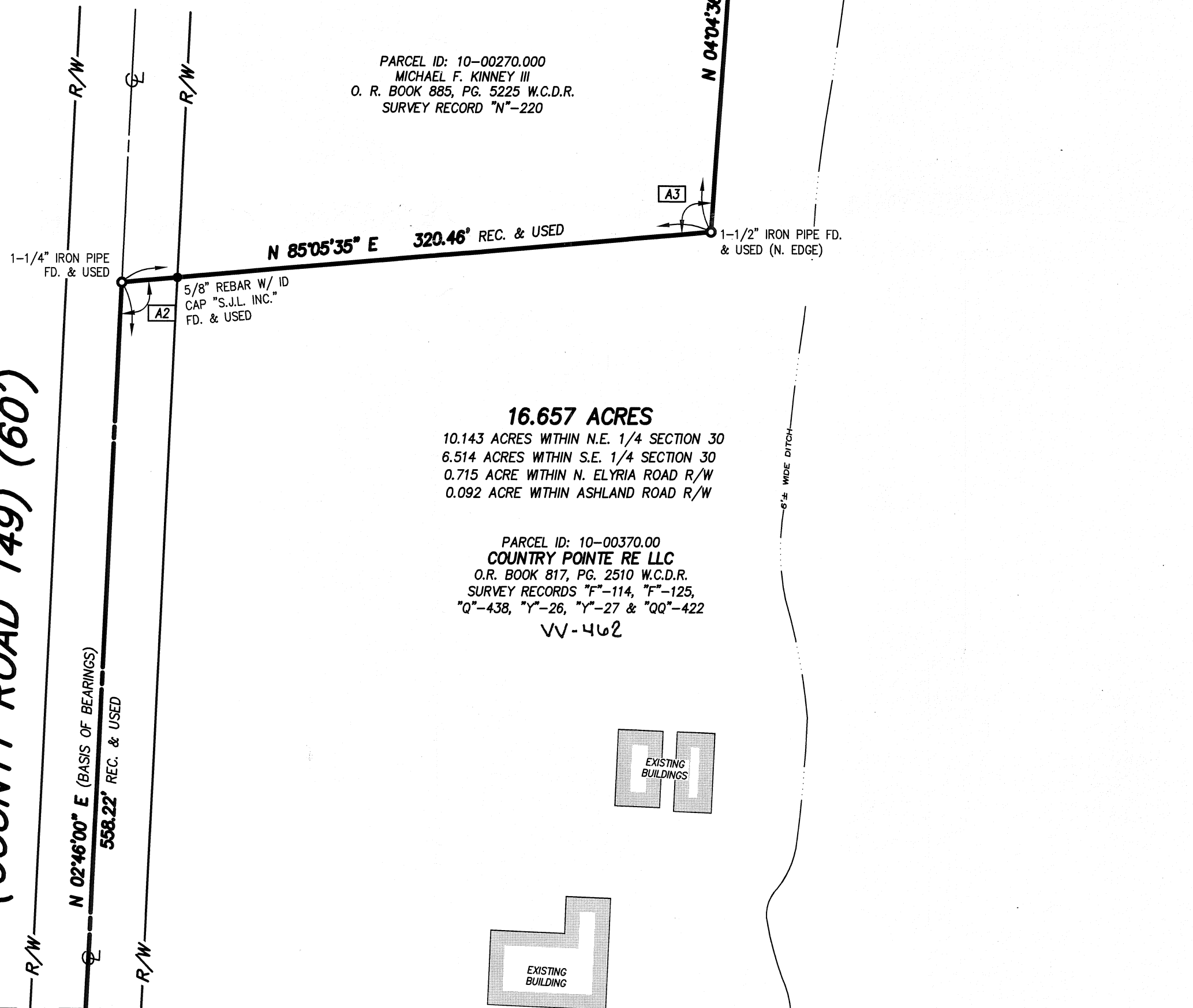
V. J. [Signature]
Wayne County Environmental Department

This plat of survey, is hereby approved by the Wayne County Planning Department, this 20th day of May, 2019.

Pete Weastler
Wayne County Planning Department
Pete Weastler



NORTH ELYRIA ROAD
(COUNTY ROAD 149) (60')



PARCEL ID: 10-00270.000
MICHAEL F. KINNEY III
O. R. BOOK 885, PG. 5225 W.C.D.R.
SURVEY RECORD "N"-220

16.657 ACRES
10.143 ACRES WITHIN N.E. 1/4 SECTION 30
6.514 ACRES WITHIN S.E. 1/4 SECTION 30
0.715 ACRE WITHIN N. ELYRIA ROAD R/W
0.092 ACRE WITHIN ASHLAND ROAD R/W

PARCEL ID: 10-00370.00
COUNTRY POINTE RE LLC
O.R. BOOK 817, PG. 2510 W.C.D.R.
SURVEY RECORDS "F"-114, "F"-125,
"Q"-438, "Y"-26, "Y"-27 & "QQ"-422
VV-462

PARCEL ID: 10-01444.000
GLENN E. ZIMMERMAN, RODNEY J. ZIMMERMAN, JANET L. ZIMMERMAN, JAMES FUNK & THOMAS D. FUNK, TRUSTEES
O. R. BOOK 710, PG. 2034 W.C.D.R.
SURVEY RECORDS "CC"-169, "GG"-320 & "GG"-382

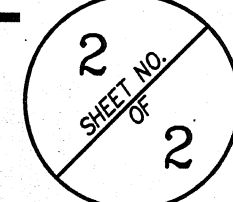
INDEX OF SHEETS

SHEET 1:	NORTHERN SIDE OF REMAINDER PARCEL
SHEET 2:	SOUTHERN SIDE OF REMAINDER PARCEL AND SPLIT PARCEL

LEGEND

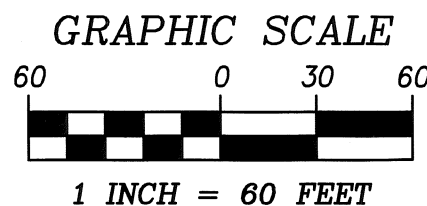
- REBAR FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET
- 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET FROM PRIOR SURVEY
- BRASS DISK FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- W.C.D.R. WAYNE COUNTY DEED RECORDS

WW-395
(Pg 2)



INDEX OF SHEETS

- SHEET 1: NORTHERN SIDE OF REMAINDER PARCEL
- SHEET 2: SOUTHERN SIDE OF REMAINDER PARCEL AND SPLIT PARCEL



PARCEL ID: 10-00176.000
Kenneth P. Chance + Sally A. Firestone Chance
O. R. BOOK 845, PG. 313 W.C.D.R.
SURVEY RECORD "F"-114

PLACE OF BEGINNING
16.657 ACRES PARCEL

845.56' REC. 845.57' CALC.

N 89°55'23" E 369.15' REC. & USED

5/8" REBAR FD. & USED
1.10' S. PER REC.

N 01°39'07" E
90.48' REC.

236.60' REC. & USED

N 89°35'56" W

1" IRON PIPE
FD. (BENT) &
USED (E. EDGE)

PARCEL ID: 10-00372.000
JEREMY S. CASSADY AND AMY MCNICOL-CASSADY
O. R. BOOK 886, PG. 1888 W. C. R.
SURVEY RECORD "LL"-112

PARCEL ID:
10-00582.000
SHIRLEY A. NELSON
O. R. BOOK 605,
PG. 2491 W.C.D.R.
SURVEY RECORD
"V"-180

N 86°49'46" W
130.18' REC. & USED

3/4" IRON PIPE FD.
& USED (W. EDGE)

3/4" IRON PIPE FD.
ON LINE (N. EDGE)
@ 30.13'

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

3/4" IRON PIPE FD.
ON LINE (S. EDGE)

LEGEND

- REBAR FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET
- ⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET FROM PRIOR SURVEY
- ⊙ BRASS DISK FOUND AS NOTED
- ⊙ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- W.C.D.R. WAYNE COUNTY DEED RECORDS

ANGULAR MEASUREMENT DATA

ANGLE [A1]	ANGLE [A2]	ANGLE [A3]	ANGLE [A4]
179°47'49" REC. 179°47'38" CALC.	97°40'25" REC. & USED	98°59'01" REC. & USED	62°43'58" REC. & USED
ANGLE [A5]	ANGLE [A6]	ANGLE [A7]	ANGLE [A8]
90°07'20" REC. & USED	90°10'14" REC. & USED	120°32'30" REC. 120°32'09" CALC.	179°58'24" REC. 179°57'27" CALC.
ANGLE [A9]	ANGLE [A10]	ANGLE [A11]	ANGLE [A12]
180°00'21" REC. & USED	89°52'25" REC. & USED	87°00'11" REC. & USED	179°04'18" REC. 179°03'12" OBS.
ANGLE [A13]	ANGLE [A14]	ANGLE [A15]	
90°09'51" REC. 90°11'52" CALC.	182°40'35" REC. 182°46'10" CALC.	88°44'57" REC. & USED	

NORTH ELYRIA ROAD
(COUNTY ROAD 149) (60')

16.657 ACRES

10.143 ACRES WITHIN N.E. 1/4 SECTION 30
6.514 ACRES WITHIN S.E. 1/4 SECTION 30
0.715 ACRE WITHIN N. ELYRIA ROAD R/W
0.092 ACRE WITHIN ASHLAND ROAD R/W

PARCEL ID: 10-00370.000
COUNTRY POINTE RE LLC
O.R. BOOK 817, PG. 2510 W.C.D.R.
SURVEY RECORDS "F"-114, "F"-125,
"Q"-438, "Y"-26, "Y"-27 & "QQ"-422
VV-462

PARCEL ID: 10-01446.000
GLENN E. ZIMMERMAN, RODNEY J. ZIMMERMAN, JANET L.
ZIMMERMAN, JAMES FUNK & THOMAS D. FUNK, TRUSTEES
O. R. BOOK 710, PG. 2034 W.C.D.R.
SURVEY RECORDS "CC"-168, "GG"-320 & "GG"-382

PARCEL ID: 10-00383.002
KATHY L. WOHLFORD, KIRK D. SHEPHERD,
OR BOOK 882, PG. 1768 W. C. D. R.
SURVEY RECORDS "GG"-320 & "GG"-382

1" IRON PIN
FD. (BENT)
N 05°01'55" E
@ 1.04'