

# PLAT OF LOT SPLIT AND CONSOLIDATION

OF  
7850 MENTOR AVENUE  
PARCEL NO. 16-A-004-0-00-002-0  
CREATING  
PARCEL "A" AND PARCEL "B"  
CITY OF MENTOR, OHIO

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of the Original Mentor Township Ward Lot Tract 5, and Blake Lot Tract 5;

## OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split and Consolidation of the same.

Charles P. DiGiovanna, Vice President  
Macy's Retail Holdings, Inc.

## NOTARY

State of Ohio  
County of Cuyahoga

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at Cincinnati, Ohio, this 13 day of October, 2016.



ELIZABETH A. RENGERLING  
Notary Public, State of Ohio  
My Commission Expires  
February 11, 2021

*Elizabeth A. Rengerling*  
Notary Public

My commission expires

POB  
Parcel "A"  
Parcel "B"

PLAZA BLVD. 100'  
(DEDICATED VOLUME 13, PAGE 53, L.C.M.R.)  
(DEDICATED PUBLIC RIGHT-OF-WAY)

## LEGEND

	Centerline		Property Line
	Property Line		Easement No.
	Property Line		Encroachments
	Property Line		Violations
	Property Line		
	Parcel line		
	Original Sublot Line		
	Original Lot / Section Line		
	Centerline		
	Property Line		
	Right-of-way Line		
A	Arc Length	P.O.B.	Place of Beginning
C./C.	Calculated East	P.P.O.B.	Principal Place of Beginning
M./M.	Measured North	R/W	Right-of-Way
N.	North	Rec./R.	Record
O.L.	Original Lot	Sq.Ft.	Square Feet
Obs.	Observed	S.	South
Parcel	Permanent Parcel Number	W.	West

## LINE TABLE

LINE	LENGTH	BEARING
L1	4.69'	C-M
L2	45.00'	R-M
L3	23.96'	R-M
L4	21.06'	R-M
L5	57.97'	R-M
L6	46.33'	R-M
L7	18.30'	R-M
L8	42.53'	R-M
L9	20.28'	R-M
L10	77.65'	R-M
L11	20.22'	R-M
L12	84.83'	R-M
L13	56.06'	R-M
L14	14.50'	R-M
L15	57.00'	R-M
L16	4.58'	R-M
L17	14.00'	R-M
L18	9.82'	R-M
L19	53.00'	R-M
L20	9.82'	R-M
L21	14.00'	R-M
L22	4.58'	R-M
L23	57.33'	R-M
L24	5.50'	R-M
L25	48.75'	R-M

LINE	LENGTH	BEARING
L26	9.00'	R-M
L27	57.63'	C-M
L28	32.98'	R-M
L29	55.47'	R-M
L30	32.00'	R-M
L31	52.00'	R-M
L32	52.00'	R-M
L33	63.00'	R-M
L34	68.82'	C-M
L35	63.00'	R-M
L36	52.00'	R-M
L37	38.03'	C-M
L38	27.86'	C-M
L39	23.53'	C-M
L40	46.04'	R-M
L41	97.23'	R-M
L42	46.03'	R-M
L43	110.00'	R-M
L44	2.83'	R-M
L45	277.67'	R-M
L46	190.67'	R-M
L47	28.75'	R-M
L48	89.00'	R-M
L49	298.00'	R-M
L50	31.24'	R-M
L51	10.03'	R-M
L52	16.00'	R-M
L53	46.72'	R-M

## CURVE TABLE

Curve	Radius	Arc	Delta	Tangent	Chord	Bearing
C1	20.84'	13.52'	R-M	37°11'16"	7.01'	13.29'
C2	100.00'	19.30'	R-M	11°03'28"	9.68'	18.27'
C3	300.00'	87.72'	R-M	16°45'06"	44.17'	87.40'
C4	6.00'	11.40'	R-M	108°50'45"	8.39'	9.78'
C5	1480.22'	159.28'	R-M	0°52'39"	79.23'	159.20'
C6	9854.67'	154.80'	R-M	0°54'00"	77.40'	154.80'
C7	9802.67'	153.98'	C-M	0°54'00"	76.99'	153.98'
C8	172.00'	58.02'	R-M	18°19'32"	28.29'	57.74'
C9	241.00'	116.36'	R-M	27°39'55"	58.34'	115.24'

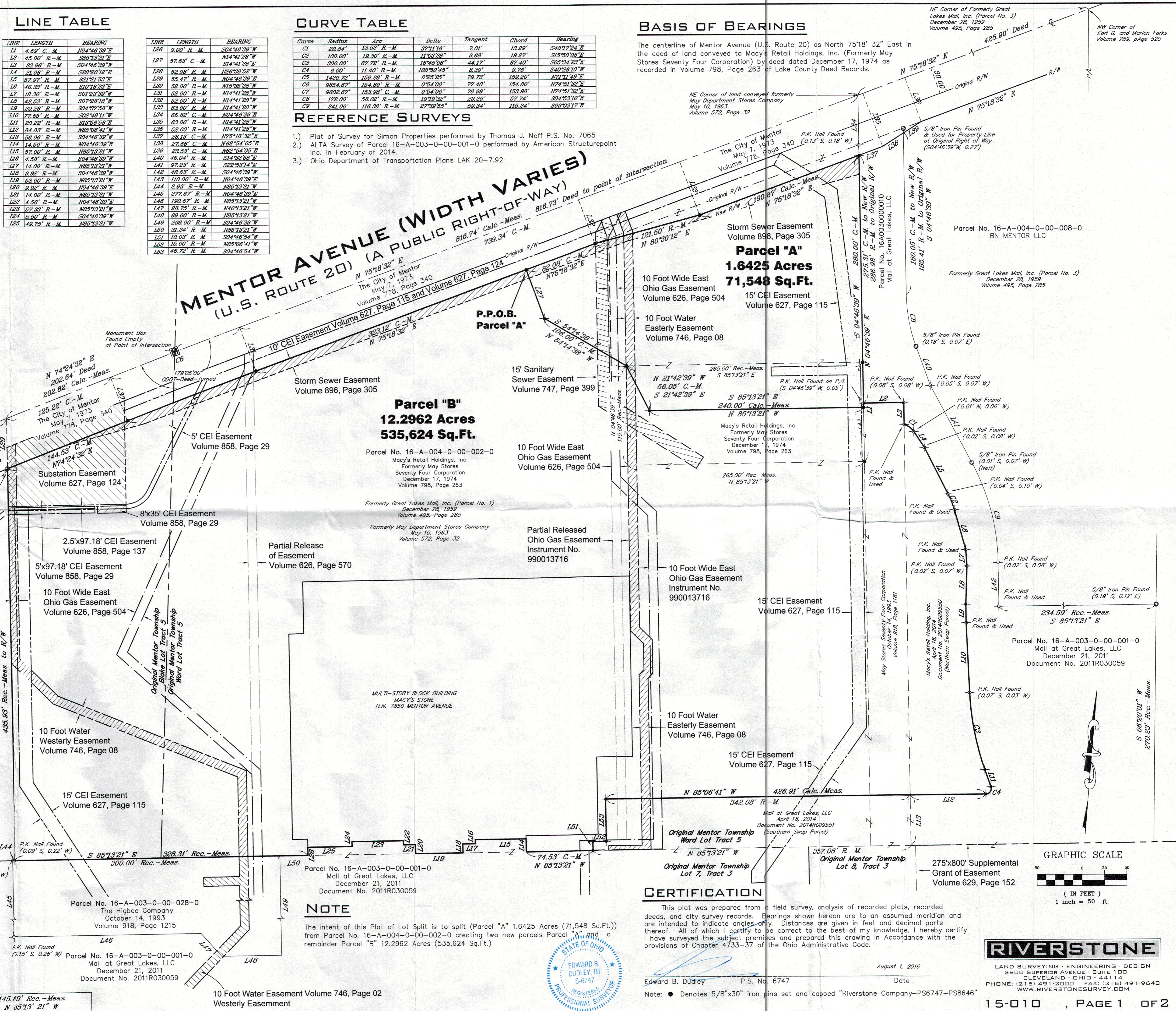
## REFERENCE SURVEYS

- Plat of Survey for Simon Properties performed by Thomas J. Neff P.S. No. 7065
- ALTA Survey of Parcel 16-A-003-0-00-001-0 performed by American Structurepoint Inc. in February of 2014.
- Ohio Department of Transportation Plans LAK 20-7.92

## BASIS OF BEARINGS

The centerline of Mentor Avenue (U.S. Route 20) as North 75°18'32" East in the deed of land conveyed to Macy's Retail Holdings, Inc. (Formerly Macy Stores Seventy Four Corporation) by deed dated December 17, 1974 as recorded in Volume 798, Page 263 of Lake County Deed Records.

**MENTOR AVENUE (WIDTH VARIES)**  
(U.S. ROUTE 20) (A PUBLIC RIGHT-OF-WAY)

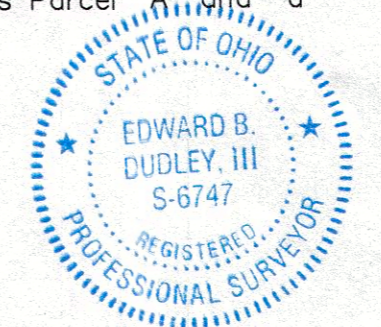


## NOTE

The intent of this Plat of Lot Split is to split (Parcel "A" 1.6425 Acres (71,548 Sq.Ft.)) from Parcel No. 16-A-004-0-00-002-0 creating two new parcels Parcel "A" and a remainder Parcel "B" 12.2962 Acres (535,624 Sq.Ft.)

## CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. 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.



Edward B. Dudley P.S. No. 6747  
August 1, 2016 Date  
Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

