

BASIS OF BEARINGS

The centerline of Chester Street as North 66°07'30" Edgt as described in land conveyed to Felipe S. Balderas and Juana M. Balderas by the deed dated August 23, 2018 and recorded in Document No. 2018R021487 of Lake County Records.

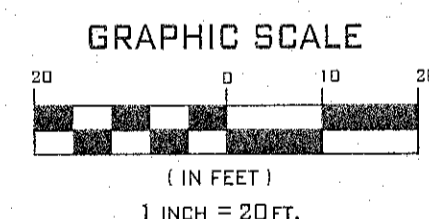
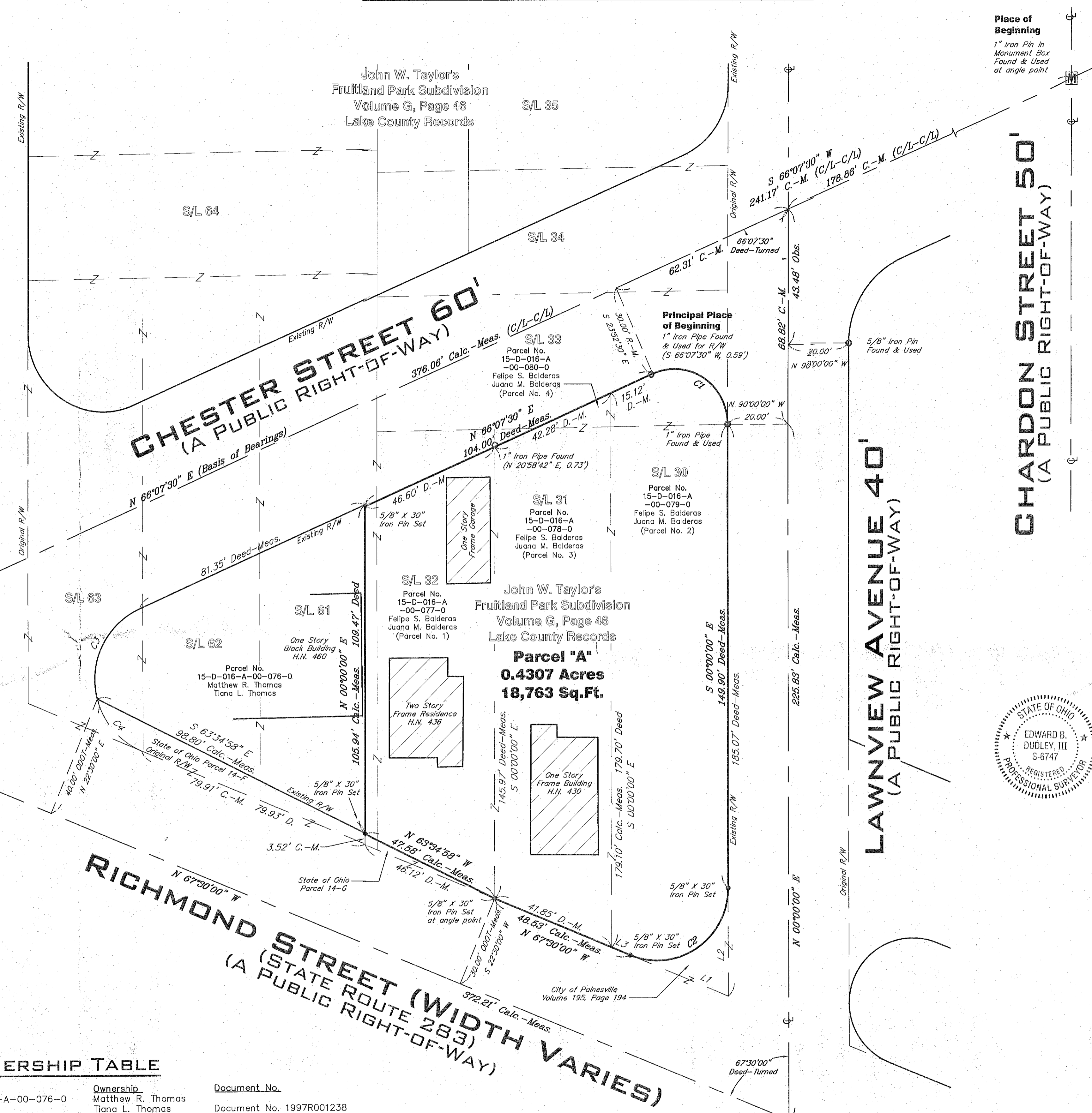
REFERENCE SURVEYS

- 1.) Dedication Plat on Richmond Street and Intersecting Streets as recorded in Plat Book I, Page 13 of Lake County Records. (Plat)
- 2.) Fruitland Park Subdivision as recorded in Plat Book G, Page 46 of Lake County Records.
- 3.) Ohio Department of Transportation Plans LAK-2-14.22 (ODOT)
- 4.) Lot Split Plat performed by James A. Pezar, P.S. No. 7772 in June of 2004.

INTENT

The intent of this Plat of Consolidation is to combine Parcel No. 15-D-016-A-00-077-0, Parcel No. 15-D-016-A-00-078-0, Parcel No. 15-D-016-A-00-079-0 and Parcel No. 15-D-016-A-00-080-0 into one parcel of land.

**FAIRLAWN AVENUE
(A PUBLIC RIGHT-OF-WAY)**



LEGEND

Ⓜ	= Monument Box Found	⊖	= Centerline
Ⓞ	= Iron Pin or Pipe Found	⊔	= Property Line
Ⓢ	= 5/8"x30" Iron Pin Set		
Ⓣ	= Drill Hole Set / Found		
Ⓚ	= P.K. Nail Set / Found		
---	Parcel / Sublot line	---	Original Lot / Section Line
---	Original Parcel / Sublot 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		Permanent Parcel
Doc.	Document		Number
E.	East	Pl.	Parcel
Ex.	Existing	P/L	Property Line
H.N.	House Number	Prop.	Proposed
Inst.	Instrument	Rec./R.	Record
Meas./M.	Measured	Res.	Residence
N.	North	S.	South
N/A	Not Available	S/L	Sublot
O.D.O.T.	Ohio Department of Transportation	Sq.Ft.	Square Feet
		Sta.	Station
		Sty.	Style
		V/Vol.	Volume
		W.	West

OWNERSHIP TABLE

Parcel No.	Ownership	Document No.
15-D-016-A-00-076-0	Matthew R. Thomas Tiana L. Thomas	Document No. 1997R001238
15-D-016-A-00-077-0	Felipe S. Balderas Juana M. Balderas	Document No. 2018R021487
15-D-016-A-00-078-0	Felipe S. Balderas Juana M. Balderas	Document No. 2018R021487
15-D-016-A-00-079-0	Felipe S. Balderas Juana M. Balderas	Document No. 2018R021487
15-D-016-A-00-080-0	Felipe S. Balderas Juana M. Balderas	Document No. 2018R021487

CURVE TABLE

Curve #	Length	Radius	Tan	Delta	Chord	Bearing
C1	35.14' D.-M.	17.68' Deed-Used	27.16'	113° 52' 30"	29.63'	S 56° 56' 15" E
C2	46.14' C.-M.	23.50' Plat-Used	35.17'	112° 30' 00"	39.08'	S 56° 15' 00" W
C3	35.12' C.-M.	25.00' ODOT-Used	21.16'	080° 29' 42"	32.30'	S 25° 52' 39" W
C4	23.18' C.-M.	25.00' ODOT-Used	12.50'	053° 07' 48"	22.36'	S 40° 56' 06" E

**PLAT OF CONSOLIDATION
OF
430-436 RICHMOND STREET
PARCEL No. 15-D-016-A-00-077-0
PARCEL No. 15-D-016-A-00-078-0
PARCEL No. 15-D-016-A-00-079-0
PARCEL No. 15-D-016-A-00-080-0
CREATING
PARCEL "A"**

Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of Sublot Nos. 30, 31, 32 and 33 in the John W. Taylor's Fruitland Park Subdivision of part of the Original Painesville Township Tract 3 as shown by the plat recorded in Plat Book G, Page 46 of Lake County Records.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

Felipe S. Balderas
Felipe S. Balderas - Owner

Juana M. Balderas
Juana M. Balderas - Owner

NOTARY

State of Ohio }
County of Cuyahoga }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at Salon, Ohio, this 20th day of March, 2018.

Roberta Hughes
ROBERTA HUGHES
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 19, 2022

Edward B. Dudley III
Notary Public
My commission expires
12-19-22

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.

Edward B. Dudley III
Edward B. Dudley, III
P.S. No. 6747
November 15, 2018
Date

LINE TABLE

Line #	Length	Bearing
L1	35.17'	N 67° 30' 00" W
L2	35.17'	S 00° 00' 00" E
L3	6.68'	N 67° 30' 00" W

DRAWN BY

BDK, BS

APPROVED

EBD PS No. 6747



LAND SURVEYING - ENGINEERING - DESIGN
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