

BELMONT COUNTY AUDITOR

Transferred by Belmont County Auditor  
Date Aug 8, 1979

BELMONT COUNTY RECORDER

No. 149350

Received Aug 8, 1979

At 11 O'clock A.M.

Recorded August 21, 1979, in the Belmont County Plat Record

Cabinet D Slide 271

# 25.00 FEE PAID

BELMONT COUNTY ENGINEER

Approved for Record Belmont County Engineer

Date Aug 8, 1979

CERTIFICATE OF SURVEYOR

I, Edwin B. Campbell, hereby certify that this map is a true and correct survey made by me in Aug 1979; that all monuments are set as shown.

*Edwin B. Campbell*  
Registered Surveyor

LEGAL DESCRIPTION  
Ohio Valley Mall Corp. by Plat #3

Situated in the Township of Richland, County of Belmont, State of Ohio and consisting of 2 parcels of land with 8 lots #10, #11, #12, #14, #16, #20, #22, and #28 which include portions of property formerly owned by Albert Saska (7.1657 acres), Edith Albrecht (0.8756 acres), Nina DeLaughn (0.5961 acres) and Laurel Development (1.456 acres), [1.3458 acres in southwest corner of Section #28, 0.2888 acres in northwest corner of Section #27] for a total of 10.2730 acres, more fully described as follows:

**Parcel #1**  
Beginning at the point of intersection of the centerline of Banfield Road (Township Road #3) and the centerline of Wall Road (County Road #28-A), said point known as centerline Station 45+3.98 on the BEL-70-20-1, State of Ohio Department of Transportation Highway Plans;  
Thence in a northerly direction along a centerline curve to the right, said curve having a radius of 1145.92 feet, a degree of curve 5°00', a length of arc 194.35 feet, a chord bearing of N 19°27'56" W, a chord distance of 181.25 feet to a point of tangent at Station 45+35.53;  
Thence continuing along the centerline N 14°50'57" W, a distance of 598.78 feet to a point, said point being the beginning of a curve to the left at Station 46+26.77;  
Thence N 75°09'07" E, a distance of 39.00 feet to a point, said point being the true place of beginning of the parcel to be described, and on the easterly limited access right-of-way line of Wall Road;  
Thence S 14°50'57" E, along the right-of-way line, a distance of 475.22 feet to a point;  
Thence N 75°11'04" E, a distance of 19.41 feet to a point;  
Thence N 1°51'15" W, a distance of 424.42 feet to a point;  
Thence N 6°58'26" W, a distance of 290.05 feet to a point;  
Thence N 3°50'25" E, a distance of 143.83 feet to a point;  
Thence N 32°00'14" E, a distance of 50.99 feet to a point;  
Thence N 9°50'04" E, a distance of 221.75 feet to a point;  
Thence N 8°12'15" E, a distance of 665.99 feet to a point;  
Thence N 1°55'09" W, a distance of 476.31 feet to a point, said point being on the south limited access right-of-way line of Wall Road;  
Thence along the right-of-way line S 58°42'58" W, a distance of 17.49 feet to a point;  
Thence along the right-of-way line S 2°58'26" W, a distance of 33.90 feet to a point, said point being on the easterly limited access right-of-way line of Wall Road, (C.R. #28-A);  
Thence along the right-of-way line S 41°50'46" E, a distance of 19.99 feet to a point;  
Thence along the right-of-way line S 3°38'39" E, a distance of 151.40 feet to a point, said point being on a curve to the right;  
Thence along the right-of-way line curve to the right, said curve having a radius of 1181.92 feet, a chord distance of 79.98 feet, a chord bearing of S 5°14'12" E, and an arc distance of 8.00 feet to a point;  
Thence continuing along the curved right-of-way line, said curve having a radius of 1181.92 feet, a chord distance of 412.21 feet, a chord bearing of S 24°52'00" E, an arc length of 414.32 feet to the place of beginning and containing 9.18 acres of land, but subject to all easements, rights-of-way and restrictions of record.

**Parcel #2**  
Situated in the Township of Richland, County of Belmont, State of Ohio and being known as a part of Section #27, Township 6 N, Range 3 W, 0.2771 acres formerly owned by Nina DeLaughn and 0.2779 acres formerly owned by Laurel Development, and more fully described as follows:  
Beginning at the point of intersection of the centerline of Banfield Road (Township Road #314) and the centerline of Wall Road (County Road #28-A), said point known as centerline Station 45+3.98 on the BEL-70-20-00, State of Ohio Department of Transportation Highway Plans;  
Thence in a southerly direction along a centerline curve to the left, said curve having a radius of 1145.92 feet, a degree of curve 5°00', a length of arc 194.02 feet, a chord bearing of S 28°04'14" E, a chord distance of 199.89 feet to a point of tangent at Station 46+80.00;  
Thence N 77°55'42" E, a distance of 39.00 feet to a point, said point being the true place of beginning of the parcel to be described;  
Thence along the arc of a curve to the left having a radius of 1106.92 feet, a chord bearing of S 52°13'54" W, and a chord length of 6.03 feet, for an arc distance of 6.03 feet to a point which is 39.0 feet left of centerline survey Station 46+80.00;  
Thence along the arc of a curve to the left in the proposed right-of-way line having a radius of 1411.00 feet, a chord bearing of S 39°33'00" E, and a chord length of 552.05 feet, for an arc distance of 552.97 feet to a point which is 27.00 feet left of centerline survey Station 40+50.05;  
Thence along the arc of a curve to the left in a proposed right-of-way line having a radius of 1118.92 feet, a chord bearing of S 50°49'58" E, and a chord length of 10.10 feet, for an arc distance of 10.10 feet to a point which is 27.00 feet left of centerline survey Station 50+00.40;  
Thence N 2°11'04" E, a distance of 177.25 feet to a point which is 82.47 feet left of centerline survey Station 49+40.00;  
Thence N 74°59'07" W, for a distance of 43.72 feet to a point which is 60.00 feet left of centerline survey Station 49+00.00;  
Thence N 19°28'04" W, for a distance of 25.61 feet to a point which is 70.00 feet left of centerline survey Station 48+75.00;  
Thence N 01°36'11" E, for a distance of 82.75 feet to a point which is 135.11 feet left of centerline Station 48+07.51;  
Thence N 12°01'55" E, a distance of 100.91 feet to a point, said point being on the right-of-way line of Banfield Road;  
Thence N 8°32'26" W, along the right-of-way line of Banfield Road, a distance of 89.33 feet to a point;  
Thence S 42°57'55" W, along the right-of-way line of Banfield Road, a distance of 77.61 feet to the point of beginning and containing 0.555 acres of land but subject to all easements, rights-of-way or restrictions of record.

Prepared by: Edwin B. Campbell

**Plat #3**  
Plat #3 consists of Sublots #10, #11, #12, #14, #16, #20, #22 and #28. No other subplot numbers have been used for Plat #3. Plat #2 consists of Sublots #1, #2, #3, #4, #6, #8 and the Hills Parcel. The land area of the Ohio Valley Mall Company, Plat #1, Plat #2 and Plat #3 is owned by a common owner. Plat #3 is contiguous to Plat #1 and Plat #2.

For the purpose of this plat, each of the parcels and sublots have a 40' frontage to County Road 28-A. County Road 28-A is not a public road but is subject to an appropriation case filed in Belmont County and between Plaintiff, David L. Carr, Director of Transportation, State of Ohio, 25 S. Front Street, Columbus, OH 43215 and Defendants, Ohio Valley Mall Company, an Ohio limited partnership; The Marion Plaza, Inc., general partner, Ronald L. Galip, Statutory Agent, 2445 Belmont Avenue, Youngstown, OH 44505; The Cleveland Trust Company, 900 Euclid Avenue, Cleveland, OH 44101; The Treasurer of Belmont County, St. Clairsville, OH; The Auditor of Belmont County, Ohio, St. Clairsville, OH; and under case #88-CIV-2521.

**Restriction**  
No building on the following parts of Plat #3, Sublots #10, #12, #14, #16, #22 and #28 may exceed 21 feet in height above the lowest ground surface adjacent to the building.

OWNERS' CONSENT AND OBLIGATION

We, the undersigned, being the authorized agents of the Ohio Valley Mall Company, the company owners of the property represented by this plat, do for the said company, consent to the execution and recording of said plat, and do for said company dedicate for public use the streets shown hereon and state that we are duly authorized to do so.

Witnesses

*Henry R. Adams* *Amelia J. Casper*  
Authorized Agent *Amelia J. Casper*  
*June E. Casey* *Robert J. Ross*  
Authorized Agent *Robert J. Ross*

STATE OF OHIO

Be it remembered that on this 6th day of August, 1979, before me the undersigned, a notary public in and for said state, personally came Anthony Cafaro and Ronald Ross, Authorized Agents of the Ohio Valley Mall Company who acknowledged that they did sign the foregoing plat and that the same is their free act and deed, in testimony whereof I have set my hand and notary seal on the above day and date.

*Henry R. Adams*  
Notary Public in and for the State of Ohio

Approved by Belmont County Commissioners

Date A.J. Burgess  
*Charles Lynch*  
Charles Lynch  
Date Robert E. Oleksa  
Robert Oleksa

DEED OF EXPLANATION  
Recorded in Deed Volume 587 Page 411  
of the Belmont County Record of Deeds.

Summary of Area Plat #3

Parcel	Section	Previous Owner	Acres	Deed Vol.	Page	Segment
1	S. 28	Laurel Dev.	1.3458	552	897	Part
1	N. 27	Laurel Dev.	0.0119	552	897	Part
1	N. 27	Albert Saska	7.1657	551	235	Part
1	N.W. 27	Edith Albrecht	0.8756	552	880	Part
1	N.W. 27	Nina DeLaughn	0.5961	52	888	Part
1	S.W. 28	Laurel Dev.	0.2779	552	893	Part

NOTE: State of Ohio Department of Transportation  
Appropriation Case #78-CIV-252  
W. 11 Rd. S. Banfield Rd. Right-Of-Way

Section	Previous Owner	Acres
N.W. #27	Albert Saska	2.60
N.W. #27	Edith Albrecht	0.90
N.W. #27	Nina DeLaughn	1.11
N.W. #27	Theresa Leavitt	0.2485
S.W. #28	Laurel Dev.	4.13
N.W. #27	Laurel Dev.	1.22

Total 13.2085