

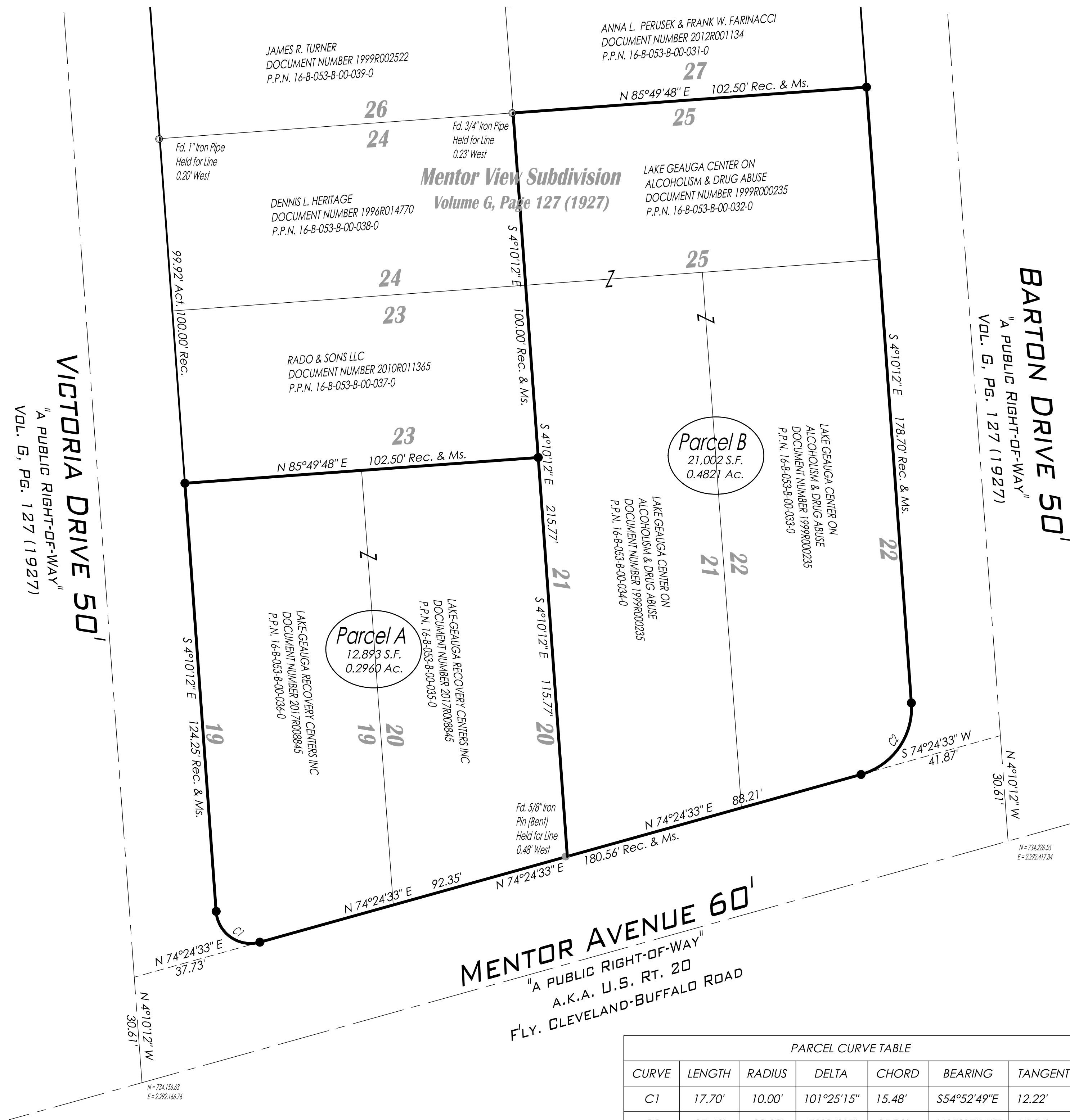
Plat of Consolidation

Situated in the City of Mentor, County of Lake, and State of Ohio,
and further known as being part of the Phelps Lot, Tract 5, Original Mentor Township, Being
Township No. 10 North in the 9th Range West of Townships in the Connecticut Western Reserve.
July, 2023 Scale 1"=20'



Survey References:
COUNTY TAX MAPS (AS NOTED)
COUNTY RECORD DEEDS (AS NOTED)
COUNTY RECORD PLATS (AS NOTED)
COUNTY ROAD RECORDS (AS NOTED)
SURVEY PERFORMED BY (AS NOTED)

- Monument Legend:**
- MON. BOX ASSEMBLY FOUND (AS NOTED)
 - MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - DRILL HOLE FOUND (AS NOTED)
 - DRILL HOLE SET
 - P.K. NAIL FOUND (AS NOTED)
 - P.K. NAIL SET



D.P.N.'s Creating Parcel "A"
P.P.N. 16-B-053-B-0-036-0
P.P.N. 16-B-053-B-0-035-0

D.P.N.'s Creating Parcel "B"
P.P.N. 16-B-053-B-0-032-0
P.P.N. 16-B-053-B-0-033-0
P.P.N. 16-B-053-B-0-034-0

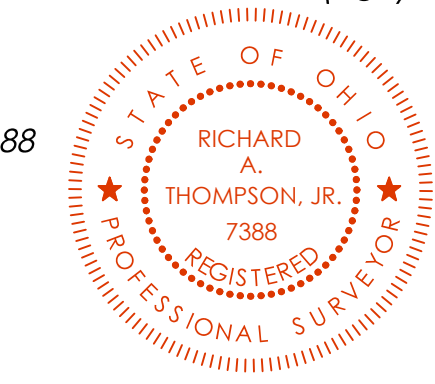
Survey Abbreviations:

- | | |
|-----------------------------------|---------------------------------------|
| (A.F.N.) = AUTOMATIC FILE NUMBER | (OBS.) = OBSERVED DISTANCE |
| (ACT.) = ACTUAL DISTANCE | (O.L.) = ORIGINAL LOT LINE |
| (CALC.) = CALCULATED DISTANCE | (O.R.) = OFFICIAL RECORD |
| (CL) = CENTERLINE | (PL) = PROPERTY LINE |
| (C/M) = CALCULATED & MEASURED | (P/M) = PLAT & MEASURED |
| (C.S.R.) = CITY SURVEY RECORDS | (P.P.N.) = PERMANENT PARCEL NUMBER |
| (Dd.) = DEED DISTANCE | (P.C.) = POINT OF CURVATURE |
| (D.R.) = DEED RECORD | (P.T.) = POINT OF TANGENCY |
| (D/M) = DEED & MEASURED | (POB) = PLACE OF BEGINNING |
| (DOC.) = DOCUMENT NUMBER | (PPOB) = PRINCIPAL PLACE OF BEGINNING |
| (ENCR.) = ENCROACHMENT | (REC.) = RECORD DISTANCE |
| (FD.) = FOUND | (R/M) = RECORDED & MEASURED |
| (INST.) = INSTRUMENT NUMBER | (R.P.) = RECORDED PLAT |
| (MS.) = MEASURED DISTANCE | (RW) = RIGHT-OF-WAY |
| (MON.BOX) = MONUMENT BOX ASSEMBLY | (TRN.) = TURNED ANGLE |
| | (S/L) = SUBLLOT |

Boundary Certification:

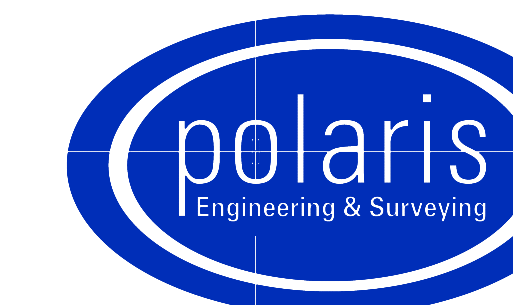
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (●).

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 07/13/23



DATE: 07/13/23
SCALE: 1"=20'
FOLDER: Survey Base
DWG: 22080 Cons.
TAB: Plat of Cons.

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	17.70'	10.00'	101°25'15"	15.48'	S54°52'49"E	12.22'
C2	27.43'	20.00'	78°34'45"	25.33'	N35°07'11"E	16.36'



POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.
22080
SHEET **01** OF **01**