

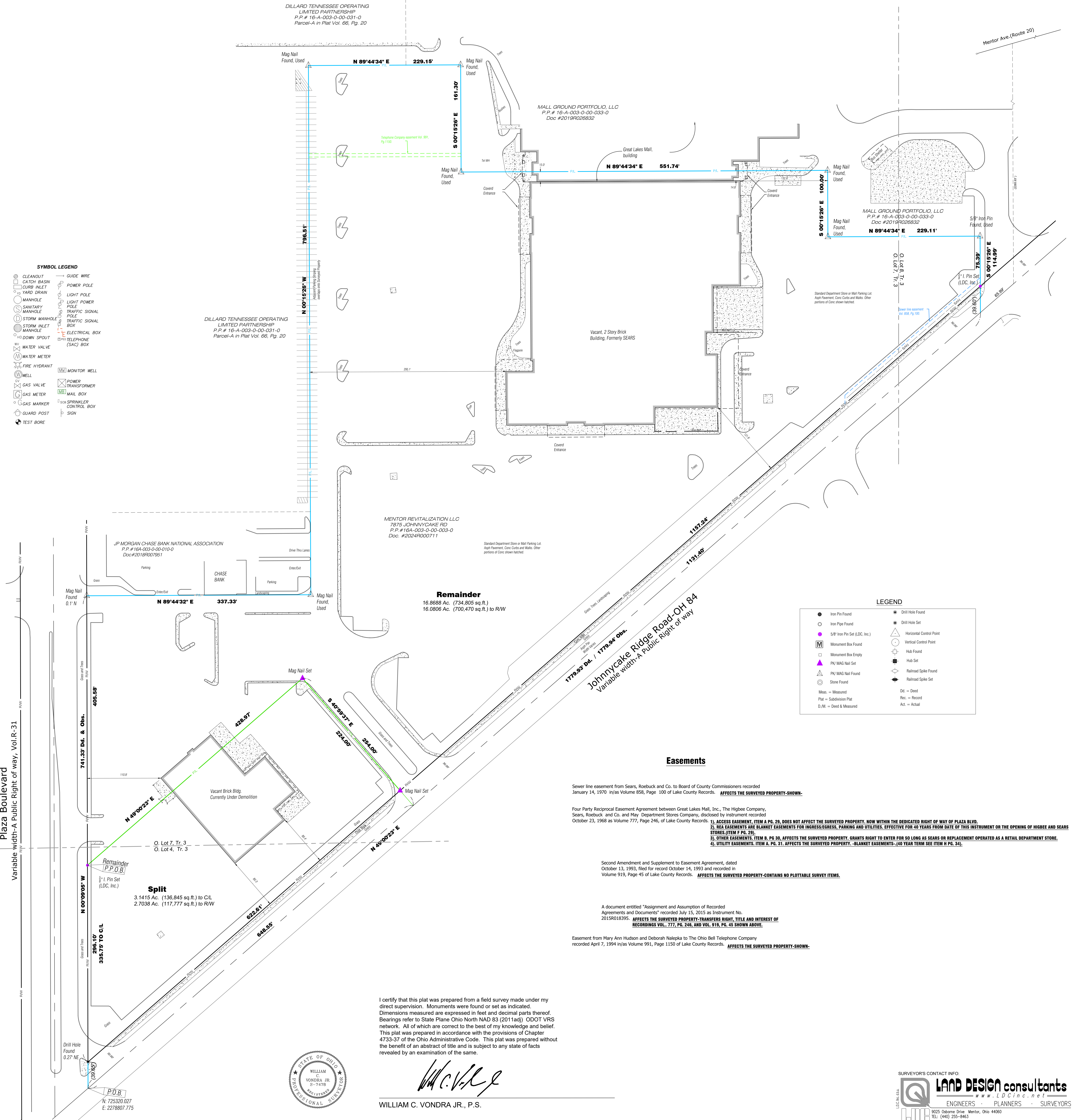
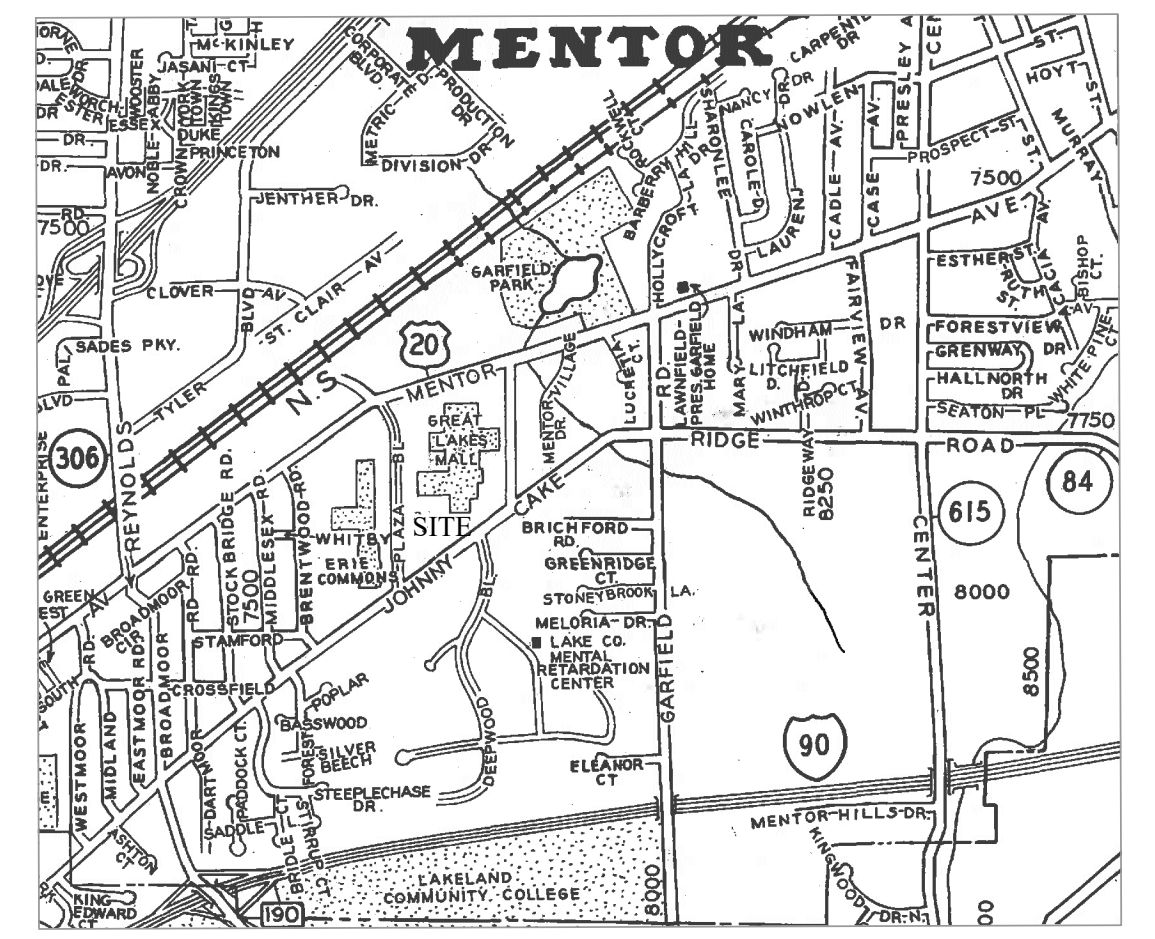
Plat of Lot Split

For: Mentor Revitalization, LLC

P.P.N: 16A-003-0-00-003-0
 Situated in the City of Mentor, County of Lake and State of Ohio &
 known as being part of Original Township Lots 4, 7 & 8, Tract 3.

March 2025 Scale: 1"=50'

VICINITY MAP



- SYMBOL LEGEND**
- CLEANTOUT
 - CATCH BASIN
 - CURB INLET
 - YARD DRAIN
 - MANHOLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM INLET MANHOLE
 - DOWN SPOUT
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - WELL
 - GAS VALVE
 - GAS METER
 - GAS MARKER
 - GUARD POST
 - TEST BORE
 - GUIDE WIRE
 - POWER POLE
 - LIGHT POLE
 - LIGHT POWER POLE
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - ELECTRICAL BOX
 - TELEPHONE (C&G) BOX
 - MONITOR WELL
 - POWER TRANSFORMER
 - MAIL BOX
 - SPRINKLER CONTROL BOX
 - SIGN

- LEGEND**
- Iron Pin Found
 - Iron Pipe Found
 - 5/8" Iron Pin Set (LDC, Inc.)
 - Monument Box Found
 - Monument Box Empty
 - ▲ PW MAG Nail Set
 - Stone Found
 - Drill Hole Found
 - Drill Hole Set
 - △ Horizontal Control Point
 - Vertical Control Point
 - Hub Found
 - Hub Set
 - Railroad Spike Found
 - Railroad Spike Set
 - Dt = Deed
 - Plat = Subdivision Plat
 - D.N. = Deed & Measured

Easements

Sewer line easement from Sears, Roebuck and Co. to Board of County Commissioners recorded January 14, 1970 in/s Volume 858, Page 100 of Lake County Records. **AFFECTS THE SURVEYED PROPERTY-SHOWS.**

Four Party Reciprocal Easement Agreement between Great Lakes Mall, Inc., The Higbee Company, Sears, Roebuck and Co. and May Department Stores Company, disclosed by instrument recorded October 23, 1968 as Volume 777, Page 246, of Lake County Records. **1) ACCESS EASEMENT, ITEM A PG. 29, DOES NOT AFFECT THE SURVEYED PROPERTY, NOW WITHIN THE DEDICATED RIGHT OF WAY OF PLAZA BLVD. 2) REA EASEMENTS ARE BLANKET EASEMENTS FOR INGRESS/EGRESS, PARKING AND UTILITIES, EFFECTIVE FOR 40 YEARS FROM DATE OF THIS INSTRUMENT OR THE OPENING OF HIGBEE AND SEARS STORES (ITEM F PG. 29). 3) OTHER EASEMENTS, ITEM B, PG. 30, AFFECTS THE SURVEYED PROPERTY, GRANTS RIGHT TO ENTER FOR SO LONG AS SEARS OR REPLACEMENT OPERATED AS A RETAIL DEPARTMENT STORE. 4) UTILITY EASEMENTS, ITEM A, PG. 31, AFFECTS THE SURVEYED PROPERTY - BLANKET EASEMENTS - (40 YEAR TERM SEE ITEM H PG. 34).**

Second Amendment and Supplement to Easement Agreement, dated October 13, 1993, filed for record October 14, 1993 and recorded in Volume 919, Page 45 of Lake County Records. **AFFECTS THE SURVEYED PROPERTY-CONTAINS NO PLOTTABLE SURVEY ITEMS.**

A document entitled "Assignment and Assumption of Recorded Agreements and Documents" recorded July 15, 2015 as Instrument No. 2015R018395. **AFFECTS THE SURVEYED PROPERTY-TRANSFERS RIGHT, TITLE AND INTEREST OF RECORDINGS VOL. 777, PG. 246, AND VOL. 919, PG. 45 SHOWN ABOVE.**

Easement from Mary Ann Hudson and Deborah Halsopka to The Ohio Bell Telephone Company recorded April 7, 1994 in/s Volume 991, Page 1150 of Lake County Records. **AFFECTS THE SURVEYED PROPERTY-SHOWS.**

I certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions measured are expressed in feet and decimal parts thereof. Bearings refer to State Plane Ohio North NAD 83 (2011adj). ODOT VRS network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.



William C. Vondra Jr.
 WILLIAM C. VONDRA JR., P.S.

LAND DESIGN consultants
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