

BASIS OF BEARINGS

Bearings shown hereon are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, US Feet

VINE STREET (WIDTH VARIES)
(STATE ROUTE 640)
(A PUBLIC RIGHT-OF-WAY)

5/8" Iron Pin in Monument Box Found & Used at Angle Point
Northing : 721598.5130'
Easting : 2255480.9910'

501.05 KS Survey-Meas. 500.91' (C/L Plat)

3312.65' Obs. 3312.89' 0D01'

S 89°02'37" W

2811.60' C-M

Place of Beginning
3/4" Iron Pin in Monument Box Found & Used at Angle Point
Northing : 721653.8070'
Easting : 2256193.1770'

3/4" Iron Pin in Monument Box Found & Used
Northing : 721655.2530'
Easting : 2256881.4910'

S 89°03'43" W

88.33' Obs.

SOM CENTER ROAD
(WIDTH VARIES)
(STATE ROUTE 91)
A PUBLIC RIGHT-OF-WAY

PLAT OF
CONSOLIDATION

33610 VINE STREET
PARCEL NO. 34-A-007-C-00-012-0
33632 VINE STREET
PARCEL NO. 34-A-007-C-00-013-0
33650 VINE STREET
PARCEL NO. 34-A-007-C-00-014-0
PARCEL NO. 34-A-007-C-00-015-0
CREATING
PARCEL "A"
CITY OF EASTLAKE, OHIO

Situated in the City of Eastlake, County of Lake and State of Ohio and known as being part of Lot No. 10, Card Tract.

OWNERS ACCEPTANCE

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

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 _____, 2025.

Notary Public

My commission expires _____

CITY APPROVALS

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are based on assumed meridians 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.

Brion Siebenhal

P.S. No. 8740

August 12, 2025

FIELD DATE

July 2025

DRAWN BY

BOK, BS, ER

APPROVED

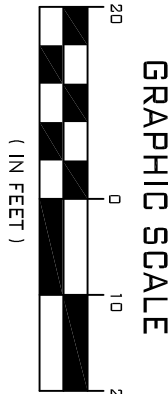
B.S. P.S. No. 8740

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INTENT STATEMENT

The intent is to combine Parcel No. 34-A-007-C-00-012-0, Parcel No. 34-A-007-C-00-013-0, Parcel No. 34-A-007-C-00-014-0 and Parcel No. 34-A-007-C-00-015-0 for new development.



EAST 337TH STREET 60'
(FORMERLY CAMPBELL STREET)
(A PUBLIC RIGHT-OF-WAY)

Shorelands No. 2
Subdivision
Volume C, Page 61
Lake County
Map Records

Sublot 28
Parcel No. 34-A-007-C-00-019-0
Eastlake Realty, LLC
June 6, 2025
Document No. 20186012700

Parcel No. 34-A-007-C-00-015-0
Andrew T. Gurey
June 6, 2025
Document No. 2025R011751

Parcel No. 34-A-007-C-00-014-0
Andrew T. Gurey
June 6, 2025
Document No. 2025R011751

Parcel No. 34-A-007-C-00-013-0
Andrew T. Gurey
June 6, 2025
Document No. 2025R011751

Parcel No. 34-A-007-C-00-012-0
Andrew T. Gurey
June 6, 2025
Document No. 2025R011751

Parcel No. 34-A-007-C-00-022-0
Solvatore Hope
June 12, 2023
Document No. 2023R010997

Parcel No. 34-A-007-C-00-011-0
Joy P. Warchen
April 28, 2016
Document No. 2016R010573

LEGEND

- Monument Box Found
- Iron Pin Found
- Iron Pipe Found
- 5/8"x30" Iron Pin Set
- Spike Set on P/L
- Drill Hole Set / Found
- Mag Nail Set / Found
- Centerline

REFERENCE SURVEYS

- Shorelands No. 2 Subdivision Volume C, Page 6 of LCR
- ALTA/AS (on survey performed by KS Association Job No. 01241, May 2002 (KS)
- Vine Street Centerline Plat as recorded in Volume 14, Page 22 of Lake County Records.
- Lot Consolidation perform by David R. Barnhart PS 7646 in November of 2011.
- Vine Street Centerline Plat as recorded in Volume 14, Page 22 of Lake County Records.
- ALTA Survey performed by US Surveyor Project SS48544, Dated October 2012.

5/8" Iron Pin Found & Used (Capped E. Dangle)

Parcel No. 34-A-007-C-00-008-0

Parcel No. 34-A-007-C-00-007-0