

# PLAT OF LOT SPLIT OF 1623 MENTOR AVENUE PARCEL NO. 11-A-011-0-00-007-0 CREATING PARCELS "A", AND "B" TOWNSHIP OF PAINESVILLE COUNTY OF LAKE STATE OF OHIO

Situated in the Township of Painesville, County of Lake and State of Ohio; and known as being a part of Original Lot No. 45 in Tract No. 4 of the Tenth Township in the Eighth Range of Connecticut Western Reserve;

### OWNERS ACCEPTANCE

I, the undersigned owner of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

*[Signature]*  
Crystal Place Partners LLC

### 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 Cleveland, Ohio this 27th day of July, 2015.

*[Signature]*  
Notary Public  
11-24-17  
My commission expires 11/24/18  
**Holly McCarroll**  
NOTARY PUBLIC  
STATE OF OHIO  
My Comm. Expires November 24, 2017

### STATE OF OHIO PARCELS

Parcel No. 11-B-777-0-00-062-0 State of Ohio Instrument No. 2006R034962	Parcel No. 11-B-777-0-00-123-0 State of Ohio Instrument No. 2006R005803
Parcel No. 11-B-777-0-00-122-0 State of Ohio Instrument No. 2006R005803	Parcel No. 11-B-777-0-00-054-0 State of Ohio Instrument No. 2004R0027068

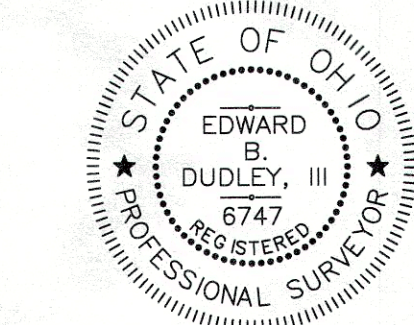
### LAND AREA

Parcel "A"	0.7973 Acres	34,731 Sq.Ft.
Parcel "B"	8.5670 Acres	373,179 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.

June 12, 2015  
*[Signature]* Edward B. Dudley P.S. No. 6747 Date



### DRAWN BY

BDK, BS

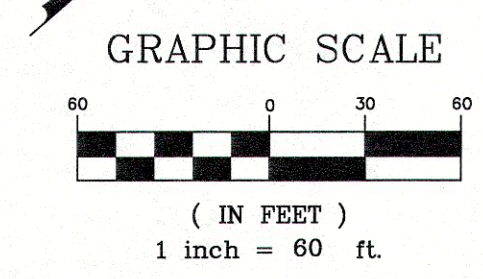
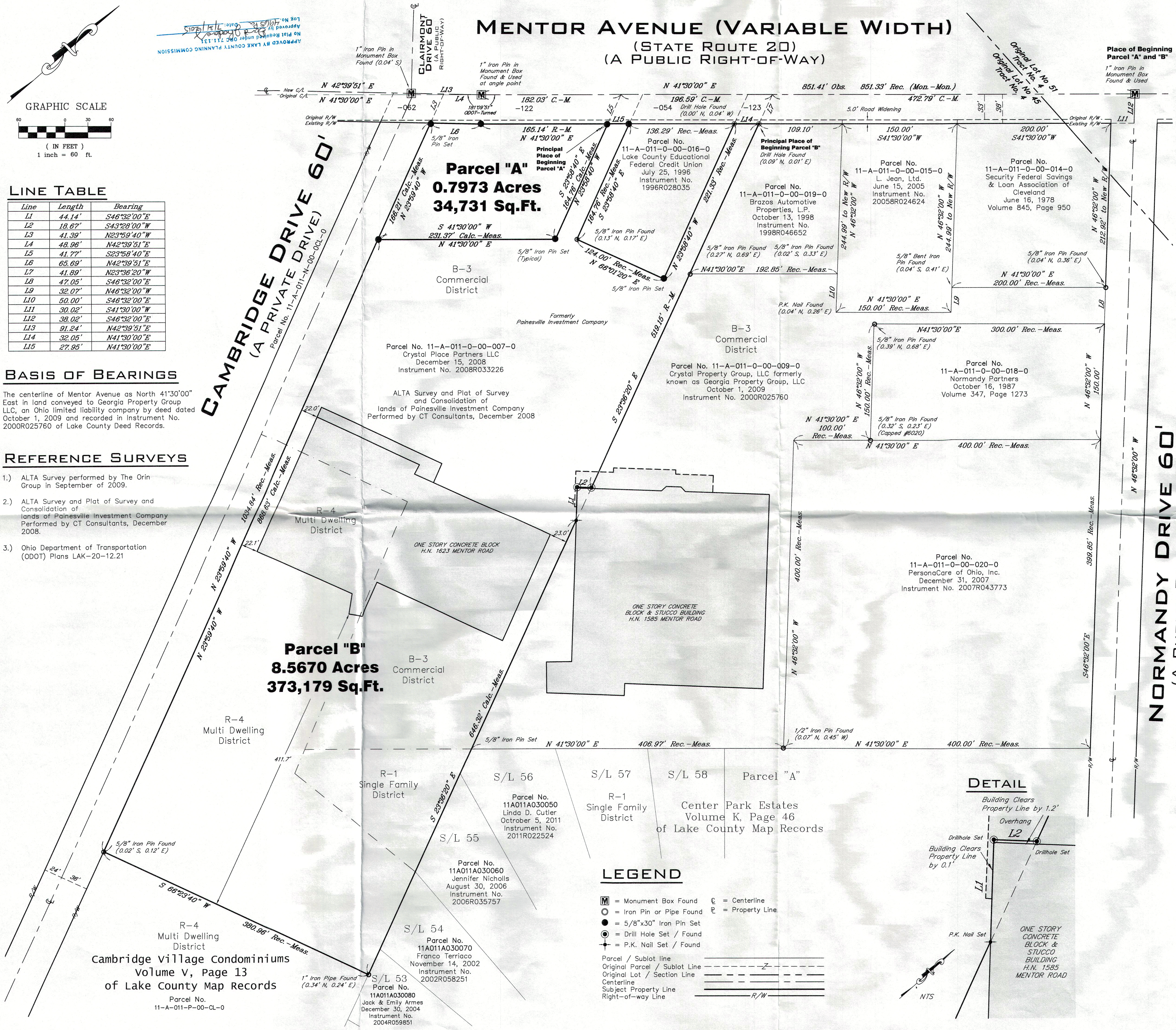
### APPROVED

EBD PS No. 6747



LAND SURVEYING - ENGINEERING - DESIGN  
2310 SUPERIOR AVENUE - SUITE 110  
CLEVELAND - OHIO - 44114  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM

## MENTOR AVENUE (VARIABLE WIDTH) (STATE ROUTE 20) (A PUBLIC RIGHT-OF-WAY)



### LINE TABLE

Line	Length	Bearing
L1	44.14'	S46°32'00"E
L2	18.67'	S43°28'00"W
L3	41.39'	N23°59'40"W
L4	48.96'	N42°39'51"E
L5	41.77'	S23°58'40"E
L6	65.69'	N42°39'51"E
L7	41.89'	N23°36'20"W
L8	47.05'	S46°32'00"E
L9	32.07'	N46°32'00"W
L10	50.00'	S46°32'00"E
L11	30.02'	S41°30'00"W
L12	38.02'	S46°32'00"E
L13	91.24'	N42°39'51"E
L14	32.05'	N41°30'00"E
L15	27.95'	N41°30'00"E

### BASIS OF BEARINGS

The centerline of Mentor Avenue as North 41°30'00" East in land conveyed to Georgia Property Group LLC, an Ohio limited liability company by deed dated October 1, 2009 and recorded in Instrument No. 2000R025760 of Lake County Deed Records.

### REFERENCE SURVEYS

- ALTA Survey performed by The Orin Group in September of 2009.
- ALTA Survey and Plat of Survey and Consolidation of lands of Painesville Investment Company Performed by CT Consultants, December 2008.
- Ohio Department of Transportation (ODOT) Plans LAK-20-12-21

### LEGEND

- M = Monument Box Found
  - I = Iron Pin or Pipe Found
  - = 5/8"x30" Iron Pin Set
  - ⊙ = Drill Hole Set / Found
  - ⊕ = P.K. Nail Set / Found
  - ℄ = Centerline
  - ℄ = Property Line
- Parcel / Sublot line  
Original Parcel / Sublot Line  
Original Lot / Section Line  
Centerline  
Subject Property Line  
Right-of-way Line

### DETAIL

