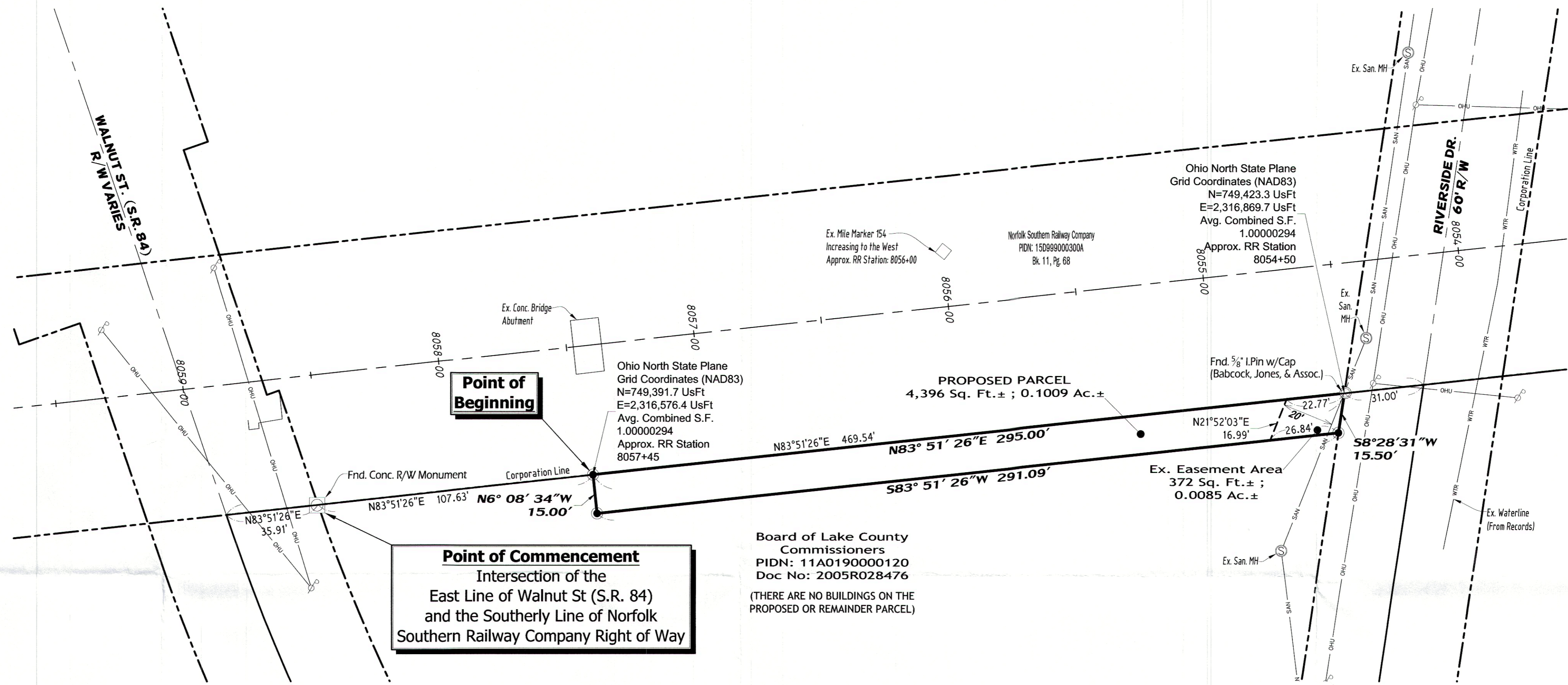


**SYMBOL LEGEND**

- FND. IRON PIN
- ⊠ FND. CONC. RW MONT.
- ⊙ SET 5/8" IRON PIN W/CAP (TO BE SET)
- ⊕ EX. UTILITY POLE
- ⊗ EX. SANITARY MANHOLE



**LEGAL DESCRIPTION**

**PROPOSED LOT SPLIT**  
 Situate in Lot 15, Tract 2, Town 11 North, Range 8 West of the Connecticut Western Reserve, Painesville Township, Lake County, Ohio, and being part of a parcel conveyed to the Board of Lake County Commissioners in Doc:2005R028476 (PIDN 11A0190000120), and being more particularly described as follows:

Commencing from a found concrete right of way monument at the intersection of the easterly right of way line of Walnut Street (S.R. 84, right of way varies) and the southerly right of way line of the Norfolk Southern Railway Company (Bk. 11, Pg.68, PIDN 15D999000300A), said point being in the southerly corporation line of the City of Painesville and in the northerly line of said Board of Lake County Commissioners parcel, North 83°51'26" East a distance of 35.91 feet from the northwest corner of said Board of Lake County Commissioners parcel and the intersection of the centerline of Walnut Street (S.R. 84) and the southerly railroad right of way line, thence, along the southerly corporation line of the City of Painesville and the north line of said Board of Lake County Commissioners and the southerly railroad right of way line, North 83°51'26" East a distance of 107.63 feet to a 5/8" iron pin with cap to be set in the southerly corporation line of the City of Painesville and the north line of said Board of Lake County Commissioners and the southerly railroad right of way line and the Point of Beginning (said point being at Ohio North State Plane Coordinate N 749,391.7 UsFt, E 2,316,576.4 UsFt, at the approximate railroad station 8057+45)

Thence, from the Point of Beginning, along the southerly corporation line of the City of Painesville and the north line of said Board of Lake County Commissioners and the southerly railroad right of way line, North 83°51'26" East a distance of 295.00 feet to a found 5/8" iron pin with cap (Babcock & Jones) at the intersection of the southerly corporation line of the City of Painesville and the north line of said Board of Lake County Commissioners and the southerly railroad right of way line with the westerly right of way line of Riverside Drive (60 foot right of way) (said point being at Ohio North State Plane Coordinate N 749,423.3 UsFt, E 2,316,869.7 UsFt at approximate railroad station 8054+50);

Thence, along an easterly line of said Board of Lake County Commissioners parcel and the westerly right of way line of Riverside Drive, South 8°28'31" West a distance of 15.50 feet to a 5/8" iron pin with cap to be set in an easterly line of said Board of Lake County Commissioners parcel and the westerly right of way line of Riverside Drive;

Thence, leaving an easterly line of said Board of Lake County Commissioners parcel and the westerly right of way line of Riverside Drive, South 83°51'26" West a distance of 291.09 feet to a 5/8" iron pin with cap to be set;

Thence, North 6°08'34" West a distance of 15.00 feet to the Point of Beginning;

Containing 4,396 Sq. Ft, 0.1009 acres more or less.  
 Subject to all existing easements and right-of-way.

**CLOSURE TABLE**

**PROPOSED LOT SPLIT**  
 North: 749389.5314' East: 2316569.5506'

Segment #1 : Line

Course: N83° 51' 26"E Length: 295.00'  
 North: 749421.0983' East: 2316862.8568'

Segment #2 : Line

Course: S8° 28' 31"W Length: 15.50'  
 North: 749405.7676' East: 2316860.5724'

Segment #3 : Line

Course: S83° 51' 26"W Length: 291.09'  
 North: 749374.6191' East: 2316571.1537'

Segment #4 : Line

Course: N6° 08' 34"W Length: 15.00'  
 North: 749389.5329' East: 2316569.5486'

Perimeter: 616.59' Area: 4,395.7 Sq. Ft.  
 Error Closure: 0.0025 Course: N52° 08' 33"W  
 Error North: 0.00154 East: -0.00198

Precision: 1:246636.00

**LEGAL DESCRIPTION**

**APPARENT EXISTING SANITARY SEWER EASEMENT AREA**  
 Situate in Lot 15, Tract 2, Town 11 North, Range 8 West of the Connecticut Western Reserve, Painesville Township, Lake County, Ohio, and being over part of a parcel conveyed to the Board of Lake County Commissioners in Doc:2005R028476, and being more particularly described as follows:

Commencing from a found concrete right of way monument at the intersection of the easterly right of way line of Walnut Street (S.R. 84) and the southerly right of way line of the Norfolk Southern Railway Company, said point being in the northerly line of said Board of Lake County Commissioners parcel North 83°51'26" East a distance of 35.91 feet from the northwest corner of said Board of Lake County Commissioners parcel and the intersection of the centerline of Walnut Street (S.R. 84) and the southerly railroad right of way line, thence, along the north line of said Board of Lake County Commissioners and the southerly railroad right of way line, North 83°51'26" East a distance of 379.86 feet to a point in the north line of said Board of Lake County Commissioners and the southerly railroad right of way line 20 feet westerly of and perpendicular to an existing sanitary sewer line and the Point of Beginning;

Thence, from the Point of Beginning, along the north line of said Board of Lake County Commissioners and the southerly railroad right of way line, North 83°51'26" East a distance of 22.77 feet to the intersection of the north line of said Board of Lake County Commissioners and the southerly railroad right of way line with the westerly right of way line of Riverside Drive;

Thence, leaving the north line of said Board of Lake County Commissioners and the southerly railroad right of way line, and along the westerly right of way line of Riverside Drive, South 8°28'31" West a distance of 15.50 feet to a point in the westerly right of way line of Riverside Drive;

Thence, leaving the westerly right of way line of Riverside Drive, South 83°51'26" West a distance of 26.84 feet to a point 20 feet westerly of and perpendicular to an existing sanitary sewer line;

Thence, along a line 20 feet westerly of and parallel to an existing sanitary sewer line, North 21°52'03" East a distance of 16.99 feet to the Point of Beginning;

Containing 327 Sq. Ft, 0.0085 acres more or less.

Subject to all existing easements and right-of-way.

**SURVEYOR'S NOTES**

1. APPROXIMATE RAILROAD STATIONING DETERMINED BY THE LOCATION OF THE WEST ABUTMENT OF THE RAILROAD BRIDGE CROSSING THE GRAND RIVER AS SHOWN AS STATION 8070+58.1 ON THE RIGHT OF WAY AND TRACK MAP FOR THE NEW YORK, CHICAGO, & ST. LOUIS R.R. CO., CLEVELAND DIVISION, MAP NUMBER V-3 OHIO 38

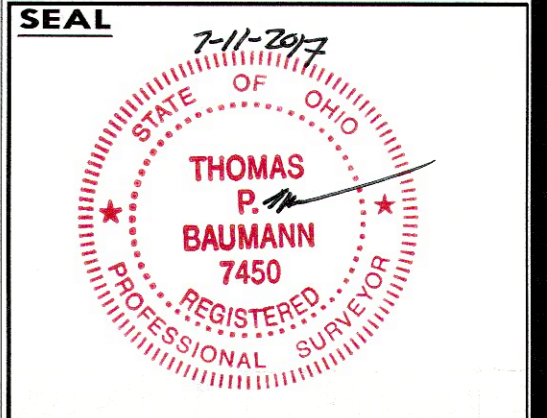
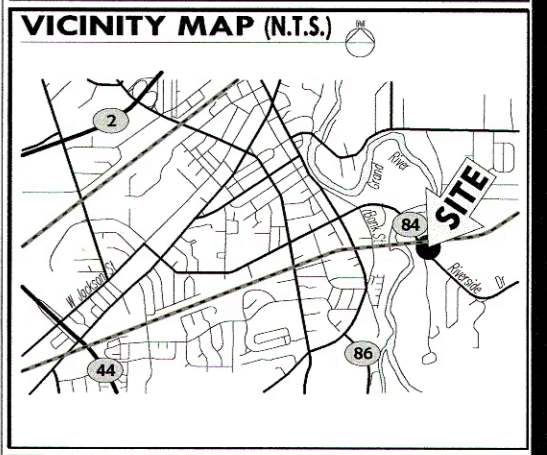
2. STATE PLANE COORDINATES SHOWN ARE OHIO NORTH ZONE STATE PLANE GRID (NAD 83) COORDINATES BASED ON RTK GPS OBSERVATIONS DATED 02.15.2017 AT LAKE COUNTY ENGINEER CONTROL MONUMENTS #0039, #0042, AND #0142

3. OTHER REFERENCES USED IN ADDITION TO THOSE LISTED ABOVE:  
 AN UNNAMED, UNTITLED, RAILROAD TRACK MAP DATED APR. 25-14 DEED VOLUME I, Pg. 348  
 "LAKE COUNTY SURVEY" BY BABCOCK, JONES AND ASSOCIATES, INC. DATED DECEMBER 2004 PLAT OF SURVEY BY CT CONSULTANTS DATED 3.20.2007  
 CENTER LINE SURVEY VOL. 0, Pg. 86  
 OHIO DOT RIGHT OF WAY PLAN LAK-84-18.88 PID 19686 COMPLETION DATE 11.16.2004



**BAUMANN LAND SURVEY, INC.**  
 2008 CENTRAL AVENUE, CINCINNATI, OHIO 45214  
 513.860.3999 WWW.BAUMANNLSI.COM

**WARNING**  
 The location of all utilities and underground structures shown are approximate and are not necessarily all of the existing utilities and structures. It is the contractor's responsibility to determine the exact location and existence of all utilities and underground structures.

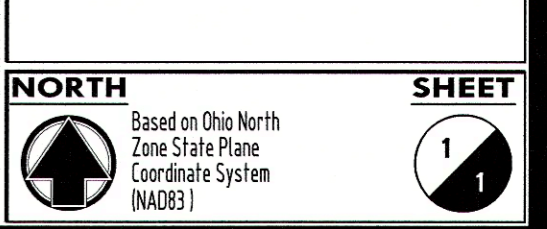


**OHIO CERTIFICATION**  
 I hereby state that this plat shown hereon is the correct representation of a field survey supervised by me and meets the current Ohio minimum standards for property surveys.

Thomas P. Baumann, PS Date 7-11-2017  
 Ohio Surveyor #: S-7450

**LOT SPLIT OF LANDS**  
 PT. OF THE LANDS OF THE BOARD OF LAKE COUNTY COMMISSIONERS (PIDN 11A0190000120) DOC. NO. 2005R028476  
 PT. LOT NO. 15, TRACT 2, TOWN 11 NORTH, RANGE 8 WEST, CONNECTICUT WESTERN RESERVE, PAINESVILLE TOWNSHIP, LAKE COUNTY, OHIO  
 PREPARED FOR DPC ENGINEERS

DRAWING: 13681  
 PROJECT: 22418  
 DATE: 07.10.2017  
 REVISION:



**NORTH SHEET**  
 Based on Ohio North Zone State Plane Coordinate System (NAD83)