

# PLAT OF LOT SPLIT OF SUNSET RIDGE APARTMENTS 1 288 WEST JACKSON STREET PARCEL NO. 35-A-001-0-00-013-0 CITY OF PAINESVILLE, OHIO

Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of Original Painesville Township Lot Nos. 57 and 58, Tract No. 4 of Township 10 North, Range 8 West, of the Connecticut Western Reserve.

## LEGEND

	= Monument Box Found		= Centerline
	= Iron Pin Found		= Property Line
	= Iron Pipe Found		
	= 5/8" x 30" Iron Pin Set		
	= Drill Hole Set / Found		
	= Mag Nail Set / Found		
Parcel / Sublot Line			
Original Parcel / Sublot Line			
Original Lot / Section Line			
Centerline			
Subject Property Line			
Right-of-Way Line			
Easement Line			
A	Arc Length	O.L.	Original Lot
B.N.	Building Number	Obs.	Observed
Bldg.	Building	Ord.	Ordinance
L.C.M.R.	Lake County Map Records	P.C.	Point of Curvature
Calc./C.	Calculated	P.O.B.	Place of Beginning
CH	Chord	P.P.N.	Permanent Parcel Number
D.H.	Drill Hole	P.P.O.B.	Principal Place of Beginning
D.V.	Deed Volume	Prop.	Proposed
Doc.	Document	R/W	Right-of-Way
E.	East	Rec./R.	Record
Ex.	Existing	Res.	Residence
H.N.	House Number	S	South
Inst.	Instrument	S/L	Sublot
Meas./M.	Measured	Sq.Ft.	Square Feet
N.	North	Sty.	Story
N/A	Not Available	V/Vol.	Volume
O.D.O.T.	Ohio Department of Transportation	W.	West

## REFERENCE SURVEYS

Dedication Plat for Shamrock Boulevard, Volume 69, Page 7 of Lake County Map Records. (Plat)

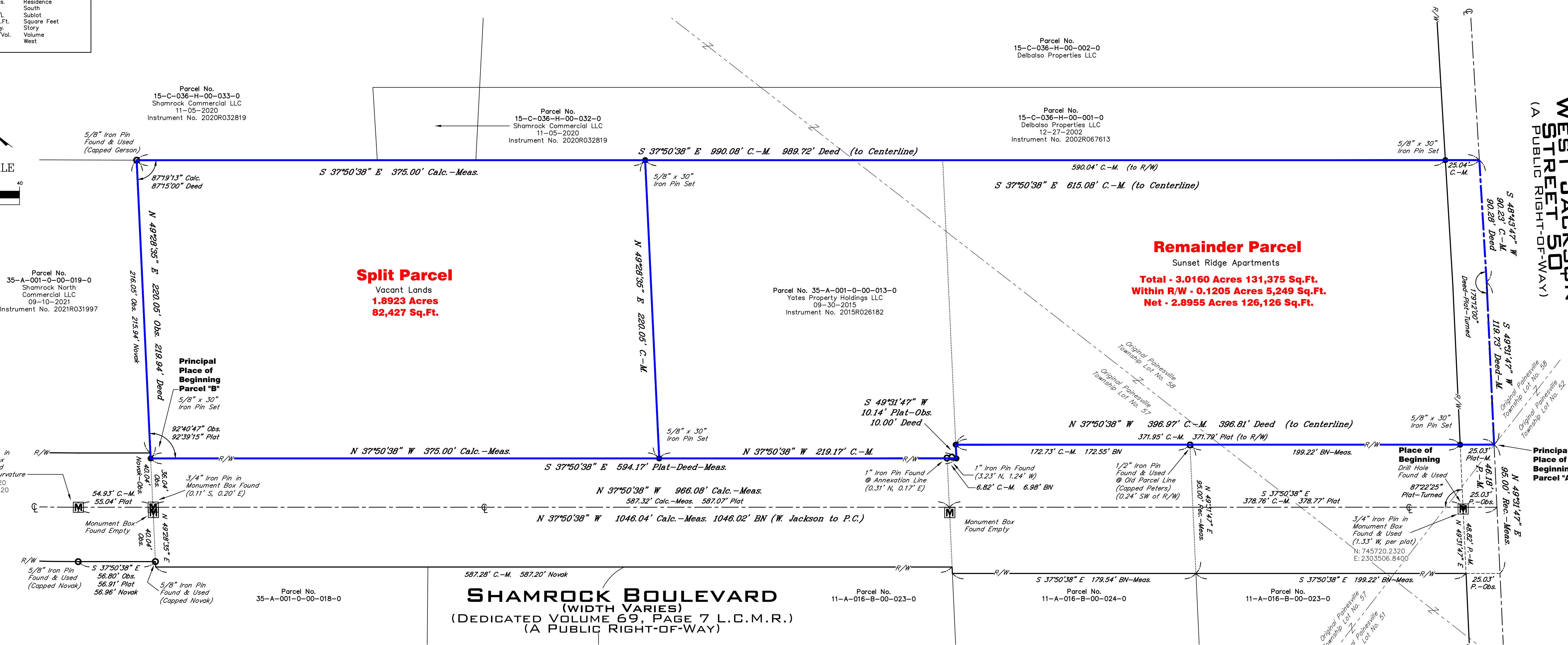
Annexation Plat, Volume 41, Page 25 and Volume 42, Page 14 of Lake County Map Records. (BN)

Lot Split Jackson Street/Shamrock Boulevard, by Barrington Consulting Group, Inc., dated October 2020. (Novak)

ALTA/ACSM Land Title Survey, by Jones Surveying, LLC, dated September 2015. (Deed)

Lake County GIS Records

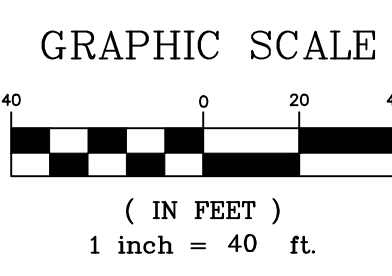
**WEST JACKSON STREET**  
(A PUBLIC RIGHT-OF-WAY)



**Split Parcel**  
Vacant Lands  
**1.8923 Acres**  
**82,427 Sq.Ft.**

**Remainder Parcel**  
Sunset Ridge Apartments  
**Total - 3.0160 Acres 131,375 Sq.Ft.**  
**Within R/W - 0.1205 Acres 5,249 Sq.Ft.**  
**Net - 2.8955 Acres 126,126 Sq.Ft.**

**SHAMROCK BOULEVARD**  
(WIDTH VARIES)  
(DEDICATED VOLUME 69, PAGE 7 L.C.M.R.)  
(A PUBLIC RIGHT-OF-WAY)



## CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are based on Ohio State Plane Coordinate System, North, NAD 1983. 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. Gaurloff P.S. No. 8646 Date May 26, 2023

## BASIS OF BEARINGS

Bearings shown hereon are based on Ohio State Plane Coordinate System, North, NAD 1983.

## INTENT STATEMENT

The intent of this survey is to split the rear, vacant 375.00 feet off of Parcel No. 35-A-001-0-00-013-0 so that it can be conveyed to the City of Painesville.

## PLEASE NOTE

This Lot Split Plat was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

Historical records show sanitary sewer lines that will cross proposed new split lines. Riverstone was not able to confirm if sanitary sewer lines are still installed or have been removed.

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