

CHILlicothe SQUARE SUBDIVISION VOLUME 10, PAGE 47 L.C.P.R.

S/L 51

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S/L 44

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S/L 42

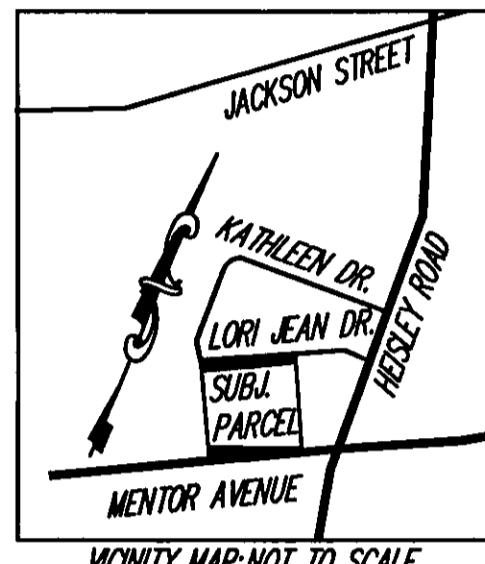
PPN 16-B-054-0-00-025-0
BRIAN OCCORR
INST. NO. 2002R042880

PPN 16-B-054-0-00-022-0
MAGNUS TERRA COMPANY LTD.
INST. NO. 2003R039944

PPN 16-B-054-0-00-002-0
BEF REIT INC.
INST. NO. 2000R016742

M. WILSON

CEN/LEST/OT/89



VICINITY MAP-NOT TO SCALE

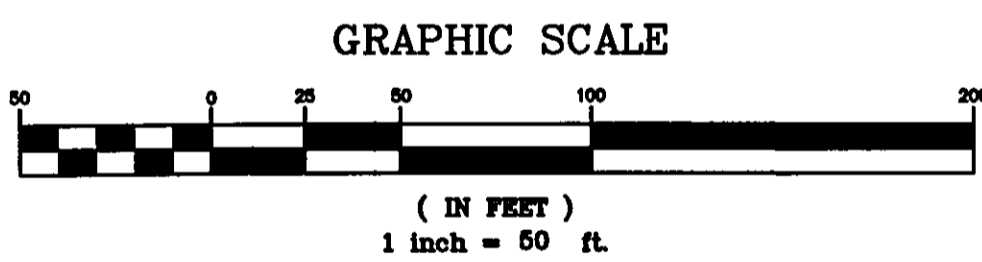
BOUNDARY SURVEY LEGEND

○ 5/8" IRON PIN SET	A, ACT	ACTUAL MEASUREMENT OR CALCULATION
● IRON PIN/PIPE FOUND	U, USED	USED MEASUREMENT OR MONUMENT
☐ MON BOX FOUND WITH PIN/PIPE	M, MSD	MEASURED
■ MONUMENT BOX FOUND EMPTY	D, R, REC.	DEED OR RECORD
▲ SURVEY NAIL SET	CALC.	CALCULATED
△ SURVEY NAIL FOUND	C/L	CENTERLINE
⊙ STONE/CONCRETE MONUMENT FOUND	O, OBS.	OBSERVED
⊕ DRILLHOLE SET	P.P.N.	PERMANENT PARCEL NUMBER
⊖ DRILLHOLE FOUND		
⊕ RAILROAD SPIKE SET		
⊖ RAILROAD SPIKE FOUND		

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OR THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON PIN MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON

Michael P. Spellacy 12/24/08
MICHAEL P. SPELLACY P.S. 8169 DATE



BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGULAR VALUES ONLY

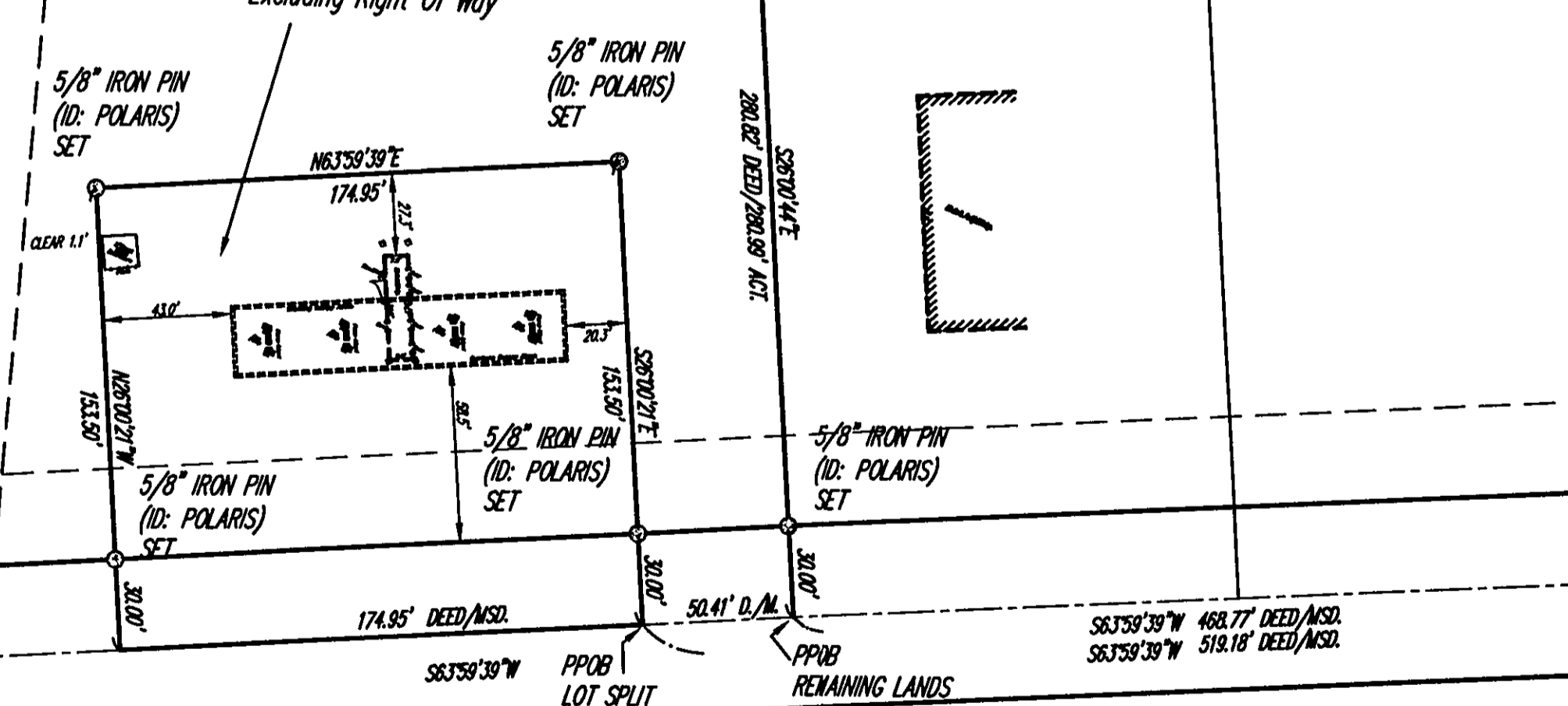
BUILDING SETBACKS
ZONED B-2 "GENERAL BUSINESS"
PER CITY OF MENTOR CODIFIED ORDINANCES
PART 11
SEE SECTIONS 1155 AND 1161 FOR ADDITIONAL REQUIREMENTS

Front - 30'
Rear and side established in site plan reviews
Adjacent to residential, rear and side setbacks shall be in accordance with Sec. 1161.02
Buffering Required in Industrial and Commercial Zones; building and parking setbacks to be determined by development plan, but in no case less than the minimum buffer depth.

PPN 16-B-054-0-00-003-0 AND 16-B-054-0-00-004-0
WAL MART REAL ESTATE BUSINESS TRUST
INST. NO. 1999R019586
REMAINING LANDS
660,906 sq.ft.
15.1723 acres
635,702 sq.ft.
14.5937 acres
Excluding Right Of Way

LOT SPLIT
26,855 sq.ft.
0.6165 acres
21,606 sq.ft.
0.4960 acres
Excluding Right Of Way

PPN 16-B-054-0-00-017-0
BOSTON MARKET REAL ESTATE COMPANY
INST. NO. 2007R033889



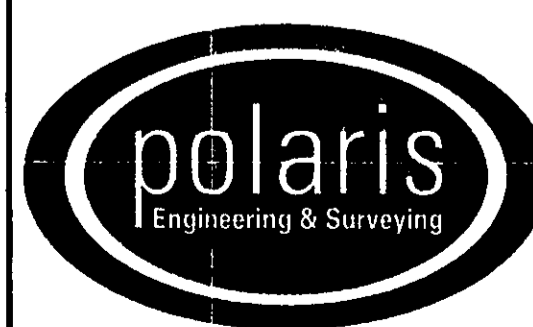
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	62.83	40.00	40.00	56.57	S71°00'21"E	90°00'11"
C2	62.83	40.00	40.00	56.57	S18°59'34"W	89°59'50"

Mentor Avenue - 60' Wide

REV. No.	DATE	BY	CHK'D

DATE: 12/19/08
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: DWG/PLATS
FILENAME: LOT SPLIT
TAB: LOT SPLIT
DRAWN: MPS

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE, AND STATE OF OHIO; KNOWN AS BEING PART OF ORIGINAL MENTOR TOWNSHIP MERRY LOT IN TRACT 6, FURTHER KNOWN AS BEING A LOT SPLIT OUT OF LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST BY INSTRUMENT NO. 1999R019586 OF LAKE COUNTY RECORDS. (PPN 16-B-054-0-00-003-0 AND -004-0) SCALE 1 INCH = 50 FEET NOVEMBER, 2008



POLARIS ENGINEERING & SURVEYING, INC.
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WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

LOT SPLIT PLAT
WAL MART STORE #1857
MURPHY OIL STORE #6630

CONTRACT No.	
08139	
SHEET	OF
01	01

Relocated Heisley Road