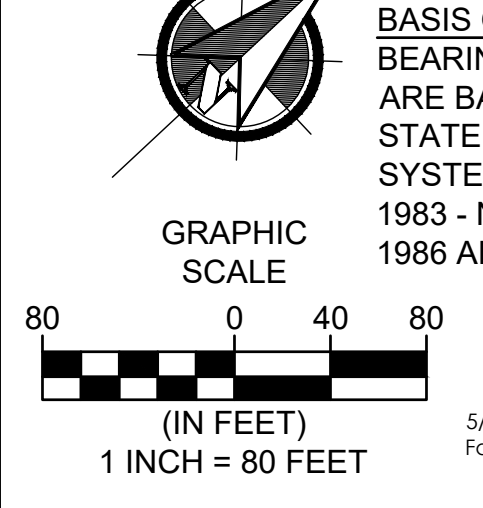
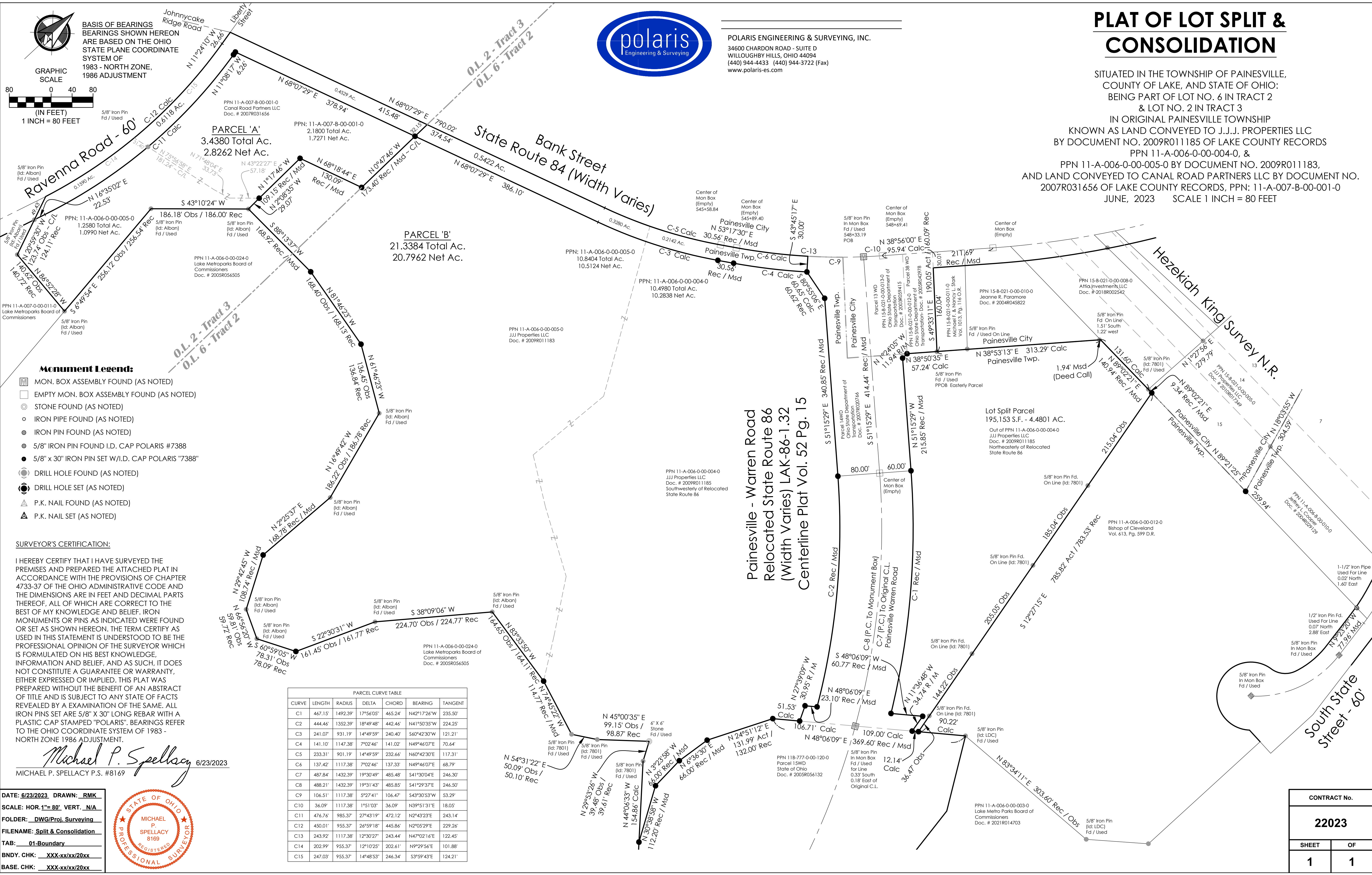


**POLARIS ENGINEERING & SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

# PLAT OF LOT SPLIT & CONSOLIDATION

SITUATED IN THE TOWNSHIP OF PAINESVILLE,  
 COUNTY OF LAKE, AND STATE OF OHIO:  
 BEING PART OF LOT NO. 6 IN TRACT 2  
 & LOT NO. 2 IN TRACT 3  
 IN ORIGINAL PAINESVILLE TOWNSHIP  
 KNOWN AS LAND CONVEYED TO J.J.J. PROPERTIES LLC  
 BY DOCUMENT NO. 2009R011185 OF LAKE COUNTY RECORDS  
 PPN 11-A-006-0-00-004-0, &  
 PPN 11-A-006-0-00-005-0 BY DOCUMENT NO. 2009R011183,  
 AND LAND CONVEYED TO CANAL ROAD PARTNERS LLC BY DOCUMENT NO.  
 2007R031656 OF LAKE COUNTY RECORDS, PPN: 11-A-007-B-00-001-0  
 JUNE, 2023 SCALE 1 INCH = 80 FEET



**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON  
 ARE BASED ON THE OHIO  
 STATE PLANE COORDINATE  
 SYSTEM OF  
 1983 - NORTH ZONE,  
 1986 ADJUSTMENT

- Monument Legends:**
- MON. BOX ASSEMBLY FOUND (AS NOTED)
  - EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
  - STONE FOUND (AS NOTED)
  - IRON PIPE FOUND (AS NOTED)
  - IRON PIN FOUND (AS NOTED)
  - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
  - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
  - DRILL HOLE FOUND (AS NOTED)
  - DRILL HOLE SET (AS NOTED)
  - P.K. NAIL FOUND (AS NOTED)
  - P.K. NAIL SET (AS NOTED)

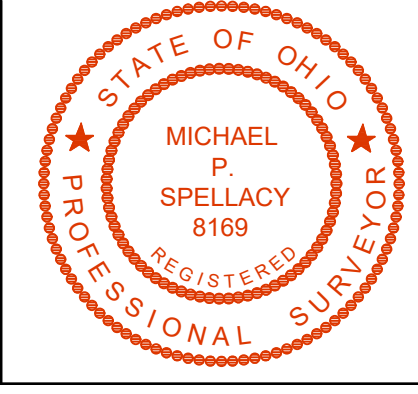
**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

*Michael P. Spellacy* 6/23/2023  
 MICHAEL P. SPELLACY P.S. #8169

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	467.15	1492.39	17°56'05"	465.24	N42°17'26"W	235.50
C2	444.46	1352.39	18°49'48"	442.46	N41°50'35"W	224.25
C3	241.07	931.19	14°49'59"	240.40	S60°42'30"W	121.21
C4	141.10	1147.38	7°02'46"	141.02	N49°46'07"E	70.64
C5	233.31	901.19	14°49'59"	232.66	N60°42'30"E	117.31
C6	137.42	1117.38	7°02'46"	137.33	N49°46'07"E	68.79
C7	487.84	1432.39	19°30'49"	485.48	S41°30'04"E	246.30
C8	488.21	1432.39	19°31'43"	485.85	S41°29'37"E	246.50
C9	106.51	1117.38	9°27'41"	106.47	S43°30'53"W	53.29
C10	36.09	1117.38	1°51'03"	36.09	N39°51'31"E	18.05
C11	476.76	985.37	27°43'19"	472.12	N2°43'23"E	243.14
C12	450.01	955.37	26°59'18"	445.86	N2°05'29"E	229.26
C13	243.92	1117.38	12°30'27"	243.44	N47°02'16"E	122.45
C14	202.99	955.37	12°10'25"	202.61	N9°29'56"E	101.88
C15	247.03	955.37	14°48'53"	246.34	S3°59'43"E	124.21

DATE: 6/23/2023 DRAWN: RMK  
 SCALE: HOR. 1"=80' VERT. N/A  
 FOLDER: DWG/Proj\_Surveying  
 FILENAME: Split & Consolidation  
 TAB: 01-Boundary  
 BNDY. CHK: XXX-xx/xx/20xx  
 BASE. CHK: XXX-xx/xx/20xx



CONTRACT No.	
22023	
SHEET	OF
1	1