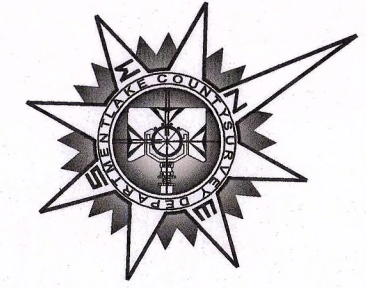


# BOUNDARY SURVEY & CONSOLIDATION FOR THE BOARD OF LAKE COUNTY COMMISSIONERS

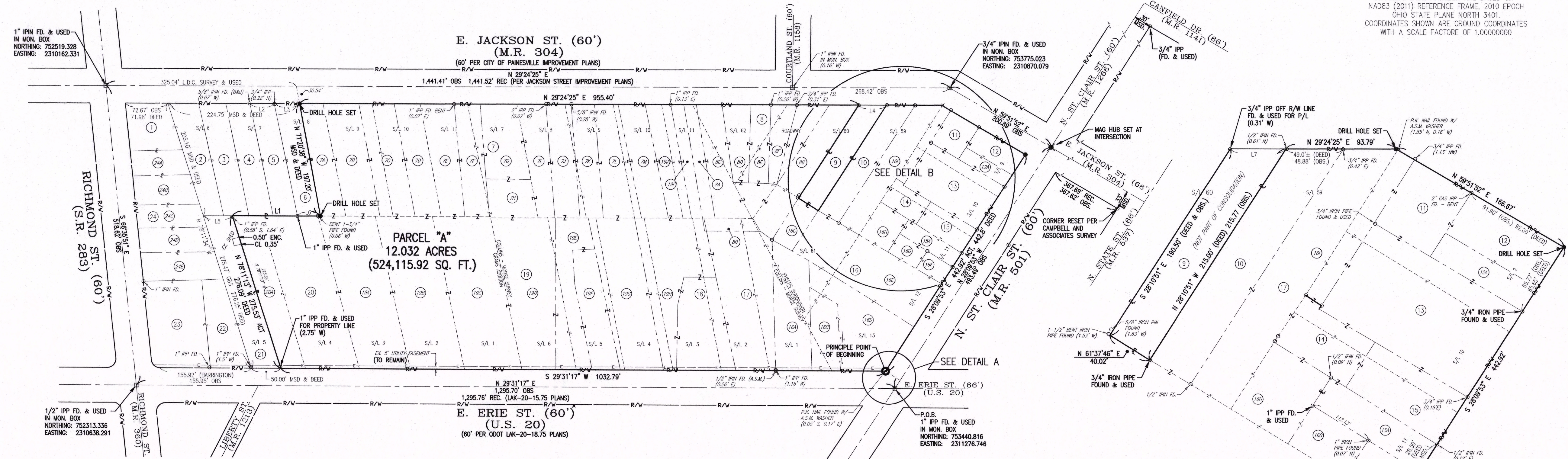
SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS BEING PART OF THE PAINESVILLE LOT, TRACT 3 OR ORIGINAL TOWNSHIP 11 NORTH, RANGE 8 WEST OF THE CONNECTICUT WESTERN RESERVE AND FURTHER DESCRIBED AS FOLLOWS:  
BEING ALL OF LOTS 9, 10, 11, 12, 13, 59, 61, 62, PART OF LOT 60, AND A PART OF A VACATED ROADWAY IN THE PHELPS SUBDIVISION AS SHOWN IN GEauga COUNTY COMMON PLEAS COURT RECORD VOLUME S, PAGE 269, ALL OF LOTS 1 THROUGH 11 INCLUSIVE IN THE COLLINS MORSE SURVEY AS SHOWN BY THE PLAT RECORDED IN VOLUME A PAGE 23 OF LAKE COUNTY RECORDS, ALL OF LOTS 1, 2, 3, 4, 9 10, 11, AND PART OF LOTS 5 AND 8 IN THE CRAMS ADDITION AS SHOWN BY THE PLAT RECORDED IN VOLUME A PAGE 21 OF LAKE COUNTY RECORDS.

NOTE:  
ALL EXISTING EASEMENTS WITHIN THE SUBJECT CONSOLIDATION PARCEL ARE TO BE RELEASED / TERMINATED WITH THE EXCEPTION OF THE 5' UTILITY EASEMENT ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF E. ERIE STREET AS SHOWN HEREON.



SCALE: 1" = 100'  
0 100 200

10/28/2024  
BEARINGS SHOWN HEREON ARE BASED ON NAD83 (2011) REFERENCE FRAME, 2010 EPOCH OHIO STATE PLANE NORTH 3401. COORDINATES SHOWN ARE GROUND COORDINATES WITH A SCALE FACTOR OF 1.00000000



**REFERENCES:**

- LAKE COUNTY TAX MAPS & DEEDS.
- AMERICAN SURVEYING & MAPPING, INC. ALTA SURVEY (DATED JUNE 2020)
- PHELPS SUBDIVISION (VOL. S, PAGE 269 - GEauga COUNTY COMMON PLEAS COURT)
- COLLINS MORSE SURVEY (VOL. A, PAGE 23 - L.C.M.R.)
- CRAMS ADDITION TO THE CITY / VILLAGE OF PAINESVILLE (VOL. A, PAGE 21 - L.C.M.R.)
- OHIO DEPT. OF HIGHWAYS CENTERLINE SURVEY PLAT (VOL. 0, PAGE 89 - L.C.M.R.)
- OHIO DEPT. OF HIGHWAYS R/W MAP (DATED JANUARY 1966)
- LAND DESIGN CONSULTANTS SURVEY (DATED JUNE 1998)
- PLAT OF LOT SPLIT AND CONSOLIDATION FOR LAKE COUNTY (DATED MAY 16, 2017)
- MAP OF BOUNDARY SURVEY & LOT SPLIT BY A TERRA ENGINEERING AND SURVEYING
- CONSOLIDATION PLAT BY CAMPBELL & ASSOCIATES INC. FOR CVS (DATED OCT. 2014)
- U.S. ROUTE 20 IMPROVEMENT PLANS (PROJECT LAK-20-15.75)
- CONSOLIDATION PLAT FOR STARSA, LLC BY BARRINGTON CONSULTING GROUP INC. (DATED OCT. 2023)
- MAP OF SURVEY FOR RICHARD KUBEA BY JONES SURVEYING, LLC (DATED SEPT. 2020)
- JACKSON STREET IMPROVEMENT PLANS (DATED MAR. 1999)
- VACATION OF TURNEY COURT (PAINESVILLE CITY ORDINANCE 32-24) AND LAKE COUNTY PLAT VOLUME 73 PAGE 7 (2024)

**ABBREVIATIONS:**

PPN	PERMANENT PARCEL NUMBER	S	SOUTH
S/L	SUB LOT	E	EAST
MON	MONUMENT	W	WEST
IPN	IRON PIN	NE	NORTH EAST
IFP	IRON PIPE FOUND	NW	NORTH WEST
FD.	FOUND	SE	SOUTH EAST
OBS.	OBSERVED	SW	SOUTH WEST
CALC.	CALCULATED	LCMR	LAKE COUNTY MAP RECORDS
REC.	RECORD	A.S.M.	AMERICAN SURVEY & MAPPING INC. SURVEY (DATED JUNE 2020)
ACT.	ACTUAL	L.D.C.	LAND DESIGN CONSULTANTS SURVEY (DATED JUNE 1998)
MSD.	MEASURED	B.J.	BABCOCK & JONES SURVEYING
ENC.	ENCROACHMENT	L.C.S.	LAKE COUNTY SURVEYOR
N	NORTH		

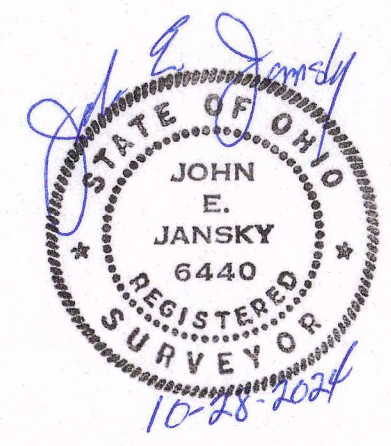
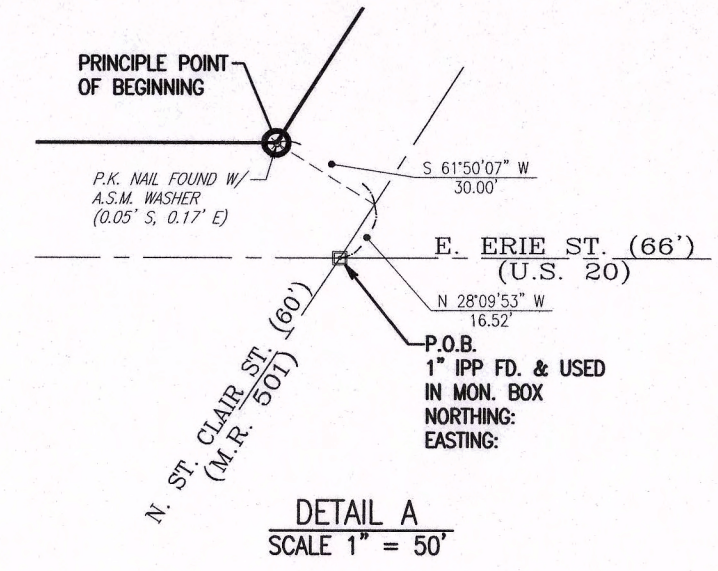
**LEGEND:**

- MONUMENT BOX
- IRON PIN FOUND
- IRON PIPE FOUND
- × P.K. NAIL FOUND
- ⊗ P.K. NAIL SET
- ⊕ MAG HUB SET
- IRON PIN SET
- R/W — RIGHT OF WAY LINE
- - - SUBDIVISION PARCEL LINE
- EXISTING PROPERTY LINE
- - - OLD PARCEL LINE
- - - UTILITY EASEMENT (TO REMAIN)
- - - MISCELLANEOUS EASEMENT (TO BE RELEASED / TERMINATED)

**LINE TABLE:**

REF.	BEARING	DISTANCE (MSD)	DISTANCE (DEED)
L1	N 29°26'47" E	150.11'	
L2	N 29°24'25" E	41.25' (MSD & DEED)	
L3	N 29°24'25" E	43.25' (MSD & DEED)	
L4	N 29°24'25" E	47.40' (MSD & DEED)	
L5	N 29°24'47" E	50.01' (MSD & DEED)	
L6	N 29°26'47" E	39.25' (MSD & DEED)	

DETAIL B  
SCALE 1" = 50'



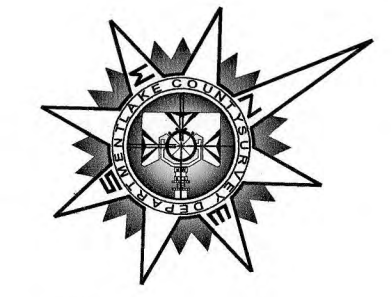
THIS PLAT REPRESENTS A FIELD SURVEY MADE UNDER THE SUPERVISION OF THE OFFICE OF THE LAKE COUNTY ENGINEER'S SURVEY DEPARTMENT. IT IS AN OPINION BASED UPON ROAD RECORDS, EXISTING DEEDS, PRIOR SURVEYS AND THE EXISTING EVIDENCE FOUND IN THE FIELD. ALL DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37.

*John E. Jansky*  
JOHN E. JANSKY, P.S. 6440  
CHIEF SURVEYOR FOR THE  
LAKE COUNTY ENGINEER  
Date: 10-28-2024



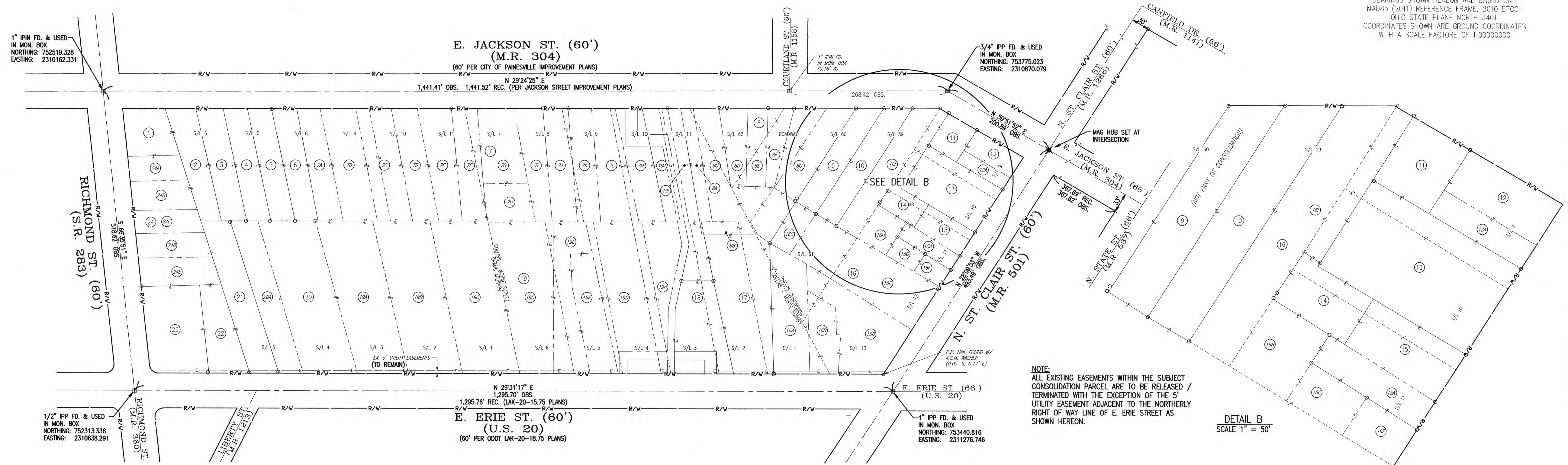
# BOUNDARY SURVEY & CONSOLIDATION FOR THE BOARD OF LAKE COUNTY COMMISSIONERS

SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS BEING PART OF THE PAINESVILLE LOT, TRACT 3 OR ORIGINAL TOWNSHIP 11 NORTH, RANGE 8 WEST OF THE CONNECTICUT WESTERN RESERVE AND FURTHER DESCRIBED AS FOLLOWS:  
 BEING ALL OF LOTS 9, 10, 11, 12, 13, 59, 61, 62, PART OF LOT 60, AND A PART OF A VACATED ROADWAY IN THE PHELPS SUBDIVISION AS SHOWN IN GEAUGA COUNTY COMMON PLEAS COURT RECORD VOLUME S, PAGE 269, ALL OF LOTS 1 THROUGH 11 INCLUSIVE IN THE COLLINS MORSE SURVEY AS SHOWN BY THE PLAT RECORDED IN VOLUME A PAGE 23 OF LAKE COUNTY RECORDS, ALL OF LOTS 1, 2, 3, 4, 9, 10, 11, AND PART OF LOTS 5 AND 8 IN THE CRAMS ADDITION AS SHOWN BY THE PLAT RECORDED IN VOLUME A PAGE 21 OF LAKE COUNTY RECORDS.



SCALE: 1" = 100'  
 0 100 200

10/28/2024  
 BEARINGS SHOWN HEREON ARE BASED ON NAD83 (2011) REFERENCE FRAME, 2010 EPOCH OHIO STATE PLANE NORTH 3401. COORDINATES SHOWN ARE GROUND COORDINATES WITH A SCALE FACTOR OF 1.00000000



NOTE:  
 ALL EXISTING EASEMENTS WITHIN THE SUBJECT CONSOLIDATION PARCEL ARE TO BE RELEASED / TERMINATED WITH THE EXCEPTION OF THE 5' UTILITY EASEMENT ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF E. ERIE STREET AS SHOWN HEREON.

DETAIL B  
 SCALE 1" = 50'

REF.	PERMANENT PARCEL NUMBER (P.P.N.)	ADDRESS	RECORDING INFORMATION	RECORD OWNER / NOTES
1	15-0-003-0-00-001-0	118 RICHMOND STREET		(NOT PART OF CONSOLIDATION)
2	15-0-003-0-00-002-0	14 E. JACKSON STREET		(NOT PART OF CONSOLIDATION)
3	15-0-003-0-00-003-0	22 E. JACKSON STREET		(NOT PART OF CONSOLIDATION)
4	15-0-003-0-00-004-0	30 E. JACKSON STREET		(NOT PART OF CONSOLIDATION)
5	15-0-003-0-00-005-0	38 E. JACKSON STREET		(NOT PART OF CONSOLIDATION)
6	15-0-003-0-00-006-0	42 E. JACKSON STREET	VOLUME 0810, PAGE 1182 (1978)	LAKE COUNTY CENTER ON ALCOHOL AND DRUG ABUSE (NOT PART OF CONSOLIDATION)
A	15-0-003-0-00-009-0	88 E. JACKSON STREET	COMBINATION # 1999-68 VOLUME 0761, PAGE 0202 (1972)	LAKE COUNTY BOARD OF COMMISSIONERS
B	15-0-003-0-00-043-0		VOLUME 0589, PAGE 0005 (1964)	THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
C	15-0-003-0-00-042-0		VOLUME 0600, PAGE 0343 (1964)	THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
D	15-0-003-0-00-041-0		VOLUME 0438, PAGE 0290 (1957)	BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
E	15-0-003-0-00-040-0		VOLUME 0874, PAGE 1154 (1977)	BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
F	15-0-003-0-00-039-0		DOCUMENT # 1997020459	BOARD OF LAKE COUNTY COMMISSIONERS
G	15-0-003-0-00-038-0		VOLUME 0874, PAGE 1154 (1977)	BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
H	15-0-003-0-00-037-0		VOLUME 0874, PAGE 1154 (1977)	BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
I	15-0-003-0-00-036-0		VOLUME 0874, PAGE 1154 (1977)	BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
J	15-0-003-0-00-035-0		VOLUME 0874, PAGE 1154 (1977)	BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
K	15-0-003-0-00-034-0		VOLUME 0874, PAGE 1154 (1977)	BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
L	15-0-003-0-00-033-0		VOLUME 0874, PAGE 1154 (1977)	BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
M	15-0-003-0-00-032-0		DOC. # 1998081751	INGRESS / EGRESS EASEMENT (TO BE RELEASED / TERMINATED)
	15-0-003-0-00-029-0	88 E. JACKSON STREET	2017 LOT SPLIT & CONSOLIDATION SURVEY	LAKE COUNTY BOARD OF COMMISSIONERS
A	15-0-003-0-00-031-0		DOC. # 2017014957	LAKE COUNTY BOARD OF COMMISSIONERS
B	15-0-003-0-00-029-0		DOC. # 2017014956	LAKE COUNTY BOARD OF COMMISSIONERS
C	15-0-003-0-00-028-0		DOC. # 2017003054	BOARD OF LAKE COUNTY COMMISSIONERS
D	15-0-003-0-00-027-0		DOC. # 2017003056	BOARD OF LAKE COUNTY COMMISSIONERS
E	15-0-003-0-00-017-0		DOC. # 2017003057	BOARD OF LAKE COUNTY COMMISSIONERS
F	15-0-003-0-00-016-0		DOC. # 2017003055	BOARD OF LAKE COUNTY COMMISSIONERS
G	15-0-004-0-00-015-0		DOC. # 20071600739	LAKE COUNTY BOARD OF COMMISSIONERS
9	15-0-004-0-00-014-0	190 E. JACKSON STREET		(NOT PART OF CONSOLIDATION)
10	15-0-004-0-00-013-0	196 E. JACKSON STREET	DOC. # 2021R020028	LAKE COUNTY COMMISSIONERS
11	15-0-004-0-00-011-0	216 E. JACKSON STREET	DOC. # 2023R024008	LAKE COUNTY BOARD OF COMMISSIONERS
12	15-0-004-0-00-010-0	215 N. ST. CLAIR STREET	DOC. # 2023R024009	LAKE COUNTY BOARD OF COMMISSIONERS
A	15-0-004-0-00-009-0			(NOT PART OF CONSOLIDATION)
13	15-0-004-0-00-008-0	201 N. ST. CLAIR STREET	DOC. # 2023R017517	LAKE COUNTY BOARD OF COMMISSIONERS

REF.	PERMANENT PARCEL NUMBER (P.P.N.)	ADDRESS	RECORDING INFORMATION	RECORD OWNER / NOTES
14	15-0-004-0-00-006-0	197 ST. CLAIR STREET	DOC. # 2024R010825	LAKE COUNTY BOARD OF COMMISSIONERS
			VOLUME 0422, PAGE 0534 (1988)	INGRESS / EGRESS EASEMENT (OVER TURKEY COURT)
			DOC. # 2023R021087	LAKE COUNTY BOARD OF COMMISSIONERS
15	15-0-004-0-00-007-0	191 N. ST. CLAIR STREET	VOLUME 0106, PAGE 0480 (1927)	CITY OF PAINESVILLE
A	15-0-004-0-00-002-0	VACATED ROAD	PAINESVILLE CITY ORDINANCE # 32-24	LAKE COUNTY PLAT VOLUME 73, PAGE 7 (2024)
B	15-0-004-0-00-026-0	175 E. ERIE STREET	DOC. # 2023R021087	LAKE COUNTY BOARD OF COMMISSIONERS
A	15-0-003-0-00-026-0		COMBINED INTO P.P.N. 15-0-004-0-00-002-0 IN JUNE 1984 DEBEVE-SALO SURVEY	(TO REMAIN)
B	15-0-003-0-00-027-0		DOC. # 1994011889	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
C	15-0-003-0-00-028-0		COMBINED INTO P.P.N. 15-0-004-0-00-002-0 IN JUNE 1984 DEBEVE-SALO SURVEY	(TO REMAIN)
D	15-0-004-0-00-001-0		DOC. # 1994011889	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
E	15-0-004-0-00-002-0		COMBINED INTO P.P.N. 15-0-004-0-00-002-0 IN JUNE 1984 DEBEVE-SALO SURVEY	(TO REMAIN)
F	15-0-004-0-00-003-0		COMBINED INTO P.P.N. 15-0-004-0-00-002-0 IN JUNE 1984 DEBEVE-SALO SURVEY	(TO REMAIN)
G	15-0-004-0-00-004-0		COMBINED INTO P.P.N. 15-0-004-0-00-002-0 IN JUNE 1984 DEBEVE-SALO SURVEY	(TO REMAIN)
H	15-0-004-0-00-005-0		COMBINED INTO P.P.N. 15-0-004-0-00-002-0 IN JUNE 1984 DEBEVE-SALO SURVEY	(TO REMAIN)
I	15-0-004-0-00-012-0		COMBINED INTO P.P.N. 15-0-004-0-00-002-0 IN JUNE 1984 DEBEVE-SALO SURVEY	(TO REMAIN)
17	15-0-003-0-00-025-0	153 E. ERIE STREET	DOC. # 2001R020739	LAKE COUNTY BOARD OF COMMISSIONERS
			DOC. # 1994011889	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
			DOC. # 2003R033449	BOARD OF LAKE COUNTY COMMISSIONERS
18	15-0-003-0-00-024-0	135 E. ERIE STREET	DOC. # 1994011874	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
			V. 0246, PAGE 0263 (1986) #2	INGRESS / EGRESS EASEMENT (TO BE RELEASED / TERMINATED)
			COMBINATION # 1999-68	LAKE COUNTY BOARD OF COMMISSIONERS
A	15-0-003-0-00-016-0		VOLUME 0378, PAGE 0433 (1953)	THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
B	15-0-003-0-00-017-0		DOC. # 1994011872	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
			VOLUME 0378, PAGE 0433 (1953)	THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
			DOC. # 1994011872	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
19	15-0-003-0-00-018-0		VOLUME 0471, PAGE 0335 (1959)	COUNTY OF LAKE
C	15-0-003-0-00-018-0		DOC. # 1994011872	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
D	15-0-003-0-00-019-0		VOLUME 0292, PAGE 1310 (1974)	THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO
E	15-0-003-0-00-020-0		DOC. # 1994011872	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
F	15-0-003-0-00-021-0		VOLUME 0291, PAGE 0332 (1974)	LAKE COUNTY BOARD OF COMMISSIONERS
G	15-0-003-0-00-022-0		VOLUME 0386, PAGE 0474 (1988)	BOARD OF LAKE COUNTY COMMISSIONERS
			DOC. # 1994011872	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
			V. 0246, PAGE 0263 (1986) #2	INGRESS / EGRESS EASEMENT (TO BE EXTINGUISHED)

REF.	PERMANENT PARCEL NUMBER (P.P.N.)	ADDRESS	RECORDING INFORMATION	RECORD OWNER / NOTES
H	15-0-003-00-023-0		VOLUME 0386, PAGE 0474 (1988)	BOARD OF LAKE COUNTY COMMISSIONERS
			V. 0246, PAGE 0263 (1986) #2 & #3	INGRESS / EGRESS EASEMENT (TO BE RELEASED / TERMINATED)
			MORTGAGE RECORD V. 0263, PAGE 0263 (1986)	STORM SEWER EASEMENT (TO BE RELEASED / TERMINATED)
I	15-0-003-00-030-0		VOLUME 0513, PAGE 0201 (1988)	LAKE COUNTY BOARD OF COMMISSIONERS
J	15-0-003-00-031-0		VOLUME 0386, PAGE 0474 (1988)	BOARD OF LAKE COUNTY COMMISSIONERS
			MORTGAGE RECORD V. 0628, PAGE 0263 (1986)	STORM SEWER EASEMENT (TO BE RELEASED / TERMINATED)
			V. 0246, PAGE 0263 (1986) #4	INGRESS / EGRESS EASEMENT (TO BE RELEASED / TERMINATED)
			DOC. # 1998081751	INGRESS / EGRESS EASEMENT (TO BE RELEASED / TERMINATED)
20	15-0-003-0-00-015-0 & 15-0-003-0-00-014-0	41 E. ERIE STREET	DOC. # 2022R019150	LAKE COUNTY BOARD OF COMMISSIONERS
			DOC. # 1994011872	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
21	15-0-003-0-00-013-0	25 E. ERIE STREET	DOC. # 1994011891	(NOT PART OF CONSOLIDATION)
			DOC. # 1994011891	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
22	15-0-003-0-00-012-0	17 E. ERIE STREET	DOC. # 1994011892	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
			DOC. # 1994011892	(NOT PART OF CONSOLIDATION)
23	15-0-003-0-00-009-0	70 RICHMOND STREET	DOC. # 1994011893	5' UTILITY EASEMENT TO PAINESVILLE CITY (TO REMAIN)
			DOC. # 1994011893	(NOT PART OF CONSOLIDATION)
A	15-0-003-0-00-003-0	100 RICHMOND STREET		(NOT PART OF CONSOLIDATION)
B	15-0-003-0-00-002-0			(NOT PART OF CONSOLIDATION)
C	15-0-003-0-00-004-0			(NOT PART OF CONSOLIDATION)
D	15-0-003-0-00-005-0			(NOT PART OF CONSOLIDATION)
E	15-0-003-0-00-006-0			(NOT PART OF CONSOLIDATION)

LEGEND:  
 □ MONUMENT BOX  
 ○ IRON PIN FOUND  
 ○ IRON PIPE FOUND  
 x P.K. NAIL FOUND  
 ✕ P.K. NAIL SET  
 ● MAG HUB SET  
 ● IRON PIN SET  
 --- RIGHT OF WAY LINE  
 - - - - - SUBDIVISION PARCEL LINE  
 - - - - - EXISTING PROPERTY LINE  
 - - - - - OLD PARCEL LINE  
 - - - - - UTILITY EASEMENT (TO REMAIN)  
 - - - - - MISCELLANEOUS EASEMENT (TO BE RELEASED / TERMINATED)