

OWNERSHIPS

Parcel No. 15-A-012-A-00-017-0 Land conveyed to 8N State Street LLC by the deed dated August 25, 2023 recorded in Instrument No. 2023R016865 of Lake County Deed Records.

AREA

Parcel "A" 2.3377 Acres 101,832 Sq.Ft. Parcel "B" 0.1666 Acres 7,256 Sq.Ft. Conveyance Parcel 0.0271 Acres 1,181 Sq.Ft.

LATIMORE STREET 40' (FORMERLY LATTIMORE STREET) (A PUBLIC RIGHT-OF-WAY)

PLAT OF LOT SPLIT AND CONSOLIDATION OF PARCEL NO. 15-A-007-0-00-001-0 PARCEL NO. 15-A-012-0-00-012-0 PARCEL NO. 15-A-012-0-00-005-0 PARCEL NO. 15-A-012-0-00-010-0 CREATING PARCEL "A" AND PARCEL "B" CITY OF PAINESVILLE, OHIO

Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of Sublot Nos. 1, 8 and 9 in the William P. Lattimore & Others Survey as shown by the plat recorded in Volume G, Page 137 of Lake County Deed Records, and of part of the Original Painesville Tract Nos. 2 and 3, Township 11, Range 8.

LINE TABLE

Table with 3 columns: Line #, Length, Bearing. Lists 12 lines (L1-L12) with their respective measurements.

INTENT STATEMENT

The intent of this Consolidation Plat is to combine part of Parcel No. 15-A-007-0-00-001-0 and all of Parcel Nos. 15-A-012-0-00-010-0, 15-A-012-0-00-005-0 and 15-A-012-0-00-012-0 into one contiguous parcel.

LEGEND

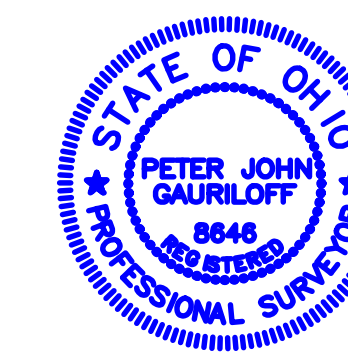
- Legend symbols and descriptions: Monument Box Found, Iron Pin Found, Iron Pipe Found, 5/8"x30" Iron Pin Set, Drill Hole Set / Found, P.K. Nail Set / Found, Centerline, Property Line, Arc Length, Building Number, Calculated, Chord, Drill Hole, Deed Volume, Document, East, Existing, House Number, Instrument, L.C.M.R., L.C.D.R., Meas./M, North, N/A, etc.

REFERENCE SURVEYS

- Reference surveys: William P. Lattimore & Others Survey, Volume G, Page 137 of Lake County Deed Records. (Rec.) Centerline Survey Plat - East Main Street, Volume 5, Page 43 of Lake County Map Records. (Plat) Plat of Lot Split and Consolidation of Mill Street, by Edward B. Dudley, Dated May 2006. (Dudley) Plat of Lot Split for Stanford Court Inc., by Debevec Salo & Associates, Inc., Dated August 1985. (Rec.) Resurvey of Lands, by Crabbs' Surveying Service, Dated October 2017. (Crabbs) Lot Split and Consolidation of The Consolidated Investment Corp., by McSteen Land Surveyors, Dated July 2020. (McSteen) Dedication Plat for the Extension of Latimore Street and Mill Street, Volume 71, Page 23 of Lake County Map Records. (Plat)

CERTIFICATION

This plat 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.



Ownership - February 8, 2024 April 6, 2023 Peter J. Gaurloff P.S. No. 8646 Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646" ○ Denotes drill hole set at property corner.



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NORTH STATE STREET 66' (A PUBLIC RIGHT-OF-WAY)

EAST MAIN STREET 82.50' (A PUBLIC RIGHT-OF-WAY)

HILLSIDE DRIVE 20' (A PUBLIC RIGHT-OF-WAY)

BASIS OF BEARINGS

The centerline of Latimore Street as North 62°38'36" East is an assumed bearing and is used to indicate angles only.

