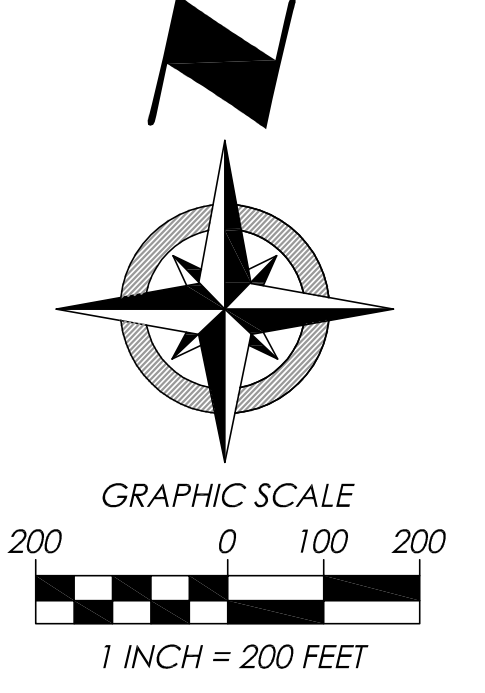


Plat of Consolidation

of P.P.N.s 11-B-027-0-00-014-0, 11-B-027-0-00-013-0, 11-B-029-0-00-028-0, 11-B-030-0-00-019-0, 11-B-030-0-00-007-0, 11-B-031-0-00-022-0, 11-B-032-F-00-016-0, 11-B-026-0-00-001-0, 11-B-027-0-00-003-0, 11-B-029-A-00-006-0 & 11-B-029-0-00-010-0
 Situated in the Township of Painesville, County of Lake, and State of Ohio,
 further known as being part of Lots 9, 10, 11, 16, 17, 18 & 19, Tract 1,
 and part of Lots 6, 7 & 10, Tract 2, Original Painesville Township, Being Township
 No. 11 North in the 8th Range West of Townships in the Connecticut Western Reserve.
 September, 2024 Scale 1"=200'

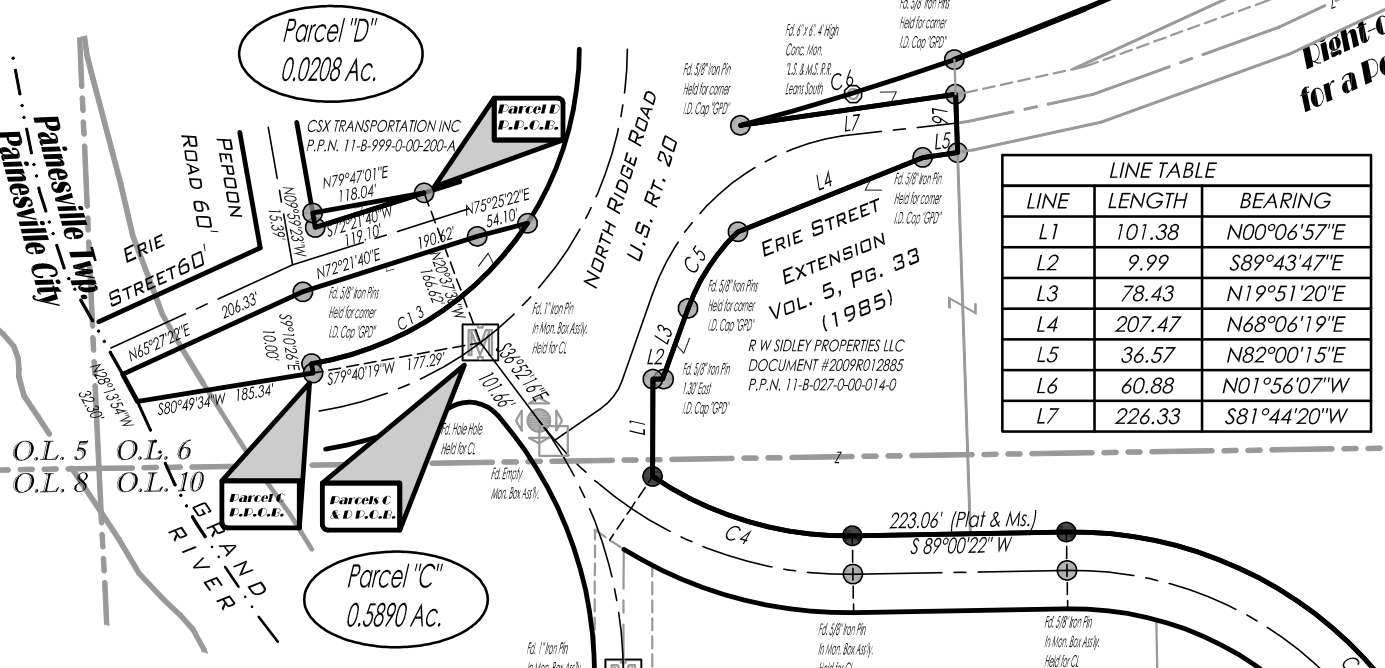
Match Line

NORFOLK SOUTHERN
 COMBINED R.R.
 FLY. F.P. & E. R.R. CO.
 P.P.N. 11-B-999-0-00-300-A
 N81°54'27"E
 480.00' (GPD SURV.)



P.P.N.S CREATING PARCEL "A"
 11-B-026-0-00-001-0
 11-B-027-0-00-013-0
 11-B-027-0-00-014-0
 11-B-029-0-00-010-0
 11-B-029-0-00-028-0
 11-B-029-A-00-006-0
 11-B-030-0-00-019-0
 11-B-031-0-00-022-0
 11-B-032-F-00-016-0

CSX TRANSPORTATION INC.
 FLY. PENN. CENTRAL R.R.
 FLY. N.Y.C. R.R.
 P.P.N. 11-B-999-0-00-200-A
 1496.36' (GPD SURV.)



LINE TABLE

LINE	LENGTH	BEARING
L1	101.38	N07°04'57"E
L2	9.99	S89°43'47"E
L3	78.43	N19°51'20"E
L4	207.47	N82°04'19"E
L5	36.57	N82°00'15"E
L6	60.88	N01°56'07"W
L7	228.33	S81°44'20"W

Boundary Survey By
 GPD Group (7/21/15)
 Prepared for R.W.
 Sidley Properties, LLC

Parcel "A"
 RW = 0.1854 Ac.
 Net = 187.8833 Ac.
 Total = 187.8789 Ac.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	523.96'	410.00'	304.61'	489.02'	N40°54'38"E	73°13'15"
C2	621.00'	490.00'	360.03'	580.26'	N41°12'52"E	72°36'48"
C3	694.63'	415.00'	465.11'	616.33'	N43°02'35"W	95°54'06"
C4	220.34'	360.00'	113.75'	216.92'	N73°27'34"W	35°04'08"
C5	96.08'	212.38'	48.87'	95.26'	N33°06'38"E	25°55'11"
C6	233.09'	3124.32'	116.60'	233.04'	N72°55'32"E	41°16'29"
C7	384.39'	3819.14'	182.33'	344.25'	N66°58'32"E	5°28'00"
C8	1249.80'	11414.19'	625.52'	1249.17'	N68°26'31"E	6°16'25"
C9	130.00'	11404.19'	65.00'	130.00'	N71°54'19"E	0°39'11"
C10	15.28'	11384.19'	7.64'	15.28'	N72°16'13"E	0°04'37"
C11	650.04'	1196.28'	333.26'	642.07'	N59°24'34"W	31°08'01"
C12	19.66'	1960.07'	9.83'	19.66'	N85°21'04"E	0°34'29"
C13	278.23'	331.97'	146.67'	248.33'	S57°00'18"E	47°40'28"

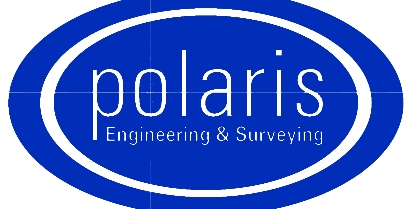
- Boundary Monument Legend:
- MON. BOX ASSEMBLY FOUND (AS NOTED)
 - MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/D. CAP POLARIS 7388 (IF NOT NOTED)
 - EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND W/D. CAP POLARIS #7388 (IF NOT NOTED)
 - 5/8" x 30" IRON PIN SET W/D. CAP POLARIS 7388
 - DRILL HOLE FOUND (AS NOTED)
 - DRILL HOLE SET
 - P.K. NAIL FOUND (AS NOTED)
 - P.K. NAIL SET

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 AN EXAMINATION OF THE SAME. 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, Jr.
 CHIO PROFESSIONAL SURVEYOR #7388
 DATE: 09/24/24



DATE: 09/24/24
 SCALE: 1"=200'
 FOLDER: Survey Base
 DWG: Plat of Cons. (LDD)
 TAB: 01 - Plat of Cons.



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

Survey References:
 COUNTY TAX MAPS (AS NOTED)
 COUNTY RECORD DEEDS (AS NOTED)
 COUNTY RECORD PLATS (AS NOTED)
 COUNTY ROAD RECORDS (AS NOTED)
 SURVEY PERFORMED BY (AS NOTED)

CONTRACT No.
 21258
 SHEET OF
 01 01