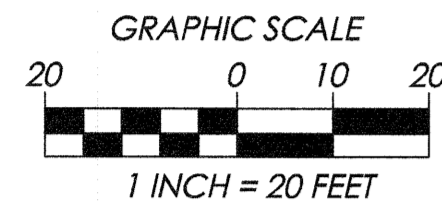
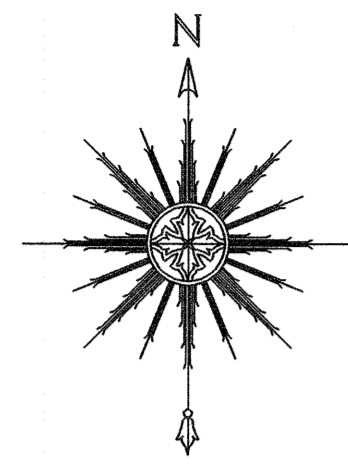


Plat of Consolidation

P.P.N.'s 01-00-002-102-025, 01-00-002-102-026, & 01-00-002-102-057

#3916 Edgewater Boulevard

Situated in the City of Vermilion, County of Lorain, and State of Ohio,
and further known as being part of Lot 2, Original Brownhelm Township, Being
Township No. 6 in the 19th Range of Townships in the Connecticut Western Reserve.
August, 2024 Scale 1"=20'



Survey Abbreviations:

- (A.F.N.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C.S.R.) = CITY SURVEY RECORDS
- (Dc.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (Doc.) = DOCUMENT NUMBER
- (Encr.) = ENCROACHMENT
- (Fd.) = FOUND
- (Inst.) = INSTRUMENT NUMBER
- (Ms.) = MEASURED DISTANCE
- (Mon.Box) = MONUMENT BOX ASSEMBLY
- (Obs.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = OFFICIAL RECORD
- (PL) = PROPERTY LINE
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (POB) = PLACE OF BEGINNING
- (PPOB) = PRINCIPAL PLACE OF BEGINNING
- (Rec.) = RECORD DISTANCE
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (Trn.) = TURNED ANGLE
- (S/L) = SUBLOT

APPROVED
LORAIN CO
MAP DEPT

DATE 8/29/24

PAGE 01-00-002

BY WRZ

24-04896

51262

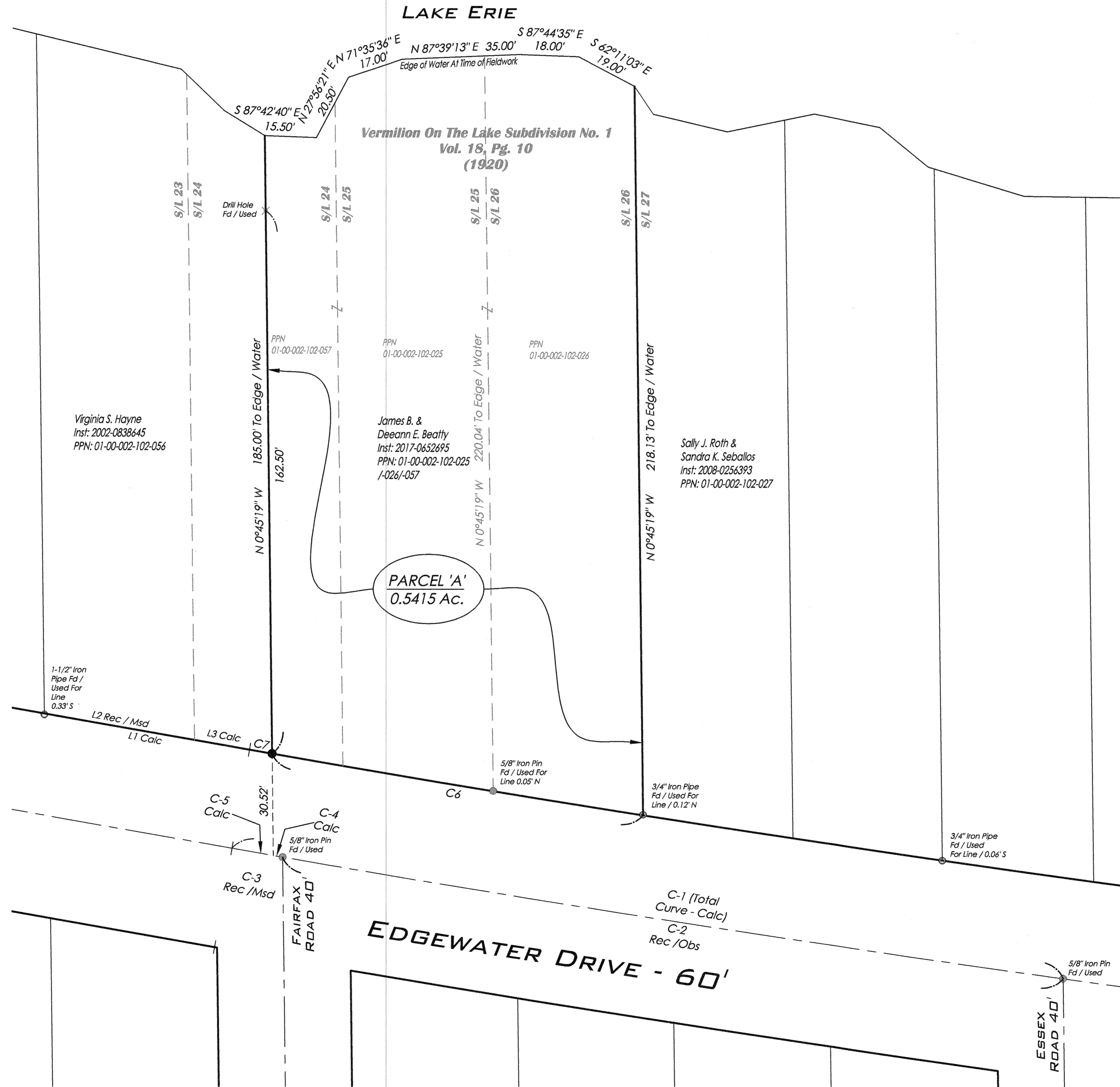
Survey References:

- COUNTY TAX MAPS (AS NOTED)
- COUNTY RECORD DEEDS (AS NOTED)
- COUNTY RECORD PLATS (AS NOTED)
- COUNTY ROAD RECORDS (AS NOTED)
- SURVEY PERFORMED BY (AS NOTED)

Monument Legend:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET (AS NOTED)

DATE: 7/25/2024
SCALE: HOR. 1"=20'
VERT. N/A
FOLDER: DWG/Survey Base
FILENAME: Consol. Plat
TAB: 01-Plat



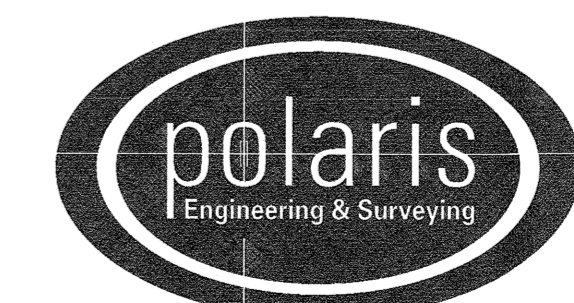
PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	62.61'	S80°02'09"E
L2	45.80'	S80°02'09"E
L3	23.70'	S80°02'43"E

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	252.69'	6252.17'	2°18'57"	252.68'	S81°11'38"E	126.36'
C2	237.27'	6252.17'	2°10'28"	237.26'	S81°15'52"E	118.65'
C3	15.42'	6252.17'	0°08'29"	15.42'	S80°06'24"E	7.71'
C4	2.85'	6252.17'	0°01'34"	2.85'	S80°09'51"E	1.42'
C5	12.57'	6252.17'	0°06'55"	12.57'	S80°05'37"E	6.29'
C6	112.93'	6222.17'	1°02'24"	112.93'	S80°37'10"E	56.47'
C7	6.90'	6222.17'	0°03'49"	6.90'	S80°04'04"E	3.45'

Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (●).

Michael P. Spellacy
MICHAEL P. SPELLACY
OHIO PROFESSIONAL SURVEYOR #8169
DATE: 8/28/2024



POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT NO.	
24031	
SHEET	OF
01	01