

SURVEYOR CERTIFICATION

This plot was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



Peter J. Gaurloff P.S. No. 8646 June 6, 2023 Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

BOUNDARY SURVEY
OF
EAST WASHINGTON STREET
PARCEL No. 15-C-001-0-00-017-0
CITY OF PAINESVILLE, OHIO

Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of Lot No. 17 in the Addition to the Village of Champion of part of Tract No. 3, Original Painesville Township Lot No. 11 North, Range 8 West in the Connecticut Western Reserve Survey, as shown by the plat recorded in Volume A, Page 93 of Lake County Map Records.

REFERENCE SURVEYS

- Re-subdivision Plat "New Market Urban Renewal Project", Volume R, Page 8 of Lake County Map Records.
- Addition to the Village of Champion, Volume A, Page 93 of Lake County Map Records.
- Plat of Lot Split & Consolidation for Vic Place LLC by Land Design Consultants, dated January 2022 (LDC)
- Plat of Survey by Land Design Consultants, dated December 2021. (LDC)
- Boundary Survey by Bock & Clark's National Survey Network, dated February 2009.
- Survey for Lake Hospital System Inc. by Crabb's Surveying Services, dated October 2009. (Crabbs)
- Lot Split and Consolidation of The Consolidated Investment Corp., by McSteen Land Surveyors, Dated July 2020. (McSteen)

BASIS OF BEARINGS

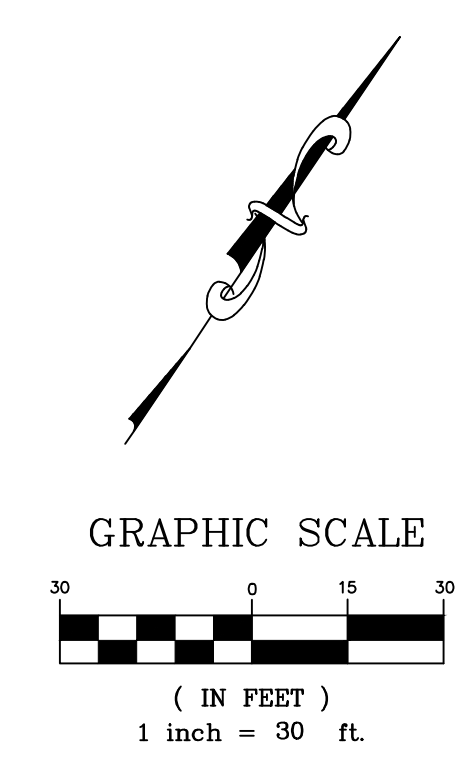
The centerline of East Washington Street as North 56°05'18" East is an assumed bearing and is used to indicate angles only.

PLEASE NOTE

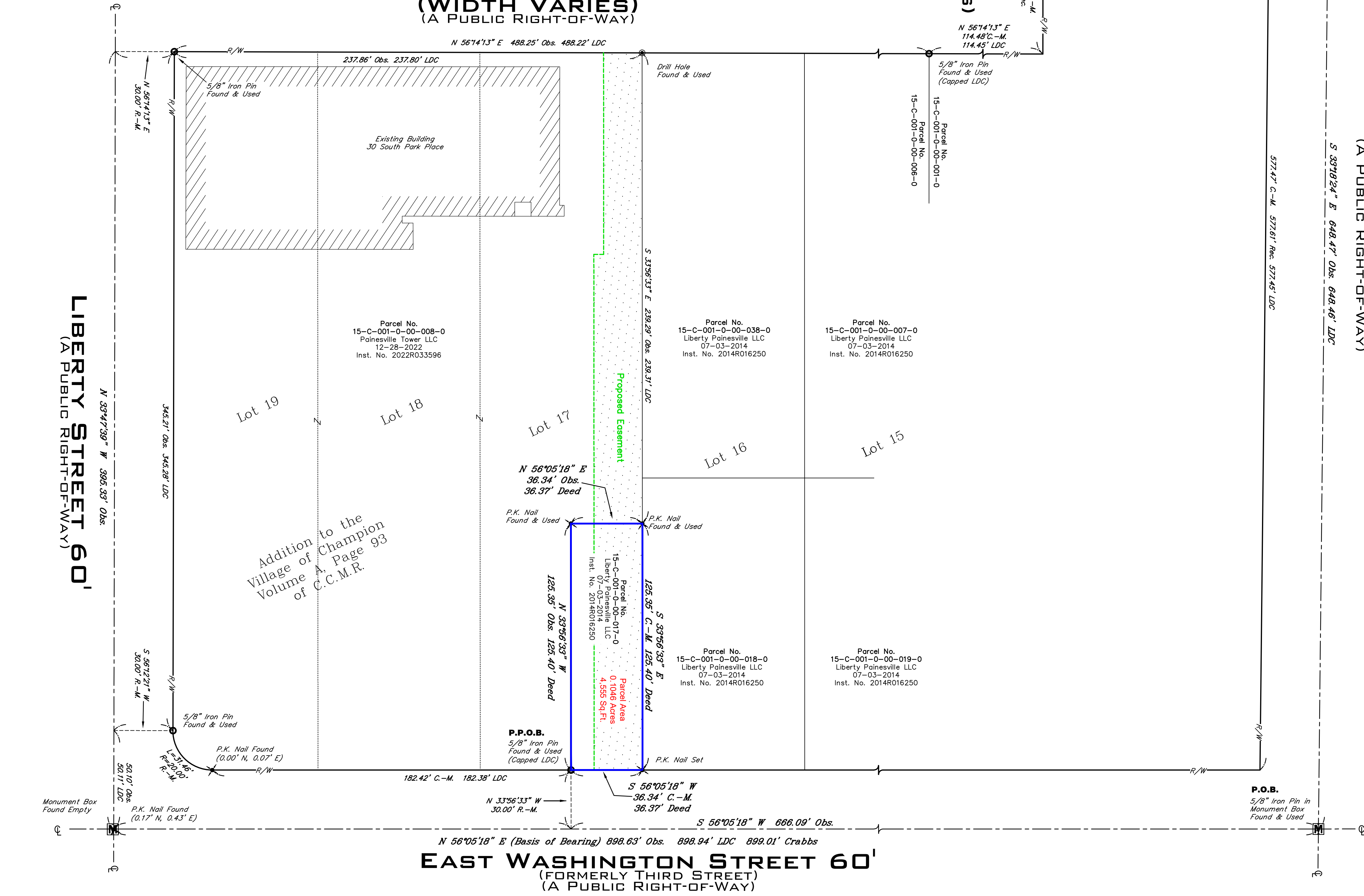
This Boundary Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions, and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

LEGEND

Ⓜ	= Monument Box Found	⊥	= Centerline
○	= Iron Pin Found	⊞	= Property Line
◉	= Iron Pipe Found		
●	= 5/8"x30" Iron Pin Set		
⦿	= Drill Hole Set / Found		
⊕	= P.K. Nail Set / Found		
Parcel / Sublot line			
Original Parcel / Sublot Line			
Original Lot / Section Line			
Centerline			
Subject Property Line			
Right-of-way Line			
Easement Line			
A	Arc Length	O.L.	Original Lot
B.N.	Building Number	O.R.	Official Record
Bldg.	Building	Obs.	Observed
Calc./C.	Calculated	Ord.	Ordinance
Ch	Chord	P.C.	Point of Curvature
D.H.	Drill Hole	P.O.B.	Place of Beginning
D.V.	Deed Volume	P.P.O.B.	Principal Place of Beginning
Doc.	Document	S/L	Sublot
E.	East	P/L	Property Line
Ex.	Existing	Prop.	Proposed
H.N.	House Number	R/W	Right-of-Way
Inst.	Instrument	Rec./R.	Record
L.C.M.R.	Lake County Map Records	Res.	Residence
L.C.D.R.	Lake County Deed Records	S.	South
Meas./M.	Measured	Sq.Ft.	Square Feet
N.	North	V/Vol.	Volume
N/A	Not Available	W.	West



Painesville Square
SOUTH PARK PLACE
(WIDTH VARIES)
(A PUBLIC RIGHT-OF-WAY)



EAST WASHINGTON STREET 60'
(FORMERLY THIRD STREET)
(A PUBLIC RIGHT-OF-WAY)



LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

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