

LOT SPLIT AND SURVEY OF REMAINING LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT NO. 12, TRACT 2, IN TOWNSHIP NUMBER 11 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, NOW IN THE CITY OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE SOUTH PORTION OF LANDS TO AVENUE DEVELOPMENT CORPORATION AS RECORDED IN DEED VOLUME 829, PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER.

CHK: T. STOCKER
 DRN: S. LOVEJOY
 REV: _____
 PAGE 1 OF 1

PROJECT ADDRESS:
 BANK STREET & WALNUT AVENUE
 PAINESVILLE, OHIO

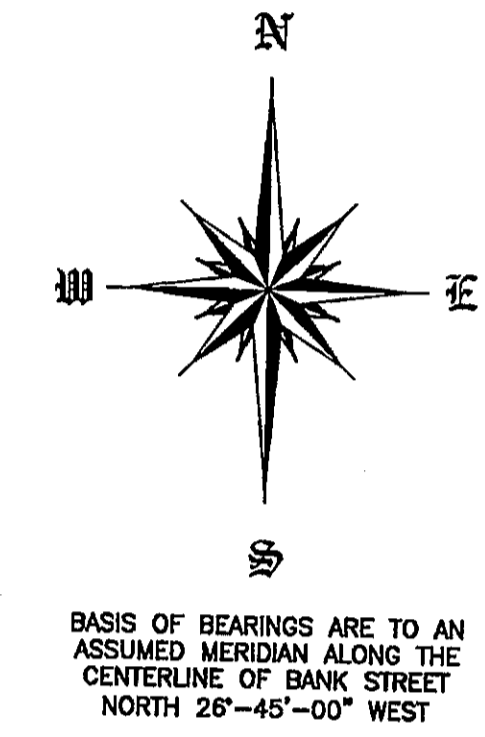
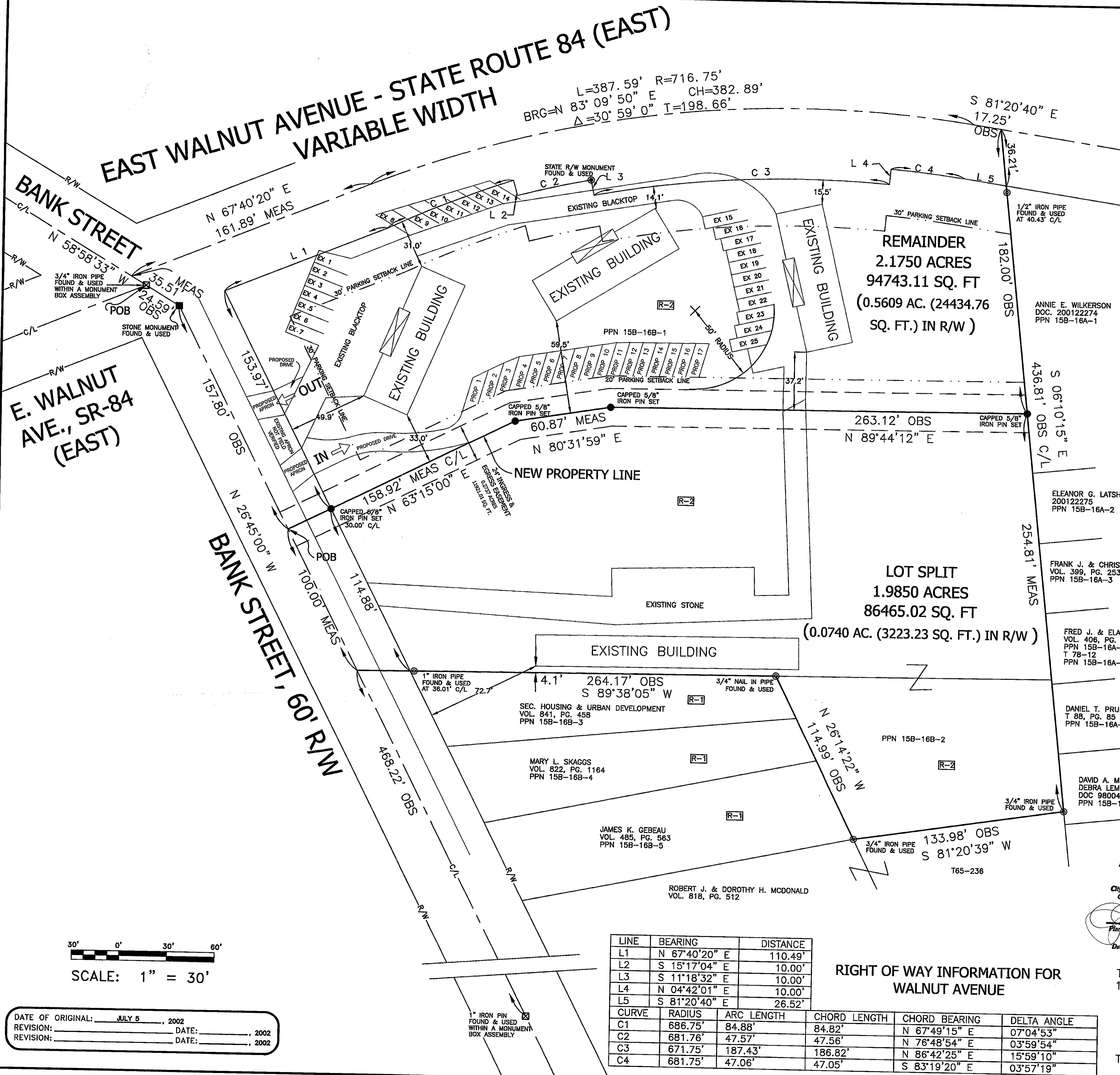
JOB NUMBER: 3087

PROJECT NAME:
 LOT SPLIT AND SURVEY OF REMAINING LANDS

PROJECT LOCATION:
 LAKE COUNTY, OHIO

PREPARED FOR:
 AVENUE DEVELOPMENT CORPORATION

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
 U.S. SURVEYOR
 CRABBS' SURVEYING SERVICE
 10 WEST ERIE STREET, SUITE 101
 PAINESVILLE, OH 44074
 1-800-488-3968
 Lovejoy



PARKING TALLY	
25	EXISTING SPACES
+ 17	PROPOSED SPACES
= 42	TOTAL SPACES

24' NON-EXCLUSIVE INGRESS & EGRESS EASEMENT

ALL THAT CERTAIN LANDS SITUATE IN THE LOT NO. 12, TRACT 2, IN TOWNSHIP NUMBER 11 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, NOW IN THE CITY OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO. INTENDING TO DESCRIBE A 24 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO MARK THE CENTERLINE OF BANK STREET, (60 FEET WIDE), SAID POINT BEING LOCATED BY THE FOLLOWING (2) COURSES AND DISTANCES FROM THE INTERSECTION OF EAST WALNUT AVENUE (STATE ROUTE 84 (EAST) VARIABLE WIDTH) WITH BANK STREET, SOUTH 58°-58'-33" EAST, A DISTANCE OF 24.59 FEET TO AN ANGLE POINT IN SAID CENTERLINE, THENCE SOUTH 26°-45'-00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 157.80 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE, THE FOLLOWING (3) COURSES AND DISTANCES:

NORTH 63°-15'-00" EAST, A DISTANCE OF 158.92' TO MARK A POINT;

THENCE, NORTH 80°-31'-59" EAST, A DISTANCE OF 60.87 FEET TO MARK A POINT;

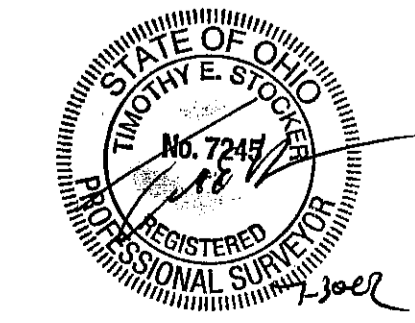
THENCE, NORTH 89°-44'-12" EAST, A DISTANCE OF 263.12 FEET TO MARK A POINT.

INTENDING TO DESCRIBE A NON-EXCLUSIVE EASEMENT 24 FEET IN WIDTH, 12 FEET ON EITHER SIDE OF THE ABOVE DESCRIBED CENTERLINE. SAID EASEMENT CONTAINING 0.2737 ACRES (11921.01 SQUARE FEET).

NO PLAT REQUIRED
 APPROVED BY
 City of Painesville, Lake County
 City Planning Commission
 Timothy E. Stocker
 Planning Commission Secretary
 Date: _____

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 1999 OHIO ADMINISTRATIVE CODE 4733-37.

TIMOTHY E. STOCKER, P.S. 7245

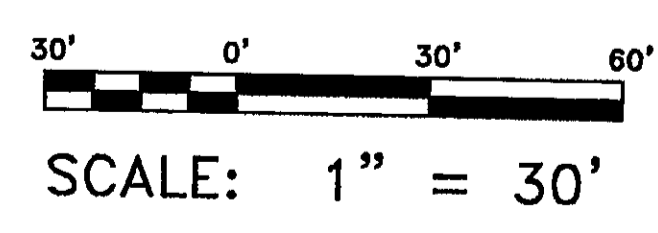


RECEIVED
 JUL 30 2002
 INSPECTION SERVICES

RIGHT OF WAY INFORMATION FOR WALNUT AVENUE

LINE	BEARING	DISTANCE
L1	N 67°40'20" E	110.49'
L2	S 15°17'04" E	10.00'
L3	S 11°18'32" E	10.00'
L4	N 04°42'01" E	10.00'
L5	S 81°20'40" E	26.52'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	686.75'	84.88'	84.82'	N 67°49'15" E	07°04'53"
C2	681.76'	47.57'	47.56'	N 76°48'54" E	03°59'54"
C3	671.75'	187.43'	186.82'	N 86°42'25" E	15°59'10"
C4	681.75'	47.06'	47.05'	S 83°19'20" E	03°57'19"



DATE OF ORIGINAL: JULY 5, 2002
 REVISION: _____ DATE: _____, 2002
 REVISION: _____ DATE: _____, 2002

1" IRON PIN FOUND & USED WITHIN A MONUMENT BOX ASSEMBLY