

GRAPHIC SCALE

60 0 30 60  
1 INCH = 60 FEET

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

**OWNERS ACCEPTANCE**

I, REPRESENTATIVE OF THE CITY OF MENTOR, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION AS SHOWN HEREON.

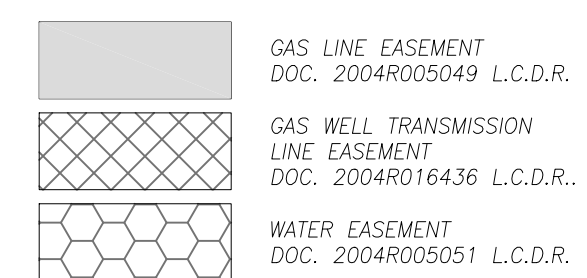
SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**NOTARY PUBLIC**

COUNTY OF LAKE  
STATE OF OHIO  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF THE CITY OF MENTOR, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS/HER FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

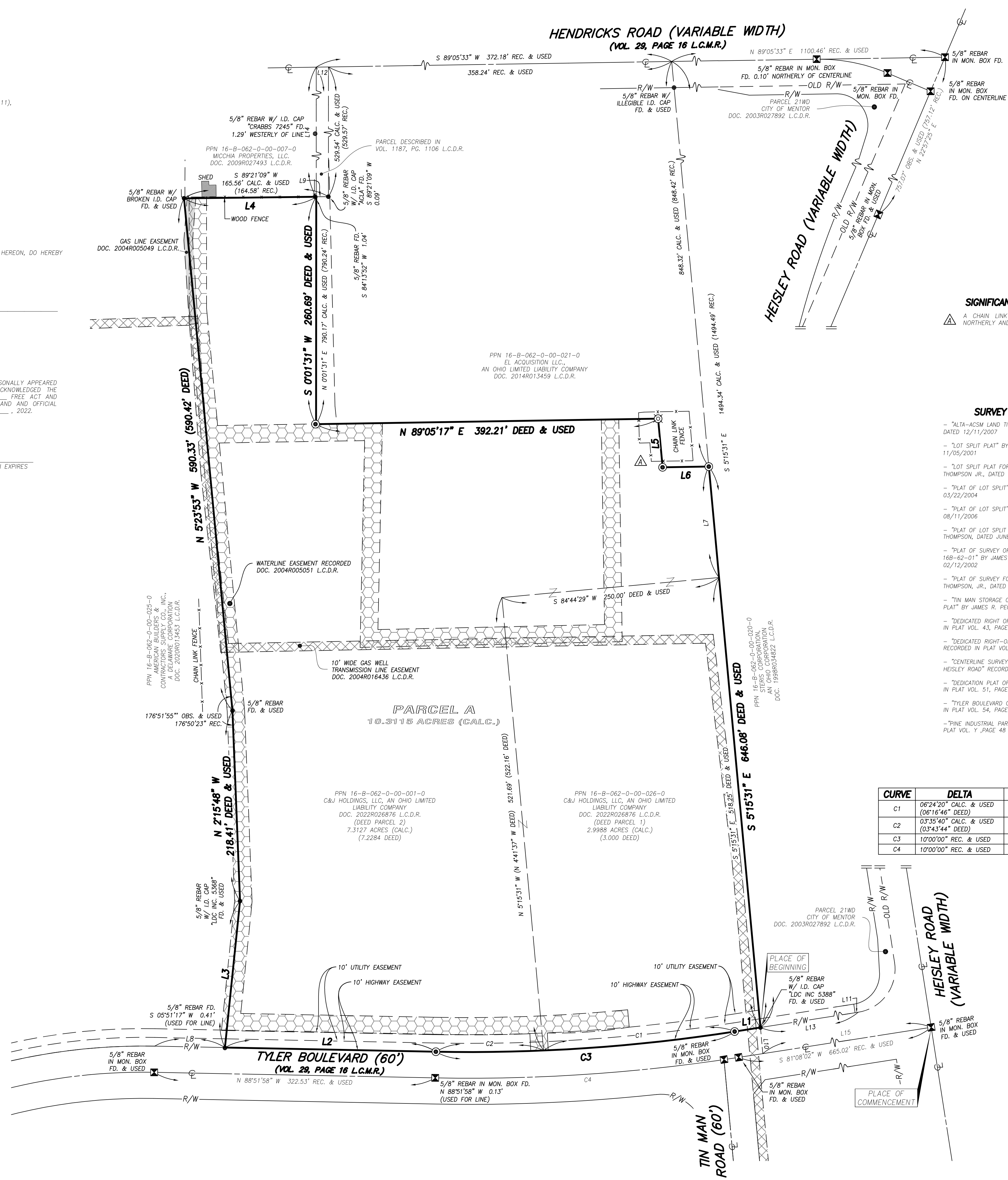
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**EASEMENT LEGEND**



**LEGEND**

- DRILL HOLE SET
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- REBAR FOUND AS NOTED
- ✱ MAG NAIL FOUND AS NOTED
- ⊠ MONUMENT BOX FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
- FENCE LINE AS NOTED



**SIGNIFICANT OBSERVATIONS**

△ A CHAIN LINK FENCE & CONCRETE PAD CROSSES OVER A NORTHERLY AND EASTERLY LINE OF THE SURVEYED PROPERTY.

**SURVEY REFERENCES**

- "ALTA-ACSM LAND TITLE SURVEY" BY MICHAEL P. SPILLACY, DATED 12/11/2007
- "LOT SPLIT PLAT" BY RICHARD A. THOMPSON JR., DATED 11/05/2001
- "LOT SPLIT PLAT FOR OSAIR INC." BY RICHARD A. THOMPSON JR., DATED 10/15/2001
- "PLAT OF LOT SPLIT" BY MICHAEL P. SPILLACY, DATED 03/22/2004
- "PLAT OF LOT SPLIT" BY TIMOTHY J. SULLIVAN, DATED 08/11/2006
- "PLAT OF LOT SPLIT FOR OSAIR INC." BY RICHARD A. THOMPSON, DATED JUNE 12, 2001
- "PLAT OF SURVEY OF REMAINING LANDS OF PPN: 16B-02-01" BY JAMES R. PEGORARO, JR., DATED 02/12/2002
- "PLAT OF SURVEY FOR PPN 16B-02-01" BY RICHARD A. THOMPSON, JR., DATED 03/07/2007
- "TIN MAN STORAGE CENTER CONDOMINIUM PHASE NO. 4 PLAT" BY JAMES R. PEGORARO JR., DATED 12/07/2017
- "DEDICATED RIGHT-OF-WAY FOR TIN MAN ROAD" RECORDED IN PLAT VOL. 43, PAGE 13 L.C.M.R.
- "DEDICATED RIGHT-OF-WAY PLAT FOR TYLER BOULEVARD" RECORDED IN PLAT VOL. 29, PAGE 16 L.C.M.R.
- "CENTERLINE SURVEY PLAT FOR THE RELOCATION OF HEISLEY ROAD" RECORDED IN PLAT VOL. 42, PAGE 17 L.C.M.R.
- "DEDICATION PLAT OF RELOCATED HEISLEY ROAD" RECORDED IN PLAT VOL. 51, PAGE 9 L.C.M.R.
- "TYLER BOULEVARD CONDOMINIUMS II PHASE II" RECORDED IN PLAT VOL. 54, PAGE 11 L.C.M.R.
- "TINE INDUSTRIAL PARK SUBDIVISION PHASE II" RECORDED IN PLAT VOL. Y, PAGE 48 L.C.M.R.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 81°08'02" W	29.94' REC. & USED (34.28' DEED)
L2	N 88°51'58" W	241.86' CALC. & USED (236.67' DEED)
L3	N 05°51'17" E	168.93' CALC. & USED (169.14' DEED)
L4	N 89°21'09" W	151.56' CALC. & USED (150.58' DEED)
L5	S 05°15'31" E	56.00' DEED & USED
L6	N 89°05'27" E	53.00' DEED & USED
L7	S 05°15'31" E	127.83' DEED & USED
L8	S 88°51'58" E	80.67' REC. & USED
L9	S 89°21'09" W	14.00' REC. & USED
L10	N 05°15'31" W	30.06' DEED & USED
L11	S 81°08'02" W	3.62' REC. & USED
L12	N 89°05'33" E	14.00' REC. & USED
L13	S 81°08'02" W	555.08' REC. & USED
L14	N 00°01'31" E	529.48' CALC. & USED (529.55' REC.)
L15	S 81°08'02" W	636.97' CALC. & USED (636.96' DEED.)

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	06°24'20" CALC. & USED (06°16'46" DEED)	1970.00' DEED & USED	220.24' CALC. & USED (215.91' DEED)	110.24' CALC. & USED	220.13' CALC. & USED (215.80' DEED)	S 84°20'12" W (S 84°50'32" W DEED)
C2	03°35'40" CALC. & USED (03°43'44" DEED)	1970.00' DEED & USED	123.59' CALC. & USED (127.92' DEED)	61.81' CALC. & USED	123.57' CALC. & USED (127.90' DEED)	S 89°20'12" W (S 89°50'32" W DEED)
C3	10°00'00" REC. & USED	1970.00' REC. & USED	343.83' REC. & USED	172.35' REC. & USED	343.39' CALC. & USED	S 86°08'02" W
C4	10°00'00" REC. & USED	1970.00' REC. & USED	343.83' REC. & USED	172.35' REC. & USED	343.39' CALC. & USED	S 86°08'02" W

**MISCELLANEOUS NOTES**

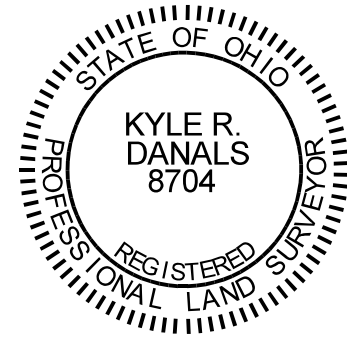
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
4. THE SURVEYOR DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF EASEMENTS AND/OR SIGNIFICATION OBSERVATIONS SHOWN HEREON.

**LOT CONSOLIDATION**  
FOR  
**V/L TYLER BOULEVARD**

KNOWN AS BEING PART OF RANGE 9, TOWN 10 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL MENTOR TOWNSHIP LOT NO. 8 IN TRACT 6, NOW SITUATED IN THE

**CITY OF MENTOR**  
COUNTY OF LAKE - STATE OF OHIO

**McSteen**  
LAND SURVEYORS  
1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com



*Kyle R. Danals* 10-05-2022  
KYLE R. DANALS REG. PROF. SURV. No. 8704

Job No.: 22-103  
Field Date: June 9, 2022  
Survey Date: June 17, 2022  
Revised Date: October 5, 2022  
Drawn By: HJW