CONSOLIDATION PLAN

NOW IN THE CITY OF PAINESVILLE COUNTY OF LAKE, STATE OF OHIO BEING PART OF KERR-COLE SURVEYS AND PART OF B.O. WILCOX ADDITION, TRACT 3 AND 4

5/8" REBAR FND.

(S-0.94')

(E-0.18')



SCALE: NOT TO SCALE

AREA SUMMARY

ID	SQ. FT.	ACRE
15-D-018-0-00-014-0	28,530	0.6550
15-D-018-0-00-015-0	16,091	0.3694
15-D-018-0-00-017-0	39,919	0.9164
 TOTAL	84,540	1.940

LEGEND

•	 SET 5/8" BY 30" REBAR WITH CAP "LANGAN"
\otimes	 SET MAG NAIL
$\boxtimes \bigcirc \circledcirc$	 FOUND MONUMENTATION AS NOTED
<u>©</u>	 CENTERLINE
R/W	 RIGHT OF WAY
PN	 PARCEL NUMBER
REC.	 RECORD
AC.	 ACRES
VOL.	 VOLUME
PG.	 PAGE
CALC.	 CALCULATED
200	000001/50

DATUM

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS IN APRIL, 2021.

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 PER GPS OBSERVATIONS IN

02/16/23 COUNTY COMMENTS Description

Environmental Services, Inc. 6000 Lombardo Center, Suite 210

T: 216.328.3300 F: 216.328.3301 www.langan.com

Cleveland, OH 44131

SHEETZ - PAINESVILLE

15-D-018-0-00-014-0 15-D-018-0-00-015-0 15-D-018-0-00-017-0 **CITY OF PAINSVILLE**

LAKE COUNTY

8544

Drawing Title

CONSOLIDATION **PLAT**

oject No.	Drawing No.
400096101	

VB101 09/14/2022 Drawn By

Checked By Sheet 1 of 1

(S-0.28') (W-0.46') S 40°53'34" E 24.00' REC. & USED -33 STAGE AVE. PARCEL A 5/8" REBAR FND. PAINESVILLE, OHIO 84,540 SQ. FT. (N-1.00')MIKLAUCIC LLC PN: 15-D-018-0-00-014-0 (W-1.57')1.9408 ACRES DOC. NO. 2019R017946 S 40°53'34" E 14.30' REC. & USED — MIKLAUCIC LLC PN: 15-D-018-0-00-017-0 DOC. NO. 2006R010930 PACER REALTY LLC
PN: 15-D-018-0-00-018-0
DOC. NO. 2016R027857 BOUNDARY SURVEY OCTOBER 21, 2016 LAKEVIEW INDURSTRIES 439 RICHMOND STREET DATED: 1/25/2006 REVISED 3/17/2006 **NOTES** 1. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES: A. BOUNDARY SURVEY FOR LAKEVIEW INDUSTRIES, 439 RICHMOND STREET, BY CAMPBELL & ASSOCIATES INC. JOB NUMBER 20067001, DATED 01/25/06, REVISED ON 03/17/2006. CITY OF PAINESVILLE B. RIGHT OF WAY PLAN FOR STATE ROUTE 283 SH520 LAKE COUNTY, OHIO, SHEET 5-50, DATED 03/22/41 PN: 15-C-026-0-00-028-0 D.V. 1146, PG. 187 Pin and Cap Found 2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF "C&A 7179" N-0.04', E-0.11' 3. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. 4. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL. **CERTIFICATE OF SURVEYOR** PIN & CAP I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, FND. & USED "C&A 7179" ANALYSIS OF RECORDED PLATS, RECORDED DEEDS AND SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVE IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. Modern Mai ANTHONY L. MAIONE ANTHONY L. MAIONE, P.S.

- N: 753480.06 E: 2307794.53

DECASTAR LLC PN: 15-D-018-0-00-015-0 DOC. NO. 2005R005695

STATE OF OHIO DEPARTMENT OF HIGHWAYS

LAK-2-14.22

PAINESVILLE TOWNSHIP AND

CITY OF PAINESVILLE

__ DEED_EXCEPTION_FOR __ PN: 15-D-018-0-00-015-0 __ DOC. NO. 2005R005695

EASEMENT FOR HIGHWAY PURPOSES (HATCH AREA)

VOL. 518, PG. 76

2" IRON PIPE FND.

N: 753389.92 E: 2308016.62

5/8" REBAR FND. & USED

PROFESSIONAL LAND SURVEYOR. OH LIC. No. 8544