Plat of Lot Split & Consolidation

Situated in the Township of Painesville, County of Lake, and State of Ohio, and further known as being part of Lot 11, Tract 2, Original Painesville Township, Being Township No. 11 in the 8th Range of Townships in the Connecticut Western Reserve. December 2024 Scale 1"=100'

Madison Avenue 60'

PARCEL CURVE TABLE

25.00' | 88°51'50" | 35.00'

CHORD

BEARING

S45°27'46"E | 24.51'

TANGENT

P.P.N. 11-A-021-C-00-016-0

| Parcel A

\\ P.P.O.B.

\$ 89°53'41" E 451.25' Act. 451.21' Dd.

I.D. Cap "Dempsey

Held for Line

0.32' North of RW

ALLOWED TO USE R-1 (Per Harley) MINIMUM AREA = 15,000 S.F. MINIMUM SETBACK = 50' MINIMUM SIDEYARD = 10' MINIMUM REARYARD = 25' MINIMUM WIDTH AT SETBACK = 75' MINIMUM WIDTH AT R/W = 75'1 INCH = 100 FEET Boundary 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. 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 DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (). Richard A. Thompson fr. RICHARD A. THOMPSON, JR. OHIO PROFESSIONAL SURVEYOR #7388 RICHARD DATE: 12/10/24 thompson, jr.

POLARIS ENGINEERING

34600 CHARDON ROAD - SUITE D

WILLOUGHBY HILLS, OHIO 44094

(440) 944-4433 (440) 944-3722 (Fax)

and SURVEYING, INC.

www.polaris-es.com

CONTRACT No.

24273

OF

01

SHEET

Zoning Summary:

SURVEYED PROPERTY = FPUD

◆ DRILL HOLE FOUND (AS NOTED) DOCUMENT NUMBER 2024R021516 GEORGE MICHAEL THOMAS JR. P.P.N. 11-B-027-0-00-003-0 DOCUMENT NUMBER 2022R026100 644.88' Act. 645.08' Dd. N 87°17'30" E P.P.N. 11-B-027-0-00-010-0 I.D. Cap "Howells & Baird" Held for Line A P.K. NAIL FOUND (AS NOTED) N 87°17'30" E O.L. 10 ~ Tract 2 743.18' Act. 743.20' Dd. 844.95 A P.K. NAIL SET (AS NOTED) Fd. 5/8" Iron Pin In Conc. (Bent) Survey Abbreviations: = AUTOMATIC FILE NUMBER = ACTUAL DISTANCE = CALCULATED DISTANCE = CENTERLINE = CITY SURVEY RECORDS = DEED DISTANCE = DEED RECORD Net = 20.1702 Ac. = DOCUMENT NUMBER RW = 0.3108 Ac. = ENCROACHMENT Total = 20.4810 Ac. = FOUND = INSTRUMENT NUMBER ROBERT P. SIDLEY TRUST DOCUMENT NUMBER 2023R021448 P.P.N. 11-A-021-C-00-004-0 = ORIGINAL LOT LINE = OFFICIAL RECORD RIVERSIDE LOCAL SCHOOL DISTRICT = PROPERTY LINE **BOARD OF EDUCATION** = PERMANENT PARCEL NUMBER DOCUMENT NUMBER 2017R007120 Splitl Parcel Residual Parcel = POINT OF CURVATURE 3.6477 Ac. Net = 21.9298 Ac. P.P.N 11-A-021-C-00-008-0 = POINT OF TANGENCY RW = 0.1191 Ac. = PLACE OF BEGINNING RW = 0.0856 Ac.. Existing Parcel = PRINCIPAL PLACE OF BEGINNING Total = 22.1345 Ac. *Net = 16.5225 Ac.* = RECORD DISTANCE RW = 0.3108 Ac. = RECORDED PLAT Total = 16.8333 Ac. = RIGHT-OF-WAY = TURNED ANGLE = SUBLOT Survey References: COUNTY TAX MAPS (AS NOTED) COUNTY RECORD DEEDS (AS NOTED) 200.05' 177 95' COUNTY RECORD PLATS (AS NOTED) COUNTY ROAD RECORDS(AS NOTED) 378.00' Dd. & Ms. N 89°53'09" W 289.94' Act. Fd. 5/8" Iron Pin Held for Comer I.D. Cap "Foresight" 225.81' Act. I.D. Cap "Foresight" Held for Corner 226.56' Dd. 6.16' South 0.52' West SURVEY PERFORMED BY (AS NOTED) 290.00' Dd. I.D. Cap "Foresight" 144.88' Act. Held for Corner Held for Corner 145.00' Dd. VIRGINIA R. SIDLEY TRUSTEE I.D. Cap "Polaris" Held for Corner - DOCUMENT NUMBER 2015R030185 P.P.N. 11-A-021-C-00-007-0 + Woodwo)LEY TRUSTEE JMBER 2015R 1-C-00-015-0 Fd. 5/8" Iron Pin I.D. Cap "Dempse 191.39' Act. Fd. 1" Iron Pipe Held for Corn 191.37' Dd. JASON ELLICK Doc. 2016R007003 VIRGINIA R. SIDLEY TRUSTEE ÷ & P.P.N. 11-A-021-C DOCUMENT NUMBER 2015R030186 ' *-00-009-0* Fd. 5/8" Iron Pin Fd. 5/8" Iron Pin

Held for Line

Held for Line

0.28' South of RW

S 89°53'41" E /

123.81' Dd. & Ms.

I.D. Cap "Foresight"

Fd. 5/8" Iron Pin S 00°26'15" W

30.00'

Dd. & Ms.

C1

CURVE | LENGTH | RADIUS

Held for CL

9/de

Riv

 \vdash ·/ \bigcirc

Monument Legend:

STONE FOUND (AS NOTED)

• IRON PIPE FOUND (AS NOTED)

IRON PIN FOUND (AS NOTED)

(Dd.)

(D.R.)

(Doc.)

(Encr.)

(Fd.)

(Rec.)

(Trn.)

SCALE: HOR. <u>1"=100'</u>

FOLDER: Survey Base

FILENAME: 24273 Sur.Base

TAB: Plat of Lot Split

VERT. <u>1"=00'</u>

MON. BOX ASSEMBLY 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

Held for CL

Parcels P.O.B.

627.64' Calc. & Ms.

Fd. 5/8" Iron Pin (Ben.

Held for Line

0.56' South of RW

Held for Corner

I.D. Cap "Polaris

1162.55' Lake Inc. CL Plat (1992)

S 89°53'41" E

Residua

P.P.O.B.

172.76' Rec. & Ms.

EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)