## Plat of Consolidation P.P.N. 11-B-032-0-00-019-0, 11-B-032-0-00-020-0, 11-B-032-0-00-021-0, 11-B-032-0-00-022-0, 11-B-032-0-00-023-0, 11-B-032-0-00-024-0, & 11-B-032-0-00-041-0 ~ 483 Park Road Situated in the Township of Painesville, County of Lake, and State of Ohio, and further known as being part of Lot 15, Tract 1, Original Painesville Township, Being Township No. 11 in the 8th Range of Townships in the Connecticut Western Reserve. May, 2023 Scale 1"=100" CRAIG J. & SANDRA D. GIBSON E=2324319.645 O.L. 12 DOC: 2004R032618 O.L. 14 PPN: 11-B-032-0-00-007-0 N 89°28'21" E 1302.78' Obs. 1302.80' Rec. N 89°52'53" E 722.83' Obs. 722.72' Rec. O.L. 15 PIPE FND. 1-1/4" IRON & USED CONC. HEL PIPE FND. FOR LINE & USED (0.25' W) NORFOLK SOUTHERN NORFOLK SOUTHERN COMBINED RAILROAD COMBINED RAILROAD PENN-OHIO WHOLESALE Vol. 720, Pg. 129 Vol. 720, Pg. 129 GARDENS LLC PENN-OHIO WHOLESALE PPN: 11-B-032-0-00-025-0 PPN: 11-B-032-F-00-007-0 DOC: 2016R030164 GARDENS LLC PENN-OHIO WHOLESALE PPN: 11-B-032-0-00-019-0 DOC: 2016R030164 GARDENS LLC PPN: 11-B-032-0-00-023-0 PARCEL 'A' DOC: 2016R030164 6" x 6" x 6" CONC. PPN: 11-B-032-0-00-022-0 N 89°36'29" E 395.54' Obs. 395.75' Rec. 43.1043 TOTAL Ac. MON. FND. & USED PENN-OHIO WHOLESALE 6" x 6" x 6" CONC. (0.7609 Ac. IN R/W) GARDENS LLC MON. FND. & USED DOC: 2023R007592 42.3434 NET Ac. PPN: 11-B-032-0-00-020-0 GRAPHIC SCALE -PENN-OHIO WHOLESALE GARDENS LLC DOC: 2016R030164 1 INCH = 100 FEET PENN-OHIO WHOLESALE PPN: 11-B-032-0-00-041-0 GARDENS LLC MICHAEL R. & DOC: 2023R007600 JACK W. POSHE JR. PPN: 11-B-032-0-00-024-0 DOC: 2020R025999 PPN: 11-B-032-F-00-005-0 \$ DAVE R. ORRIS DOC: 1998R060257 PPN: 11-B-032-F-00-003-0 5/8" IRON PIN FND. ON LINE (ID: LDC) \$ 88°44'20" W 2435.78' Obs. "About" 2426.16' Deed 1" IRON FND. & USED PIPE FND. AT 40.05' & USED | NICHOLAS P. & MARJORIE C. NENNO MIKES NURSERY LLC N=757789.271 DOC: 2000R020438 DOC: 2004R022270 E=2324334.521 PPN: 11-B-032-F-00-027-0 PPN: 11-B-032-0-00-026-0 ● 5/8" IRON PIN FND. ON LINE (ID: LDC) O.L. 15 FND. & USED 0.L. 11 0.L. 15 O.L. 16 O.L. 16 Boundary Certification: 1" IRON PIPE FND. & USED I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT Monument Legend: IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE MON. BOX ASSEMBLY FOUND (AS NOTED) Survey Abbreviations: (Obs.) = OBSERVED DISTANCE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE PETER (O.L.) = ORIGINAL LOT LINE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS = AUTOMATIC FILE NUMBER EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED) JEFFREY INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS (O.R.) = OFFICIAL RECORD = ACTUAL DISTANCE KNEZEVIC STONE FOUND (AS NOTED) STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS (PL) = PROPERTY LINE (CALC.) = CALCULATED DISTANCE = PERMANENT PARCEL NUMBER FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT IRON PIPE FOUND (AS NOTED) = CENTERLINE 5/8" IRON PIN CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS (P.C.) = POINT OF CURVATURE FND. & USED IN = CITY SURVEY RECORDS IRON PIN FOUND (AS NOTED) MON. BOX PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF = POINT OF TANGENCY = DEED DISTANCE FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. (POB) = PLACE OF BEGINNING = DEED RECORD • 5/8" x 30" IRON PIN SET W/I.D. CAP "PJK 7249" THATCHER SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (PPOB) = PRINCIPAL PLACE OF BEGINNING (Doc.) = DOCUMENT NUMBER 5/1/2023 DRIVE CONTRACT No. (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS (Rec.) = RECORD DISTANCE DRILL HOLE FOUND (AS NOTED) = ENCROACHMENT (Encr.) SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "PJK 7249" AS (R.P.) = RECORDED PLAT SCALE: HOR. <u>1"=100"</u> (Fd.) = FOUND Survey References: DRILL HOLE SET (AS NOTED) SHOWN HEREON ( • ). = RIGHT-OF-WAY (RW) = INSTRUMENT NUMBER VERT. N/A COUNTY TAX MAPS (AS NOTED) 22195 (Trn.) = TURNED ANGLE (Ms.)= MEASURED DISTANCE FOLDER: <u>DWG/Survey</u> △ P.K. NAIL FOUND (AS NOTED) COUNTY RECORD DEEDS (AS NOTED) = SUBLOT (Mon.Box) = MONUMENT BOX ASSEMBLYCOUNTY RECORD PLATS (AS NOTED) FILENAME: Consolidation PETER KNEZEVIC A P.K. NAIL SET (AS NOTED) OF COUNTY ROAD RECORDS(AS NOTED) OHIO PROFESSIONAL SURVEYOR #7249 AB: 01-Consolidation SURVEY PERFORMED BY (AS NOTED) DATE: 5/1/2023