

INTENT

The intent of this Consolidation Plat is to combine the property at 695 North St. Clair Street with the adjacent vacant property to the north.

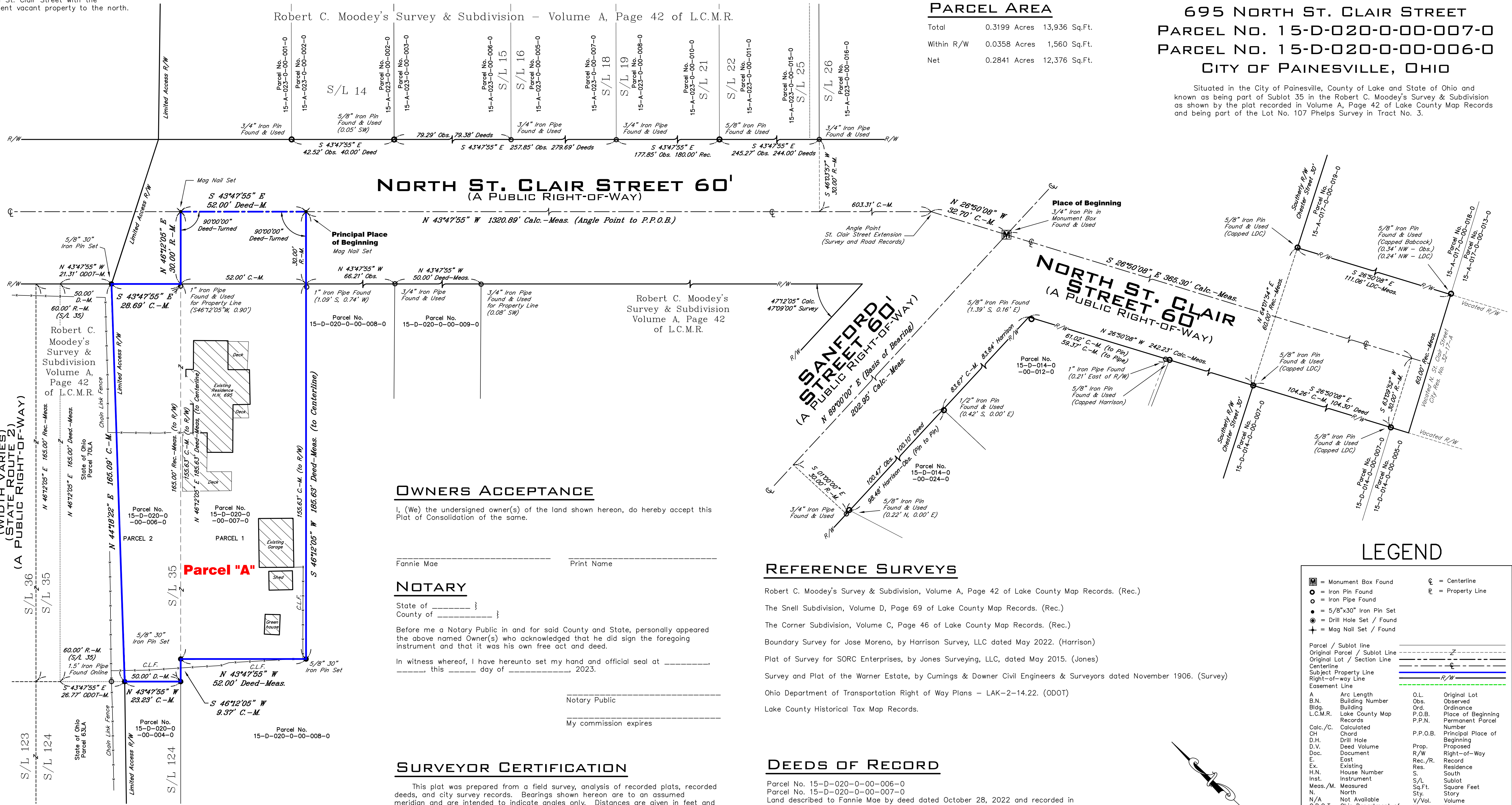
PLAT OF CONSOLIDATION

OF
695 NORTH ST. CLAIR STREET
PARCEL NO. 15-D-020-0-00-007-0
PARCEL NO. 15-D-020-0-00-006-0
CITY OF PAINESVILLE, OHIO

Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of Sublot 35 in the Robert C. Moodey's Survey & Subdivision as shown by the plat recorded in Volume A, Page 42 of Lake County Map Records and being part of the Lot No. 107 Phelps Survey in Tract No. 3.

PARCEL AREA

Total 0.3199 Acres 13,936 Sq.Ft.
 Within R/W 0.0358 Acres 1,560 Sq.Ft.
 Net 0.2841 Acres 12,376 Sq.Ft.



NORTH ST. CLAIR STREET 60'
 (A PUBLIC RIGHT-OF-WAY)

SANFORD STREET 60'
 (A PUBLIC RIGHT-OF-WAY)

OWNERS ACCEPTANCE

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

Fannie Mae _____ Print Name

NOTARY

State of _____ }
 County of _____ }

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 _____ this _____ day of _____, 2023.

 Notary Public

My commission expires _____

SURVEYOR 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.

Peter J. Gauriloff _____ P.S. No. 8646 Date February 23, 2023

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

REFERENCE SURVEYS

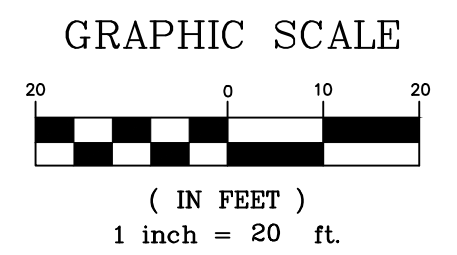
- Robert C. Moodey's Survey & Subdivision, Volume A, Page 42 of Lake County Map Records. (Rec.)
- The Snell Subdivision, Volume D, Page 69 of Lake County Map Records. (Rec.)
- The Corner Subdivision, Volume C, Page 46 of Lake County Map Records. (Rec.)
- Boundary Survey for Jose Moreno, by Harrison Survey, LLC dated May 2022. (Harrison)
- Plat of Survey for SORC Enterprises, by Jones Surveying, LLC, dated May 2015. (Jones)
- Survey and Plat of the Warner Estate, by Cumings & Downer Civil Engineers & Surveyors dated November 1906. (Survey)
- Ohio Department of Transportation Right of Way Plans - LAK-2-14.22. (ODOT)
- Lake County Historical Tax Map Records.

DEEDS OF RECORD

- Parcel No. 15-D-020-0-00-006-0
 Parcel No. 15-D-020-0-00-007-0
 Land described to Fannie Mae by deed dated October 28, 2022 and recorded in Instrument No. 2022R029127 of Lake County Deed Records.
- Parcel No. 15-D-020-0-00-008-0
 Land described to Jesus Pacheco Estrada and Esteban Pacheco Atilano by deed dated November 19, 2004 and recorded in Instrument No. 2004R053948 of Lake County Deed Records.
- Parcel No. 15-D-020-0-00-004-0
 Land described to Gregory J. Osborne by deed dated September 28, 2004 and recorded in Instrument No. 2004R045691 of Lake County Deed Records.

LEGEND

Ⓜ	Monument Box Found	⊕	Centerline
○	Iron Pin Found	⊞	Property Line
○	Iron Pipe Found		
●	5/8"x30" Iron Pin Set		
⊙	Drill Hole Set / Found		
+	Mag Nail Set / Found		
-----	Parcel / Sublot line		
-----	Original Parcel / Sublot Line		
-----	Original Lot / Section Line		
-----	Centerline		
-----	Subject Property Line		
-----	Right-of-way Line		
-----	Easement Line		
A	Arc Length	O.L.	Original Lot
B.N.	Building Number	Obs.	Observed
Bldg.	Building	Ord.	Ordinance
L.C.M.R.	Lake County Map Records	P.O.B.	Place of Beginning
P.P.N.	Permanent Parcel Number	P.P.N.	Permanent Parcel Number
Calc./C.	Calculated	P.P.O.B.	Principal Place of Beginning
CH	Chord	Prop.	Proposed
D.H.	Drill Hole	R/W	Right-of-Way
D.V.	Deed Volume	Rec./R.	Record
Doc.	Document	Res.	Residence
E.	East	S.	South
Ex.	Existing	S/L	Sublot
H.N.	House Number	Sq.Ft.	Square Feet
Inst.	Instrument	Sty.	Story
Meas./M.	Measured	V/Vol.	Volume
N.	North	W.	West
N/A	Not Available		
O.D.O.T	Ohio Department of Transportation		



RIVERSTONE
 LAND SURVEYING - ENGINEERING - DESIGN
 3800 LAKESIDE AVENUE - SUITE 100
 CLEVELAND - OHIO - 44114
 PHONE: (216) 491-2000 FAX: (216) 491-9640
 WWW.RIVERSTONE SURVEY.COM

BASIS OF BEARINGS

The centerline of Sanford Street as North 89°00'00" East in the Corner Subdivision as shown on the plat recorded in Volume C, Page 46 of Lake County Map Records.

