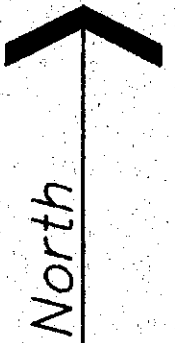


# Plat of Consolidation & Lot Split Osair Inc.

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



Land Remaining in  
Toys - "R" - Us  
Vol. 1079 Pg. 855  
12-29-94  
P.P.N. 16B-31B-11

City of Mentor  
Doc. #200016966  
10-22-99  
P.P.N. 16B-31B-29

Rec./Meas.  
R = 290.00'  
A = 140.00'  
C = 138.65'  
S 38°25'14"E

Helsley-Hopkins Inc.  
Doc. #200037518  
10-17-00  
P.P.N. 16B-31B-11

Rec./Meas.  
R = 35.00'  
A = 48.95'  
C = 45.06'  
S 15°28'27"W

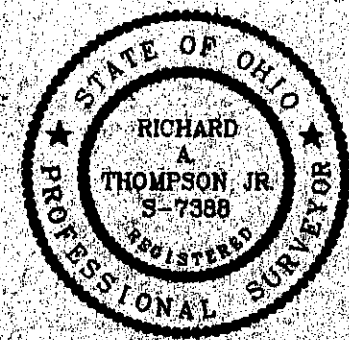
City of Mentor  
Roadway Easement  
Vol. 450 Pg. 768

**Mentor Avenue (U.S. Route 20)**  
(Width Varies)

**Plaza Blvd.**

I HEREBY CERTIFY THAT THIS PLAT WAS  
PREPARED FROM A FIELD SURVEY MADE UNDER  
MY DIRECT SUPERVISION. MONUMENTS WERE  
FOUND OR SET AS INDICATED. DIMENSIONS  
ARE EXPRESSED IN FEET AND DECIMAL PARTS  
THEREOF. BEARINGS REFER TO AN ASSUMED  
MERIDIAN AND ARE INTENDED TO INDICATE  
ANGLES ONLY. ALL OF WHICH ARE CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Richard A. Thompson, Jr.*  
Richard A. Thompson, Jr. P.S. 7388



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	56.44	30.00	41.14	48.48	S52°15'02"E	107°47'41"
C-2	23.85	78.00	12.70	25.13	N13°20'55"E	45°48'01"
C-3	60.72	120.00	31.83	60.08	N55°18'42"E	28°59'32"
C-4	23.25	88.00	11.69	23.19	N82°10'06"E	15°08'24"
C-5	10.09	40.00	5.02	10.02	S81°01'43"E	14°22'30"

DRAWN BY:	Jrp	DATE:	Dec. 05, 2000
CHECKED BY:	Rat	DRAWING NO.:	Split
JOB NO.:	Osair1-9914	SHEET:	1 of 1

City of Mentor  
Doc. #199957785  
12-27-99  
P.P.N. 16B-31B-25

0.4377 Ac.  
Out Of  
P.P.N. 16B-31B-27

Richard M. Osborne, Tr.  
Doc. #199957788  
12-29-99  
P.P.N. 16B-31B-27

0.5450 Ac.  
Combined Parcel

0.1073 Ac.  
Out Of  
P.P.N. 16B-31B-9

Richard M. Osborne, Tr.  
Doc. #199957789  
12-29-99  
P.P.N. 16B-31B-28

Richard M. Osborne, Tr.  
Doc. #199957787  
12-7-99  
P.P.N. 16B-31B-26

Richard M. Osborne, Tr.  
Doc. #970000569  
1-7-97  
P.P.N. 16B-31B-9

0.0475 Ac.  
Out Of  
P.P.N. 16B-31B-9

0.8331 Ac.  
Combined Parcel

1.2148 Ac.  
Out Of  
P.P.N. 16B-31B-9

2.4061 Ac.  
Combined Parcel

Richard M. Osborne Tr.  
Doc. 200024981  
07-14-00  
P.P.N. 16B-31B-8

Susa Partnership L.P.  
Doc. 970012035  
04-17-97  
P.P.N. 16B-31B-07

Blake Lot Tr. 5

4'-11.5" DL  
5'-7.7" DL

1" Pin  
Fd./Used