

LOT SPLIT AND CONSOLIDATION SURVEY

TRACT 10, LOT 9, MENTOR TOWNSHIP
CITY OF MENTOR, COUNTY OF LAKE, STATE OF OHIO

LEGAL DESCRIPTION:

PARCEL "A"
Situating in the City of Mentor, County of Lake, State of Ohio, being part of Lot Number 9, Tract Number 10 in Original Mentor Township, being a parcel of land conveyed to Mentor Dental Arts Realty, Co., LTD. as recorded in Instrument Number 1998R0000788 of said county's records, being further bounded and described as follows:

Commencing at a 1 inch Pipe found at the northeast corner of said Lot 15 of said Orchard Park Estates, the northwest corner of Block "B" of Villa Park Estates Subdivision of recorded Plat Book W, Page 2, and the south right of way line of Blackbrook Road (Lakeshore Boulevard S.R. 283, 60 feet wide), thence along the south right of way line of said Blackbrook Road and the north line of said Lots 15 and 16 of said Orchard Park Estates, S 19° 34' 49" W for a distance of 255.13 feet to a point at the northwest corner of Lot 16, witnessed by a 5/8 inch rebar found S 16° 06' 52" E at a distance of 0.78, feet said point being the Point of Beginning for the parcel of land herein after described:

1. Thence along the southwest line of said Lot 16, S 31° 54' 56" E for a distance of 178.40 feet to a rebar set;
2. Thence along a new division line, S 19° 34' 49" W for a distance of 247.34 feet to rebar set;
3. Thence along a new division line, S 86° 51' 52" W for a distance of 84.14 feet to a rebar set on the east right of way line of Meister Road (60 feet wide);
4. Thence along the east right of way line of said Meister Road, N 2° 10' 09" W for a distance of 167.31 feet to a 1 inch pipe found at the intersection of the said east right way line of Meister Road and the said south right of way line of said Blackbrook Road;
5. Thence along the south right of way line of said Blackbrook Road, N 19° 34' 49" E for a distance of 235.50 to the point of beginning and containing 0.9353 acres (40,743 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeLaven, Inc., aka GPD Group, in April of 2016.

All bearings referred to herein, are relative to grid north of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), as determined from GNSS measurements tied to the Ohio Department of Transportation's VRS system.

It is the intent of the herein described parcel to split 0.9353 Acres from Parcel Number 16-D-113-A-00-003-0.

PARCEL "B"
Situating in the City of Mentor, County of Lake, State of Ohio, being part of Lot Number 9, Tract Number 10 in Original Mentor Township, being a parcel of land conveyed to Mentor Dental Arts Realty, Co., LTD. as recorded in Instrument Number 1998R0000788, also being all of Lots 15 and 16 of Orchard Park Estates of Recorded Plat Book "K", conveyed to said Mentor Dental Arts Realty, Co., LTD., as recorded in said Instrument Number 1998R0000788 of said county's records, being further bounded and described as follows:

Beginning at a 1 inch Pipe found at the northeast corner of said Lot 15 of said Orchard Park Estates, the northwest corner of Block "B" of Villa Park Estates Subdivision of recorded Plat Book W, Page 2, and the south right of way line of Blackbrook Road (Lakeshore Boulevard S.R. 283, 60 feet wide) said pipe being the Point of Beginning, for the parcel of land herein after described:

1. Thence along the west line of said Villa Park Estates Subdivision, S 31° 59' 41" E for a distance of 480.88 feet to a 1 inch pipe found on the west interior corner of Lot 49 of said Villa Park Estates Subdivision;
2. Thence along the west line of said Villa Park Estates Subdivision, S 2° 13' 36" E for a distance of 311.74 feet to a capped rebar "BARCOCK, JONES & ASSOC." found at the southwest corner of Lot 43, and on the north line of Lot 42 of said Villa Park Estates Subdivision;
3. Thence along the north line of said Villa Park Estates Subdivision and joining the north line of Lot 17 of said Orchard Park Estates, S 86° 51' 56" W for a distance of 421.35 feet to a rebar set on the east right of way line of Meister Road (60 feet wide), and the northwest corner of said Lot 17;
4. Thence along the east right of way line of said Meister Road, N 2° 10' 09" W for a distance of 113.02 feet to a rebar set;
5. Thence along a new division line, N 86° 51' 52" E for a distance of 84.14 feet to a rebar set;
6. Thence along a new division line, N 19° 34' 49" E for a distance of 247.34 feet to rebar set on the southwest line of Lot 16 of said Orchard Park Estates;
7. Thence along the southwest line of said Lot 16, N 31° 54' 56" W for a distance of 178.40 feet to a point at the northwest corner of said Lot 16, and on the south right of way line of said Blackbrook Road, witnessed by a 5/8 inch rebar found S 16° 06' 52" E at a distance of 0.78 feet;
8. Thence along the south right of way line of said Blackbrook Road and the north line of said Lots 15 and 16 of said Orchard Park Estates, N 19° 34' 49" E for a distance of 255.13 feet to the point of beginning and containing 4.0484 acres (176,348 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeLaven, Inc., aka GPD Group, in April of 2016.

All bearings referred to herein, are relative to grid north of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), as determined from GNSS measurements tied to the Ohio Department of Transportation's VRS system.

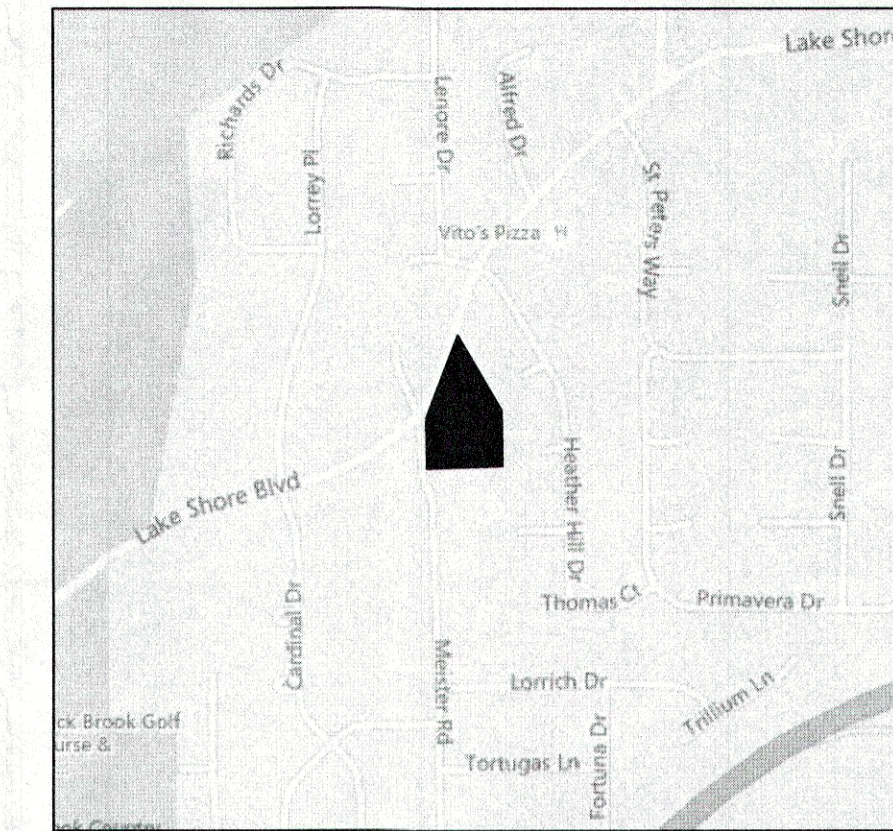
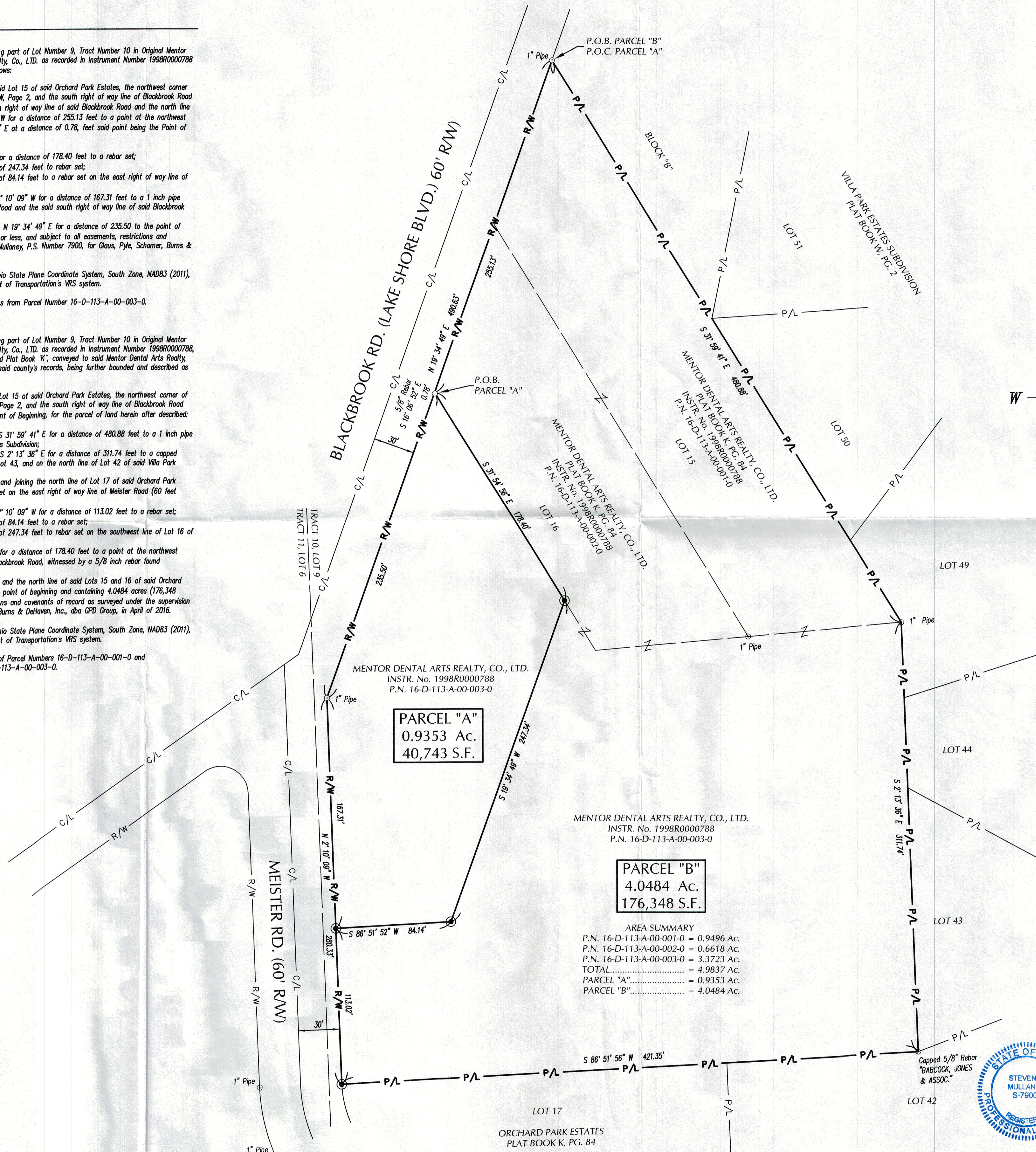
It is the intent of the herein described parcel to consolidate all of Parcel Numbers 16-D-113-A-00-001-0 and 16-D-113-A-00-002-0, and 2.7970 Acres of Parcel Number 16-D-113-A-00-003-0.

REFERENCES:

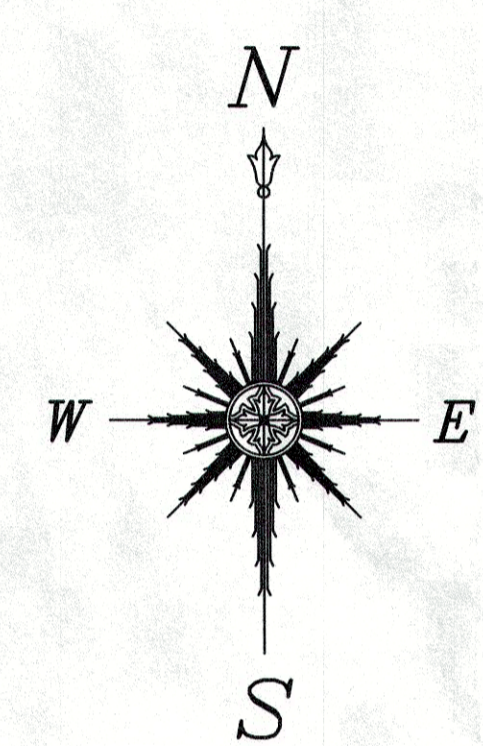
1. COUNTY TAX MAP.
2. DEEDS AS REFERENCED ON SURVEY
3. PLATS
ORCHARD PARK ESTATES, P.B. K, PG. 84
VILLA PARK ESTATES SUBDIVISION, P.B. W, PG. 2
4. TITLE REPORT

BASIS OF BEARING:

STATE PLANE GRID NORTH, NAD 83 (2011),
OHIO NORTH ZONE. TIED BY GPS TO THE
O.D.O.T. VRS.

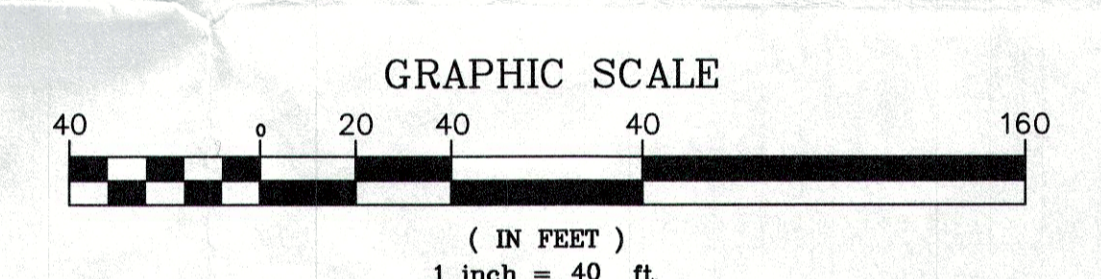


LOCATION MAP



LEGEND:

- 5/8" x 30" REBAR WITH CAP "GPD" SET
- EXISTING IRON PIN FOUND AS NOTED
- EXISTING CAPPED IRON PIN FOUND AS NOTED
- EXISTING IRON PIPE FOUND AS NOTED
- P/L- EXISTING PROPERTY LINE
- R/W- EXISTING RIGHT OF WAY LINE
- C/L- EXISTING CENTER LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



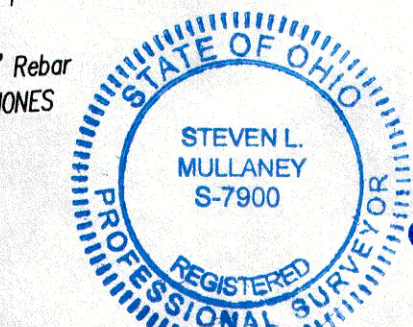
REV.	DATE	DESCRIPTION

9140 LAKESHORE BLVD.
MENTOR, OHIO 44060

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.
2016175.01

1 of 1



Steven L. Mullaney 11/8/16
STEVEN L. MULLANEY, OHIO PROFESSIONAL SURVEYOR NO. 7900 DATE