

PLAT OF CONSOLIDATION

OF
VACANT LANDS - LATIMORE STREET
PARCEL NO. 15-A-007-0-00-008-0
PARCEL NO. 15-A-012-0-00-011-0
PARCEL NO. 15-A-012-0-00-012-0
CREATING
PARCEL "A"
CITY OF PAINESVILLE, OHIO

Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of Sublot Nos. 8 and 9 in the William P. Lattimore & Others Survey as shown by the plat recorded in Volume G, Page 17 of Lake County Deed Records, and of part of the Original Painesville Tract No. 2 and 3, Township 11, Range 8.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

City of Painesville _____ Print Name _____

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____ 2022.

Notary Public _____

My commission expires _____

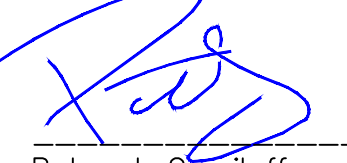
Line #	Length	Bearing
L1	23.29' Deed-Meas.	N 68° 46' 24" E
L2	20.00' Deed-Meas.	N 72° 14' 24" E
L3	30.45' Obs. 30.36' Deed	N 62° 49' 32" E
L4	21.62' Deed-Meas.	S 62° 49' 32" W
L5	23.72' Deed-Meas.	N 19° 44' 25" W
L6	50.00' Deed-Meas.	S 62° 11' 33" W
L7	52.07' Calc.-M. 51.98' Deed	N 62° 49' 32" E
L8	15.96' Calc.-Meas.	N 24° 31' 16" E
L9	20.06' Calc.-Meas.	N 61° 02' 12" W

REFERENCE SURVEYS

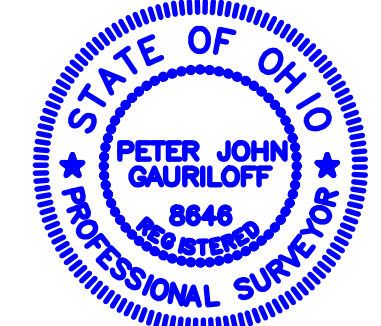
- William P. Lattimore & Others Survey, Volume G, Page 17 of Lake County Deed Records. (Rec.)
- Centerline Survey Plat - East Main Street, Volume 5, Page 43 of Lake County Map Records. (Plat)
- Plat of Lot Split and Consolidation of Mill Street, by Edward B. Dudley, Dated May 2006. (Dudley)
- Plat of Lot Split for Stanford Court Inc., by Debevec Solo & Associates, Inc., Dated August 1985. (Rec.)

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.


Peter J. Gauriloff P.S. No. 8646 August 16, 2022 Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"



LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONEENGINEERING.COM

DEED OF RECORD

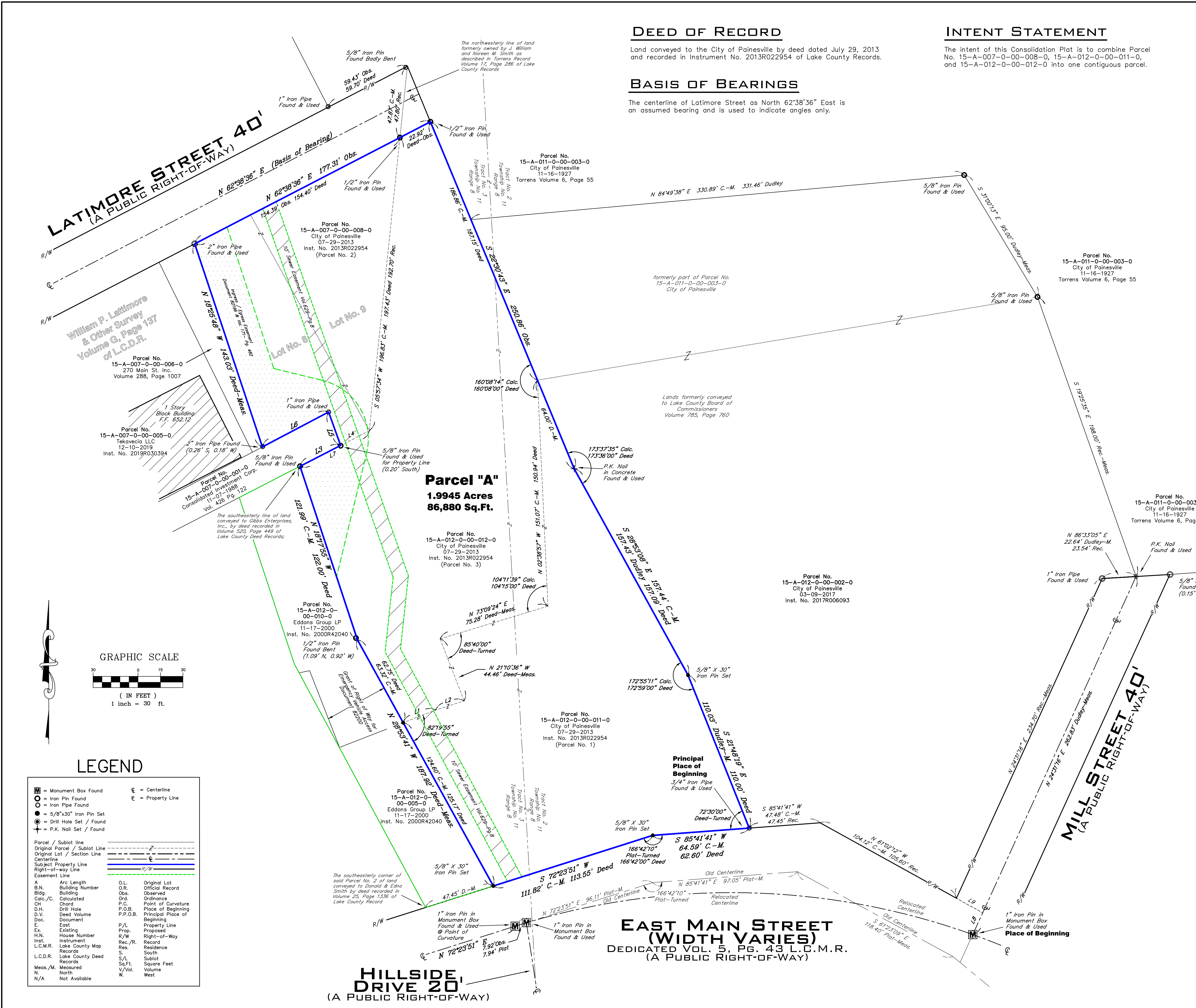
Land conveyed to the City of Painesville by deed dated July 29, 2013 and recorded in Instrument No. 2013R022954 of Lake County Records.

BASIS OF BEARINGS

The centerline of Latimore Street as North 62°38'36" East is an assumed bearing and is used to indicate angles only.

INTENT STATEMENT

The intent of this Consolidation Plat is to combine Parcel No. 15-A-007-0-00-008-0, 15-A-012-0-00-011-0, and 15-A-012-0-00-012-0 into one contiguous parcel.



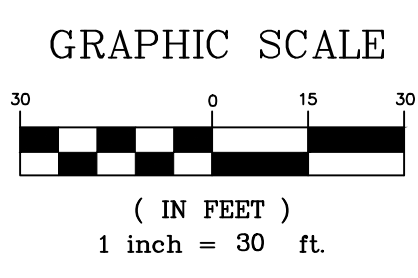
Parcel "A"
1.9945 Acres
86,880 Sq.Ft.

EAST MAIN STREET
(WIDTH VARIES)
DEDICATED VOL. 5, PG. 43 L.C.M.R.
(A PUBLIC RIGHT-OF-WAY)

HILLSIDE DRIVE 20'
(A PUBLIC RIGHT-OF-WAY)

LATIMORE STREET 40'
(A PUBLIC RIGHT-OF-WAY)

MILL STREET 40'
(A PUBLIC RIGHT-OF-WAY)



LEGEND

- Monument Box Found
- Iron Pin Found
- Iron Pipe Found
- 5/8"x30" Iron Pin Set
- Drill Hole Set / Found
- P.K. Nail Set / Found
- Centerline
- Property Line
- Parcel / Sublot line
- Original Parcel / Sublot Line
- Original Lot / Section Line
- Centerline
- Subject Property Line
- Right-of-way Line
- Easement Line
- Arc Length
- Building Number
- Obs.
- Calculated
- Chord
- Drill Hole
- D.V.
- Doc.
- E.
- Ex.
- H.N.
- Inst.
- L.C.M.R.
- Records
- L.C.D.R.
- Meas./M.
- N.
- N/A
- Original Lot
- Official Record
- Obs.
- Ord.
- P.C.
- P.O.B.
- P.P.O.B.
- Property Line
- Prop.
- R/W
- Res.
- Record
- Res.
- Sublot
- Sq.Ft.
- Volume
- West