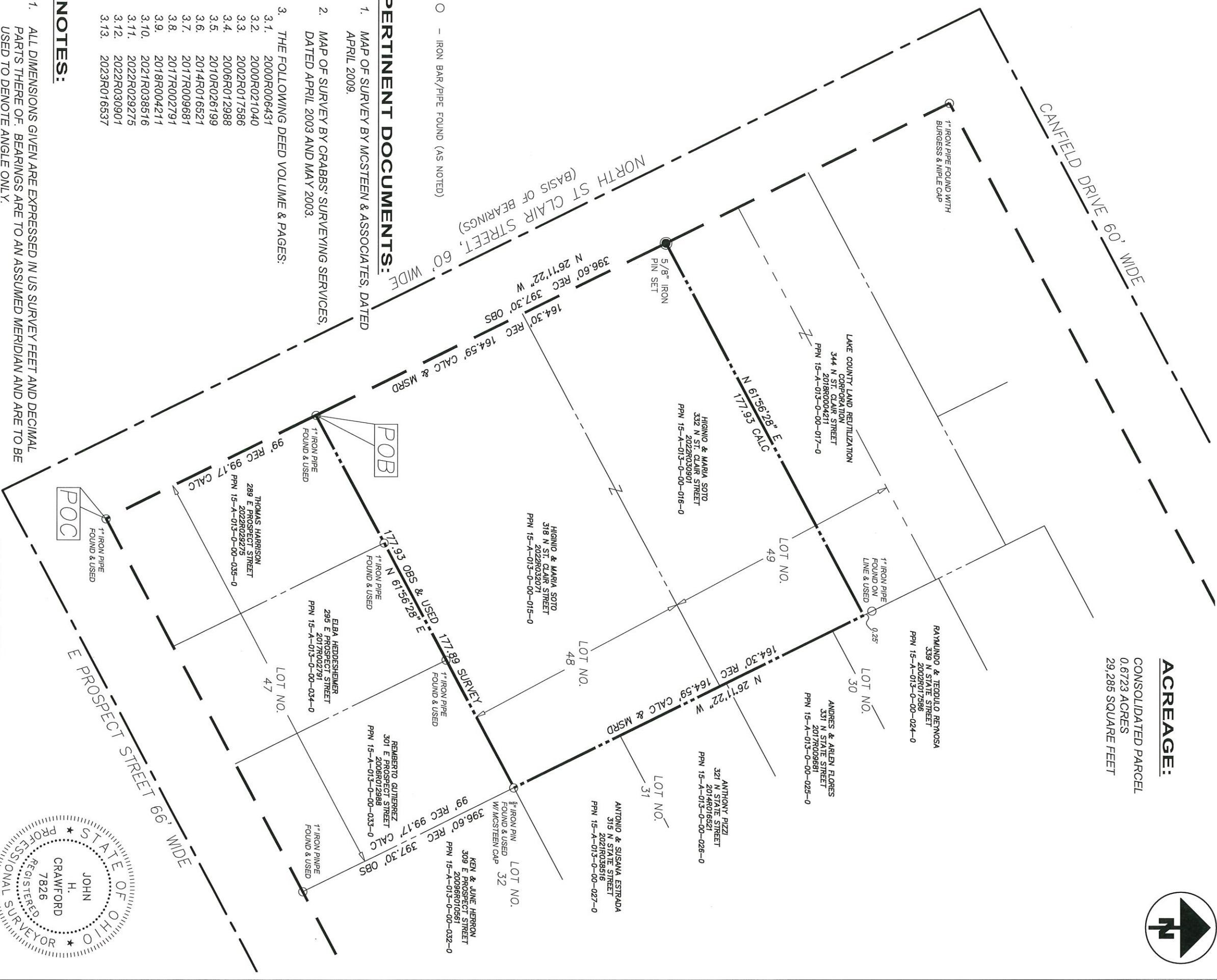




ACREAGE:
 CONSOLIDATED PARCEL
 0.6723 ACRES
 29,285 SQUARE FEET



○ - IRON BAR/PIPE FOUND (AS NOTED)

PERTINENT DOCUMENTS:

1. MAP OF SURVEY BY MCSTEEN & ASSOCIATES, DATED APRIL 2009.
2. MAP OF SURVEY BY CRABBS' SURVEYING SERVICES, DATED APRIL 2003 AND MAY 2003.
3. THE FOLLOWING DEED VOLUME & PAGES:

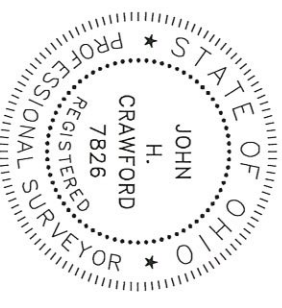
3.1.	2000R006431
3.2.	2000R021040
3.3.	2002R017586
3.4.	2006R012988
3.5.	2010R026199
3.6.	2014R016521
3.7.	2017R009681
3.8.	2017R002791
3.9.	2018R004211
3.10.	2021R038516
3.11.	2022R029275
3.12.	2022R030901
3.13.	2023R016537

NOTES:

1. ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THERE OF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE TO BE USED TO DENOTE ANGLE ONLY.
2. THE BASIS OF BEARING FOR THIS CONSOLIDATION PLAT IS NORTH 26°11'22" WEST ALONG THE EASTERLY LINE OF N. ST CLAIR STREET, ACCORDING TO A SURVEY PREPARED BY MCSTEEN & ASSOCIATES, DATED APRIL, 2009.
3. PINS SET ARE 3/8" INCH IRON REBAR PINS, 30 INCHES IN LENGTH WITH A YELLOW IDENTIFICATION CAP "CPS 7826".
4. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY RECORDERS OFFICE.
5. DEED REFERENCED "DANIEL KERR'S SURVEY FOR THE HEIRS OF SAMUEL W. PHELPS" DATED 1853 NOT FOUND NOR AVAILABLE FROM LAKE COUNTY RECORDS.

SURVEYOR

I HEREBY STATE THAT THIS PLAT, AND THE SURVEY IT IS BASED ON, WERE PERFORMED AND COMPLETED UNDER THE DIRECT SUPERVISION OF JOHN H. CRAWFORD, P.S. 7826, IS BASED ON ACTUAL FIELD MEASUREMENTS, AND IN GENERAL ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE 4733-37.



JOHN H. CRAWFORD, PS
 REGISTERED PROFESSIONAL SURVEYOR NO. 7826

DATE
 10/6/23

PROJ.# 23-1061.01
 SHEET # OF #

LOT CONSOLIDATION SURVEY
 HIGINIO PACHECO SOTO
 CITY OF PAINESVILLE, LAKE COUNTY, OHIO - PART OF LOTS
 48 & 49 OF DANIEL KERR'S SURVEY (1853)
 TRACT 3, ORIGINAL PAINESVILLE TOWNSHIP

PGS
 CRAWFORD PROPERTY
 SOLUTIONS, LLC

21 LYNDALE DRIVE
 PAINESVILLE, OHIO 44077
 PH: 440-344-1441
 PH: 216-214-1754

DRAWN BY: KLA
 CHECKED BY: JHC
 DATE: 10/05/23
 SCALE: 1" = 40'