LOT SPLIT
FOR
20 DOAN AVENUE SOUTH
KNOWN AS BEING PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 44, TRACT 4, RANGE 8 WEST, TOWNSHIP 10 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE
TOWNSHIP OF PAINESVILLE
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. THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPEAR UNDISTURBED, AND ARE AT APPROXIMATELY GROUND LEVEL UNLESS OTHERWISE NOTED.

RONALD W. HINTON — REG. PROF. SURV. No. 7917

STATE OF OHIO — RONALD W. HINTON S-7917 — REGISTERED PROFESSIONAL SURVEYOR

Job No.: S26-00217
Field Date: JULY 28, 2026
Survey Date: AUGUST 17, 2026
Revised: AUGUST 27, 2026
Drawn By: TEE & AJB

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

BASIS OF BEARING
BEARINGS ARE BASED ON THE CENTERLINE OF MENTOR AVENUE, OBSERVED AS NORTH 40°29'56" EAST 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).

INTENT STATEMENT
THE INTENT OF THIS SURVEY IS TO SPLIT LAKE COUNTY AUDITOR'S PARCEL NO. 11-A-015-A-00-003-0 NOW OR FORMERLY OWNED BY 4051 MONTICELLO, LLC AS RECORDED IN DOCUMENT 2026R011938 OF LAKE COUNTY DEED RECORDS.

LINE DATA

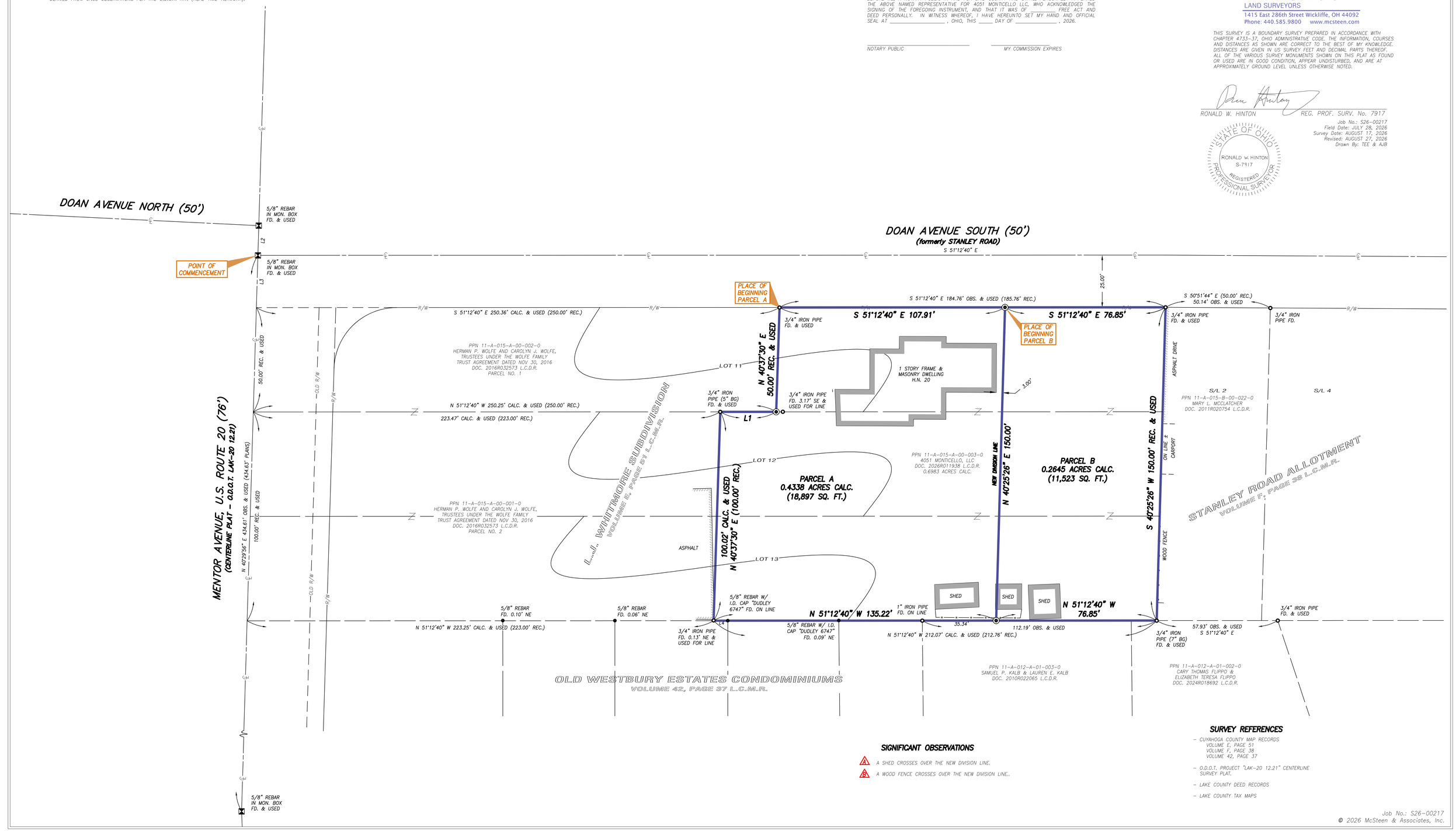
LINE	BEARING	DISTANCE
L1	S 51°12'40" E	26.78' CALC. & USED (27.00' REC.)
L2	N 40°29'56" E	14.22' OBS. & USED (14.25' REC.)
L3	S 40°29'56" W	25.01' CALC. & USED
L4	N 51°12'40" W	6.78' CALC. & USED

OWNERS ACCEPTANCE
I, _____, REPRESENTATIVE OF 4051 MONTICELLO LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE _____ DATE _____

NOTARY PUBLIC
COUNTY OF LAKE
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE FOR 4051 MONTICELLO LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF _____ FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



SIGNIFICANT OBSERVATIONS
1. A SHED CROSSES OVER THE NEW DIVISION LINE.
2. A WOOD FENCE CROSSES OVER THE NEW DIVISION LINE..

SURVEY REFERENCES
- CUYAHOGA COUNTY MAP RECORDS
  VOLUME E, PAGE 51
  VOLUME F, PAGE 38
  VOLUME 42, PAGE 37
- O.D.O.T. PROJECT "LAK-20 12.21" CENTERLINE SURVEY PLAT.
- LAKE COUNTY DEED RECORDS
- LAKE COUNTY TAX MAPS

Job No.: S26-00217
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