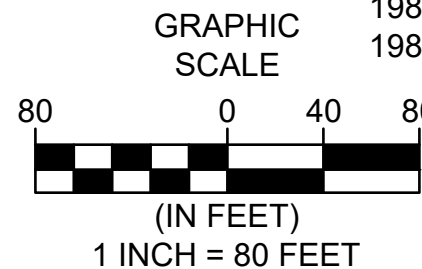
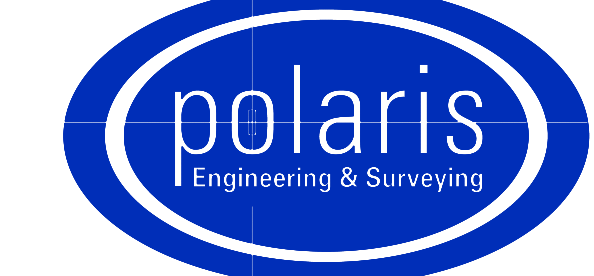


BASIS OF BEARINGS
BEARINGS SHOWN HEREON
ARE BASED ON THE OHIO
STATE PLANE COORDINATE
SYSTEM OF
1983 - NORTH ZONE,
1986 ADJUSTMENT



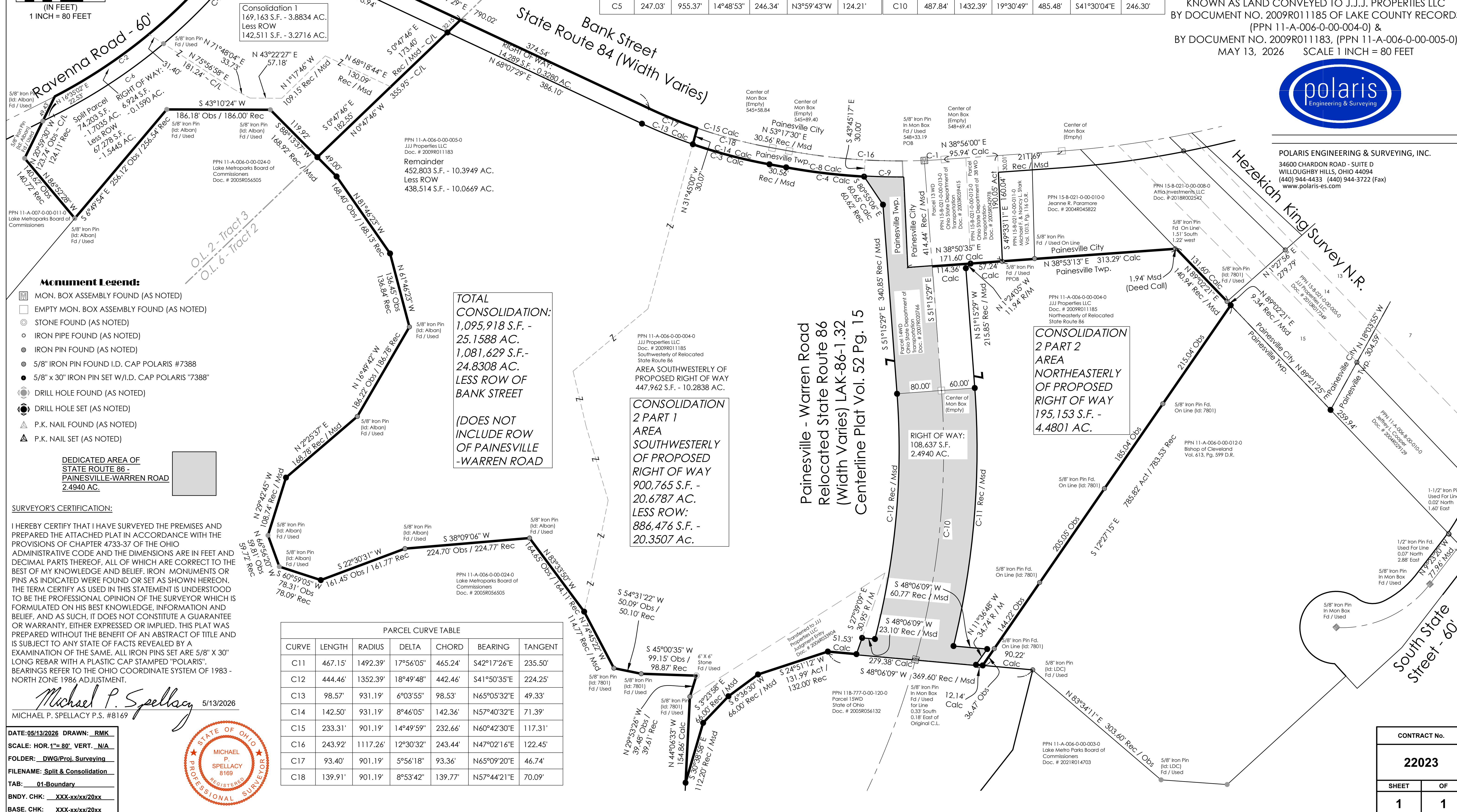
PLAT OF LOT SPLIT & CONSOLIDATION

SITUATED IN THE TOWNSHIP OF PAINESVILLE,
COUNTY OF LAKE, AND STATE OF OHIO:
BEING PART OF LOT NO. 6 IN TRACT 2 & LOT NO. 2 IN TRACT 3
IN ORIGINAL PAINESVILLE TOWNSHIP
KNOWN AS LAND CONVEYED TO J.J.J. PROPERTIES LLC
BY DOCUMENT NO. 2009R011185 OF LAKE COUNTY RECORDS
(PPN 11-A-006-0-00-004-0) &
BY DOCUMENT NO. 2009R011183, (PPN 11-A-006-0-00-005-0)
MAY 13, 2026 SCALE 1 INCH = 80 FEET



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

PARCEL CURVE TABLE						PARCEL CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	36.09'	1117.38'	1°51'03"	36.09'	N39°51'31"E	18.05'	C6	235.95'	985.37'	13°43'12"	235.39'	N9°43'26"E	118.54'
C2	202.99'	955.37'	12°10'25"	202.61'	N9°29'56"E	101.88'	C7	240.80'	985.37'	14°00'07"	240.21'	N4°08'13"W	121.01'
C3	241.07'	931.19'	14°49'59"	240.40'	N6°42'30"E	121.21'	C8	141.10'	1147.38'	7°02'46"	141.02'	N49°46'07"E	70.64'
C4	211.10'	1147.38'	10°32'29"	210.80'	N48°01'15"E	105.85'	C9	69.99'	1147.38'	3°29'43"	69.98'	N44°29'52"E	35.01'
C5	247.03'	955.37'	14°48'53"	246.34'	N3°59'43"W	124.21'	C10	487.84'	1432.39'	19°30'49"	485.48'	S41°30'04"E	246.30'



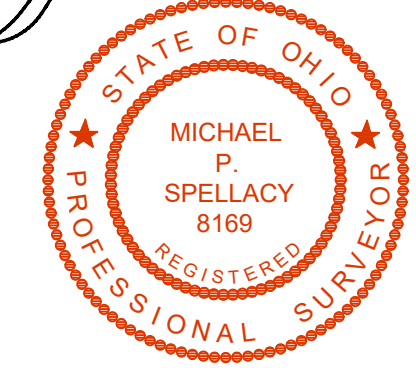
- Monument Legend:**
- MON. BOX ASSEMBLY FOUND (AS NOTED)
 - EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - DRILL HOLE FOUND (AS NOTED)
 - DRILL HOLE SET (AS NOTED)
 - P.K. NAIL FOUND (AS NOTED)
 - P.K. NAIL SET (AS NOTED)

DEDICATED AREA OF STATE ROUTE 86 - PAINESVILLE-WARREN ROAD 2.4940 AC.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy 5/13/2026
MICHAEL P. SPELLACY P.S. #8169

DATE: 05/13/2026 DRAWN: RMK
SCALE: HOR. 1" = 80', VERT. N/A
FOLDER: DWG/Proj_Surveying
FILENAME: Split & Consolidation
TAB: 01-Boundary
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C11	467.15'	1492.39'	17°56'05"	465.24'	S42°17'26"E	235.50'
C12	444.46'	1352.39'	18°49'48"	442.46'	S41°50'35"E	224.25'
C13	98.57'	931.19'	6°03'55"	98.53'	N65°05'32"E	49.33'
C14	142.50'	931.19'	8°46'05"	142.36'	N57°40'32"E	71.39'
C15	233.31'	901.19'	14°49'59"	232.66'	N60°42'30"E	117.31'
C16	243.92'	1117.26'	12°30'32"	243.44'	N47°02'16"E	122.45'
C17	93.40'	901.19'	5°56'18"	93.36'	N65°09'20"E	46.74'
C18	139.91'	901.19'	8°53'42"	139.77'	N57°44'21"E	70.09'

TOTAL CONSOLIDATION:
1,095,918 S.F. - 25.1588 AC.
1,081,629 S.F. - 24.8308 AC.
LESS ROW OF BANK STREET
(DOES NOT INCLUDE ROW OF PAINESVILLE - WARREN ROAD)

CONSOLIDATION 2 PART 1 AREA
SOUTHWESTERLY OF PROPOSED RIGHT OF WAY
900,765 S.F. - 20.6787 AC.
LESS ROW:
886,476 S.F. - 20.3507 AC.

CONSOLIDATION 2 PART 2 AREA
NORTHEASTERLY OF PROPOSED RIGHT OF WAY
195,153 S.F. - 4.4801 AC.

CONTRACT No.	
22023	
SHEET	OF
1	1