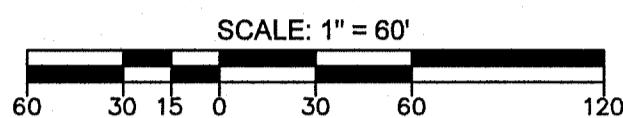


LOT SPLIT AND CONSOLIDATION PLAT FOR:

ROBERT & JO ANN KITA
65 ATHENS AVENUE
P.P.N. 11-B-032-0-00-012-0
CONSOLIDATED PARCEL

SYLVIA L. & JAMES D. FLORO
555 & 563 PARK ROAD
P.P.N. 11-A-032-0-00-016-0 & -015-0
REMAINDER PARCEL

BEING PART OF ORIGINAL PAINESVILLE LOT No.'s 13 & 14, TRACT No. 1.
SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO



PPN 11-B-999-0-00-300-A
NORFOLK SOUTHERN COMBINED RAILROAD

A 649.71'
R 2864.79'
C 648.32'
B N.68°08'08"E.

ORIGINAL LOT No. 13
ORIGINAL LOT No. 14

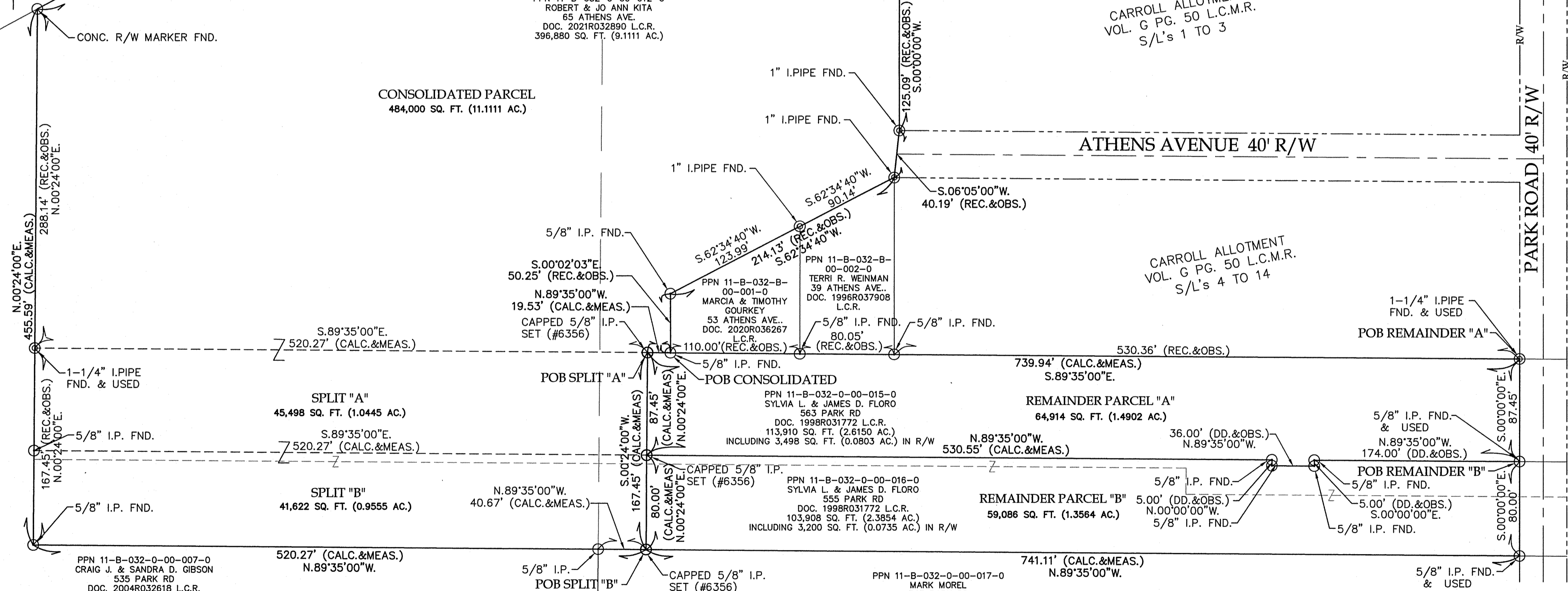
PPN 11-B-032-0-00-012-0
ROBERT & JO ANN KITA
65 ATHENS AVE.
DOC. 2021R032890 L.C.R.
396,880 SQ. FT. (9.1111 AC.)

CONSOLIDATED PARCEL
484,000 SQ. FT. (11.1111 AC.)

PPN 11-B-032-0-00-009-0
NORFOLK SOUTHERN COMBINED RAILROAD
S.89°11'00"E.
656.49' (REC.&OBS.)

CARROLL ALLOTMENT
VOL. G PG. 50 L.C.M.R.
S/L's 1 TO 3

CARROLL ALLOTMENT
VOL. G PG. 50 L.C.M.R.
S/L's 4 TO 14



LEGEND / ABBREVIATIONS:

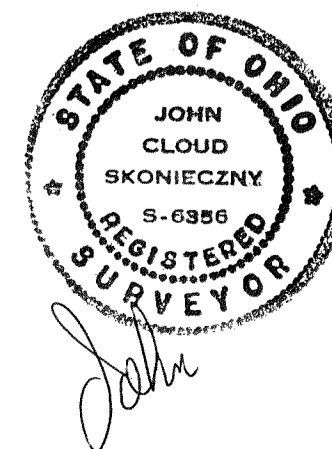
- | | | | |
|---------|-----------------------------------|--------|---------------------------|
| PPN: | INDICATES PERMANENT PARCEL NUMBER | OBS.: | INDICATES OBSERVED |
| S/L: | INDICATES SUB-LOT | CALC.: | INDICATES CALCULATED |
| MON.: | INDICATES MONUMENT | ☐ | INDICATES SURVEY MONUMENT |
| D.H.: | INDICATES DRILL HOLE | ⊙ | INDICATES IRON PIN |
| I.P.: | INDICATES IRON PIN | ⊙ | INDICATES IRON PIPE |
| I.PIPE: | INDICATES IRON PIPE | _____ | SUBJECT PROPERTY LINE |
| FND.: | INDICATES FOUND | _____ | PROPERTY LINE |
| REC.: | INDICATES RECORD | -R/W- | RIGHT-OF-WAY LINE |
| DD.: | INDICATES DEED | ----- | CENTERLINE |

BASIS OF BEARINGS:

THE SOUTH LINE OF CARROLL ALLOTMENT AS SOUTH 89°35'00" WEST AS SHOWN BY THE RECORDED PLAT VOLUME G OF MAPS, PAGE 50 OF LAKE COUNTY RECORDS.

DOCUMENTS OF RECORD:

- | | |
|---|--|
| PP#s 11-B-032-0-00-015-0 & 11-B-032-0-00-016-0
SYLVIA L. & JAMES D. FLORO
DEED DATED: JULY 17, 1998
DOC. No. 1998R031772 | PP#s 11-B-032-0-00-012-0
ROBERT & JO ANN KITA
DEED DATED: SEPTEMBER 17, 2021
DOC. No. 2021R032890 |
|---|--|



THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET ARE 5/8" x 30" REBAR & BEAR CAPS INSCRIBED "SKONIECZNY 6356". BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

John C. Skonieczny
JOHN C. SKONIECZNY, P.S.
REGISTERED OHIO PROFESSIONAL
SURVEYOR No. 6356

JOHN C. SKONIECZNY
7739 VIEWMOUNT DR.
CONCORD TWP., OHIO 44077
440-537-4111

DATE: DECEMBER 13, 2021