

PLAT OF LOT SPLIT AND CONSOLIDATION

OF
7850 MENTOR AVENUE
PARCEL NO. 16-A-004-0-00-002-0
7880 MENTOR AVENUE
PARCEL NO. 16-A-004-0-00-009-0
CREATING
PARCEL "C" AND PARCEL "D"
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;

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING		
L1	4.89'	R-M	N04°46'39"E	L30	52.00'	R-M	N15°58'28"W
L2	45.00'	R-M	S05°13'21"E	L31	52.00'	R-M	N14°41'28"W
L3	23.96'	R-M	S04°46'39"W	L32	52.00'	R-M	N14°41'28"W
L4	21.08'	R-M	S02°20'12"E	L33	63.00'	R-M	N14°41'28"W
L5	57.87'	R-M	S12°21'53"E	L34	66.82'	C-M	N04°46'39"E
L6	46.33'	R-M	S10°18'23"E	L35	63.00'	R-M	N14°41'28"W
L7	18.30'	R-M	S01°23'39"W	L36	52.00'	R-M	N14°41'28"W
L8	42.53'	R-M	S07°28'18"W	L37	28.13'	C-M	N75°18'32"E
L9	20.30'	R-M	S04°46'39"W	L38	27.88'	C-M	N62°54'05"E
L10	27.65'	R-M	S02°46'11"W	L39	23.53'	C-M	N62°54'05"E
L11	20.32'	R-M	S13°56'58"E	L40	48.04'	R-M	S14°32'58"E
L12	04.83'	R-M	N85°13'21"W	L41	97.23'	R-M	S22°53'14"E
L13	56.06'	R-M	S04°46'39"W	L42	48.63'	R-M	S04°46'39"W
L14	14.50'	R-M	N04°46'39"E	L43	22.00'	R-M	N85°13'21"W
L15	97.90'	R-M	N85°13'21"W	L44	2.82'	R-M	N85°13'21"W
L16	4.81'	R-M	S04°46'39"W	L45	277.87'	R-M	N04°46'39"E
L17	14.00'	R-M	N85°13'21"W	L46	190.67'	R-M	N85°13'21"W
L18	9.92'	R-M	S04°46'39"W	L47	28.75'	R-M	N40°13'21"W
L19	53.00'	R-M	N85°13'21"W	L48	89.00'	R-M	N85°13'21"W
L20	9.92'	R-M	N04°46'39"E	L49	298.00'	R-M	S04°46'39"W
L21	14.00'	R-M	N85°13'21"W	L50	31.24'	R-M	N85°13'21"W
L22	4.58'	R-M	N04°46'39"E	L51	10.03'	R-M	S04°46'39"W
L23	57.83'	R-M	N85°13'21"W	L52	15.00'	R-M	N85°13'21"W
L24	5.90'	R-M	N04°46'39"E	L53	48.72'	R-M	S04°46'39"E
L25	49.75'	R-M	N85°13'21"W	L54	41.16'	C-M	N75°18'32"E
L26	9.00'	R-M	S04°46'39"W	L55	36.00'	C-M	N14°39'38"E
L27	57.63'	R-M	N14°41'28"W	L56	11.03'	C-M	N63°50'14"E
L28	52.88'	R-M	N26°38'32"E				
L29	55.47'	R-M	N04°46'39"E				

CURVE TABLE

Curve	Radius	Arc	Delta	Tangent	Chord	Bearing
C1	20.84'	13.52'	R-M	37°11'16"	7.01'	S46°12'24"E
C2	100.00'	19.30'	R-M	11°33'58"	9.68'	S15°40'08"E
C3	300.00'	87.72'	R-M	16°45'06"	44.17'	S05°14'23"E
C4	6.00'	11.40'	R-M	108°50'45"	8.38'	S40°28'10"W
C5	1420.72'	158.28'	R-M	6°25'25"	78.73'	S19°20'20"E
C6	8854.67'	154.80'	R-M	0°54'00"	77.40'	N74°01'32"E
C7	8802.87'	153.98'	R-M	0°54'00"	76.99'	N74°01'32"E
C8	172.00'	58.02'	R-M	19°19'32"	57.24'	S24°29'10"E
C9	241.00'	116.36'	R-M	27°39'55"	59.34'	S09°03'17"E
C10	34.00'	23.16'	C-M	39°01'53"	12.05'	S22°53'14"E

REFERENCE SURVEYS

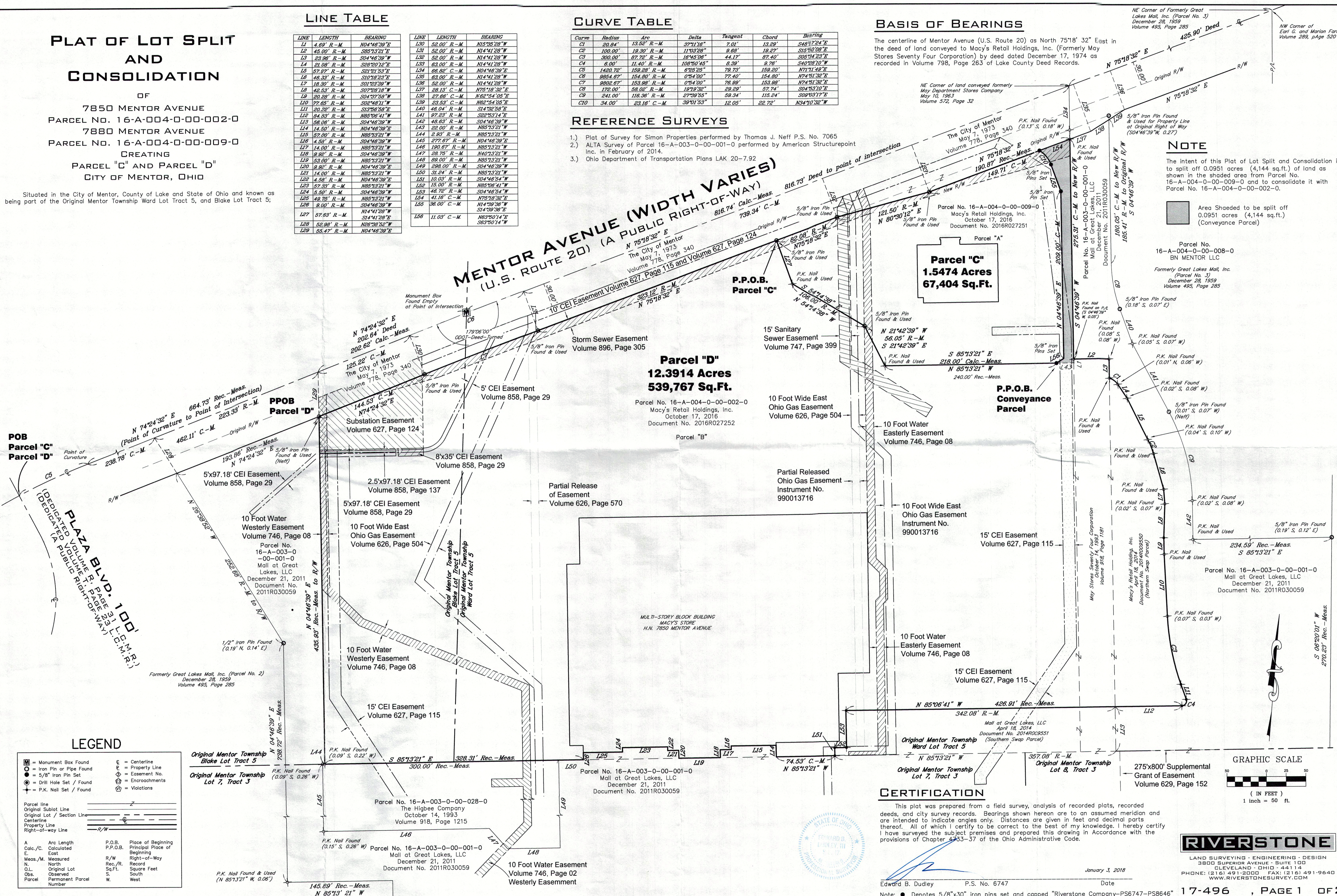
- Plat of Survey for Simon Properties performed by Thomas J. Neff P.S. No. 7065
- ALTA Survey of Parcel 16-A-003-0-00-001-0 performed by American Structurepoint Inc. in February of 2014.
- Ohio Department of Transportation Plans LAK 20-7.92

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 May Stores Seventy Four Corporation) by deed dated December 17, 1974 as recorded in Volume 798, Page 263 of Lake County Deed Records.

NE Corner of Formerly Great Lakes Mall, Inc. (Parcel No. 3) December 28, 1959 Volume 495, Page 285
NW Corner of Earl G. and Marion Forks Volume 289, Page 520

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



NOTE

The intent of this Plat of Lot Split and Consolidation is to split off 0.0951 acres (4,144 sq.ft.) of land as shown in the shaded area from Parcel No. 16-A-004-0-00-009-0 and to consolidate it with Parcel No. 16-A-004-0-00-002-0.

Area Shaded to be split off 0.0951 acres (4,144 sq.ft.) (Conveyance Parcel)

Parcel No. 16-A-004-0-00-008-0
BN MENTOR LLC
Formerly Great Lakes Mall, Inc. (Parcel No. 3) December 28, 1959 Volume 495, Page 285

Parcel No. 16-A-003-0-00-001-0
Mall at Great Lakes, LLC
Document No. 2011R030059

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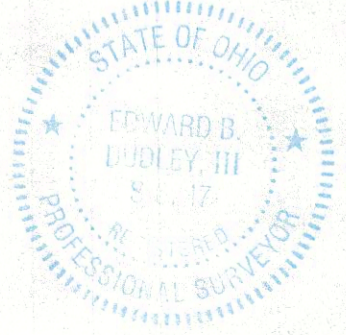
Parcel No. 16-A-003-0-00-001-0
Mall at Great Lakes, LLC
Document No. 2011R030059

LEGEND

	Monument Box Found		Centerline
	Iron Pin or Pipe Found		Property Line
	5/8" Iron Pin Set		Easement No.
	Drill Hole Set / Found		Encroachments
	P.K. Nail Set / Found		Violations
	Parcel line		Original Sublot Line
	Original Lot / Section Line		Centerline
	Property Line		Right-of-way Line
	Arc Length		Place of Beginning
	Calculated		Principal Place of Beginning
	East		Right-of-Way
	Measured		Record
	North		Observed
	Original Lot		South
	Observed		Square Feet
	Parcel Permanent Parcel Number		West

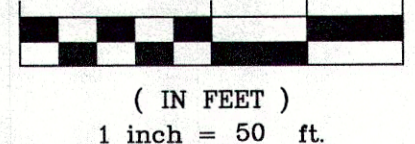
CERTIFICATION

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 Date January 3, 2018
Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

RIVERSTONE

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CLEVELAND - OHIO - 44114
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