LOT SPLIT & CONSOLIDATION PLAT FOR RICK C. VINCENT 11-00-047-000-055 11-00-047-000-054 Legacy Fair Properties, LLC Inst. No. 2008-0276466 Lakeside Consulting Design & Education, Inc. Inst. No. 2008-0272628 SITUATED IN THE TOWNSHIP OF EATON. COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING 10/21/08 PART OF ORIGINAL EATON TOWNSHIP LOT No. 46 N8670'13"W 1883.54' Rec. 1883.63' Obs. & Used O.L. 54 **ACCEPTANCE** O.L. 46 0.L. 55 03324 I, RICK C. VINCENT, OWNER OF THE LAND HEREON DESCRIBED AS PARCEL A BY INSTRUMENT RECORDED 2010—0332875 L.C.D.R., DO PARCEL A-1 HEREBY ACCEPT AND ASSENT TO THIS LOT SPLIT AND CONSOLIDATION LORAIN CO. MAP DEPT 1,209,222 S.F. GROSS AREA OF THE SAME. 27.7599 GROSS ACRES RICK C. VINCENT PARCEL A 1,427,014 S.F. 32.7598 GROSS ACRES PAGE //- C 1,174,230 S.F. NET AREA 90, 26.9566 NET ACRES COUNTY OF ______ S.S. 1,392,100 S.F. 31.9582 NET ACRES 76) 83) 11-00-046-000-057 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE Rick C. Vincent DID PERSONALLY APPEAR RICK C. VINCENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS Inst. No. 2010-0332875 05/03/10 HIS FREE ACT AND DEED. IN WITNESS THEREOF I SET MY HAND AND OFFICIAL SEAL AT _____, OHIO. THIS _____ DAY OF ______, 2014. N03'37'28"E 42.00' -S86'00'11"E 724.06' NOTARY PUBLIC _ S86°23'42"E TOTAL PARCEL B 386.34' Rec. 386.39' Obs. & Used MY COMMISSION EXPIRES: 442,100 S.F. GROSS AREA PARCEL B-1 10.1492 GROSS ACRES 218,224 S.F. I, RYAN REAL ESTATE MANAGEMENT LLC, OWNER OF THE LAND HEREON 436,466 S.F. NET AREA DESCRIBED AS PARCEL B BY INSTRUMENT RECORDED 2010-0337562 5.0097 ACRES 10.0199 NET, ACRES L.C.D.R., DO HEREBY ACCEPT AND ASSENT TO THIS LOT SPLIT AND CONSOLIDATION OF THE SAME. REPRESENTATIVE 11-00-046-000-055 S86"22'02"E 480.37' Rec. 480.23' Obs. & Used Ryan Real Estate Management, LLC Inst. No. 2012-0337562 S86"20'41"E 783.36' Rec. 783.42' Obs. & Used STATE OF of the Micas BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR RYAN REAL ESTATE MANAGEMENT LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED. IN WITNESS THEREOF N86'21'07"W 1173.31' Rec. 1173.56' Obs. & Used 241.74'R. 241.56'O.&U. I SET MY HAND AND OFFICIAL SEAL AT ____ 11-00-046-000-052 Soltis Properties, LLC Inst. No. 2012-0442456 MY COMMISSION EXPIRES: 12/28/12 **CERTIFICATION** I hereby certify that the drawing hereon is a correct representation of a true and accurate survey made of the premises shown hereon; dimensions are expressed in feet and decimal parts thereof and all bearings shown are to an assumed meridian and are to express angles only; the basis of bearings used being as established in the center line plat by ODOT of Wooster-Avon Lake Road, recorded in Volume 21, SYMBOL LEGEND Page 24 of Lorain County Records as N04*44'00"E; and monuments were found or set as indicated hereon. (EXISTING) NEFF JR. E CENTER LINE Thomas J. Neff, Jr. PROPERTY LINE Registered Surveyor No. 7065-Ohio CONSOLIDATED LOTS **SURVEY REFERENCES** O IRON PIN/PIPE FOUND Lot Split and Consolidation Plat for Rick C. Vincent prepared by L.V. IRON PIN SET Surveying, Inc., Dated Jan. 28, 2010 M. MONUMENT BOX FOUND Centerline Plat for Wooster—Avon Lake Road prepared by O.D.O.T., Dated June 21, 1950 and Recorded in Volume 21, Page 24 of Lorain County Plat Records. **ABBREVIATIONS** C. or CALC.... CALCULATED . CENTER LINE COUNTY DEED RECORD ELYRIA - TWINSBURG ROAD (S.R. 82) 110' ... COUNTY PLAT RECORD . DEED . EXISTING . FOUND O.L. 55 INSTR..... INSTRUMENT S84'48'09"E 1914.64' Rec. 1913.91' Obs. & Used MON..... MONUMENT O.L. 56 40°. O. or OBS.... OBSERVED 0.L. 45 ... PAGE SHEET NO. P or P/L..... PROPERTY LINE R. or REC.... RECORD 12/16/14 Rear Dimension added R/W..... RIGHT OF WAY REV NO DATE .. USED VOL..... VOLUME DWG NAME 13812-PP1 13812