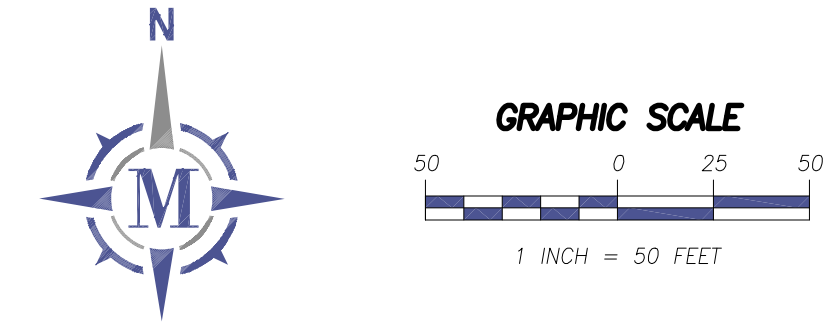




BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF JACKSON STREET, OBSERVED AS SOUTH 48°48'05" WEST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

SIGNIFICANT OBSERVATIONS

ASPHALT PAVEMENT EXTENDS OVER A NORTHEASTERLY LINE OF SURVEYED PROPERTY.

INTENT STATEMENT

THE INTENT OF THIS SURVEY IS TO SPLIT PPN 11-A-016-F-00-001-0 INTO A 2.722 ACRE PARCEL AND A 1.156 ACRE PARCEL.

UTILITY NOTE

INFORMATION FROM THE SOURCES PROVIDED, WAS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYORS ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEMS SHOWN HEREON ARE BASED ON THE FOLLOWING INFORMATION:
A. PLANS SUPPLIED TO THE SURVEYOR FROM O.U.P.S TICKET NUMBERS A51540233500A.
B. SANITARY DRAWINGS PROVIDED BY THE LAKE COUNTY DEPARTMENT OF UTILITIES.

LINE	BEARING	DISTANCE
L1	S 48°35'17" E	24.13' CALC. & USED (PIN TO C/L INTER.)
L2	S 56°26'57" W	26.56' CALC. & USED
L3	S 41°13'13" E	25.00' CALC. & USED
L4	N 44°40'50" W	25.48' CALC. & USED
L5	N 76°10'50" W	33.98' CALC. & USED (C/L TO R/W)
L6	N 37°22'29" W	25.06' CALC. & USED

LEGEND

- ASPHALT
- GAS LINES
- SANITARY LINES
- SANITARY MANHOLE
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MAG NAIL SET
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS

LOT SPLIT

THE VIVIANI FAMILY LIMITED PARTNERSHIP

KNOWN AS BEING PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 50, TRACT 4, RANGE 8 WEST, TOWNSHIP 11 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

TOWNSHIP OF PAINESVILLE
COUNTY OF LAKE - STATE OF OHIO

McSteen
LAND SURVEYORS

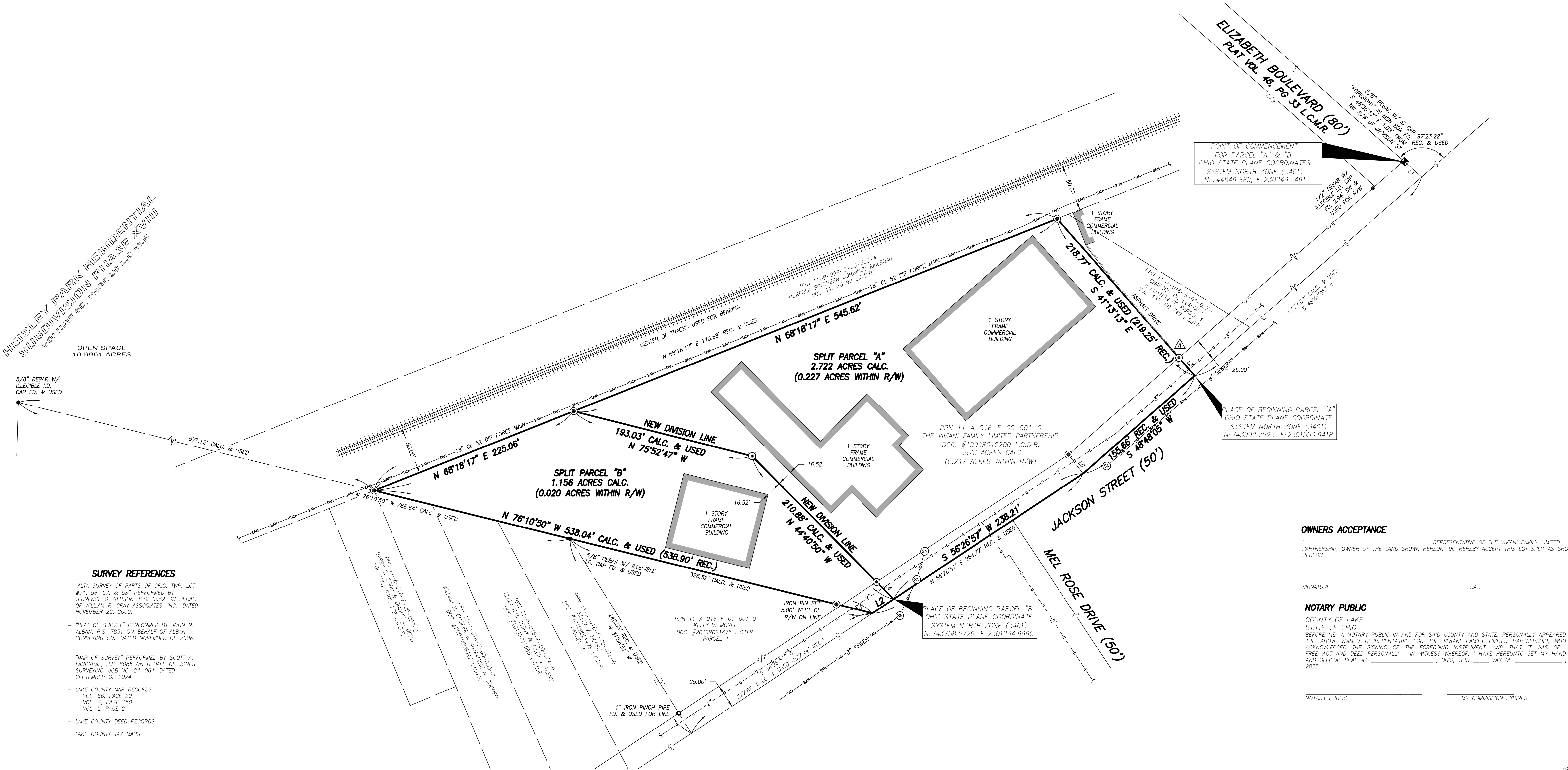
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

RONALD W. HINTON



REG. PROF. SURV. No. 7917
Job No.: 25-110
Field Date: 06/16/2025
Survey Date: 7/9/2025
Revised: 10/17/2025
11/4/2025
Drawn By: DHP & TEE



OWNERS ACCEPTANCE

I, _____, REPRESENTATIVE OF THE VIVIANI FAMILY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE

DATE

NOTARY PUBLIC

COUNTY OF LAKE
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE FOR THE VIVIANI FAMILY LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES