

LEGEND

- △ 5/8 X 30 INCH REBAR SET WITH A CAP MARKED "WELLERT CORP" UNLESS OTHERWISE NOTED
- ⊙ IRON PIPE FOUND AS NOTED
- ⊙ MONUMENT FOUND AS NOTED
- ⊙ MONUMENT BOX FOUND AS NOTED
- R/W RIGHT OF WAY
- (M) PER FIELD MEASUREMENT
- (R) PER RECORD
- FD FOUND
- U USED
- OBS OBSERVED

REFERENCES

- VOLUMES AND PAGES SHOWN ON THIS PLAT
- PLAT VOLUME 41, PAGE 36 OF LAKE COUNTY RECORDER'S RECORDS.
- WELLESLEY BOULEVARD DEDICATION PLAT J22 OF LAKE COUNTY GIS RECORDS.
- WELLESLEY BOULEVARD SUBDIVISION J53 OF LAKE COUNTY GIS RECORDS.
- ROSEWOOD SUBDIVISION 14A OF LAKE COUNTY GIS RECORDS.
- SURVEY 16-A-027-0-00-021 OF LAKE COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY 11-A-014-A-00-005, 007 OF LAKE COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY 11-A-014-A-00-010, 011, 012, 013 OF LAKE COUNTY ENGINEERS TAX MAP RECORDS.

AREA SUMMARY

EXISTING PARCEL	1.9651 ACRES
SPLIT PARCEL	-0.9277 ACRES
REMAINDER	1.0374 ACRES
EXISTING PARCEL	
EXISTING PARCEL	6.6546 ACRES
SPLIT PARCEL	+0.9277 ACRES
CONSOLIDATED PARCELS	7.5823 ACRES

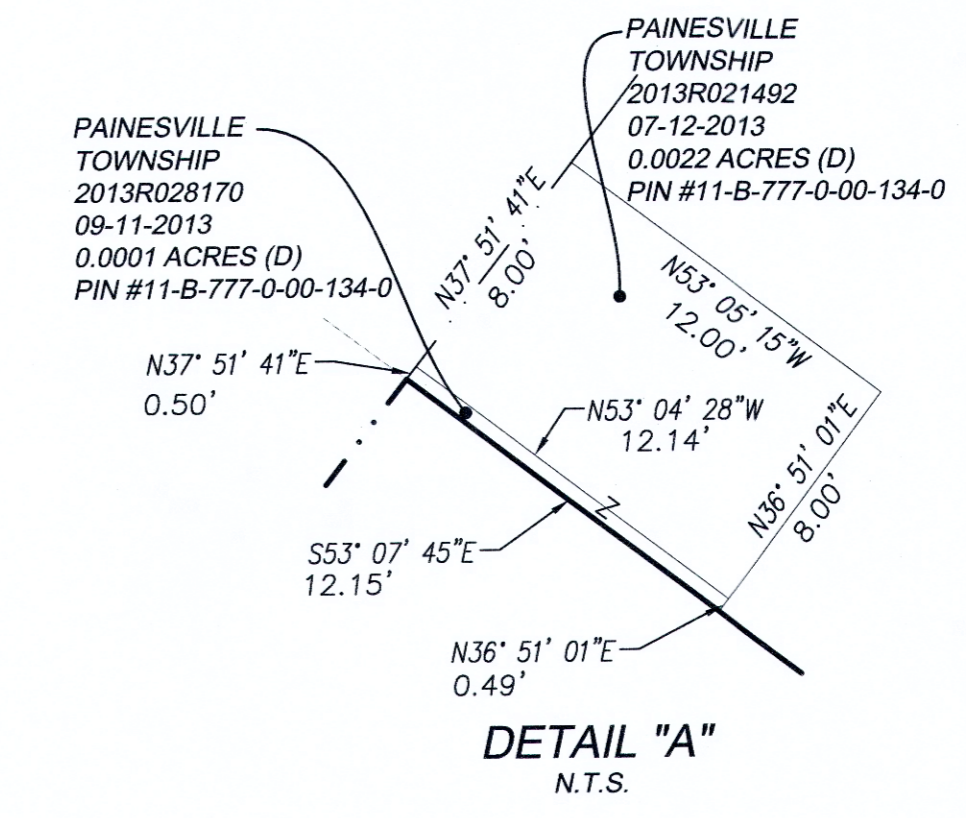
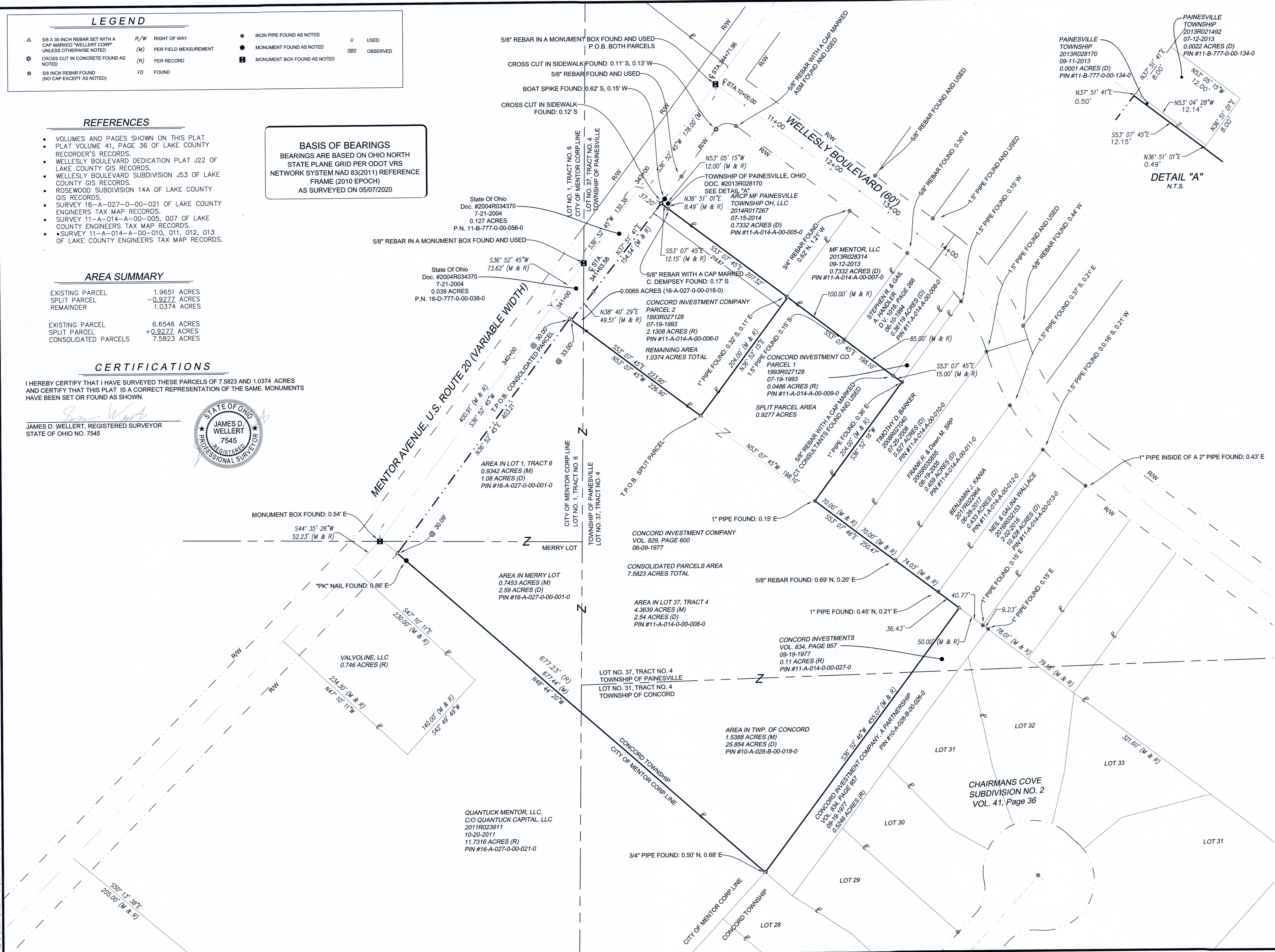
CERTIFICATIONS

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PARCELS OF 7.5823 AND 1.0374 ACRES AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

JAMES D. WELLERT, REGISTERED SURVEYOR
STATE OF OHIO NO. 7545



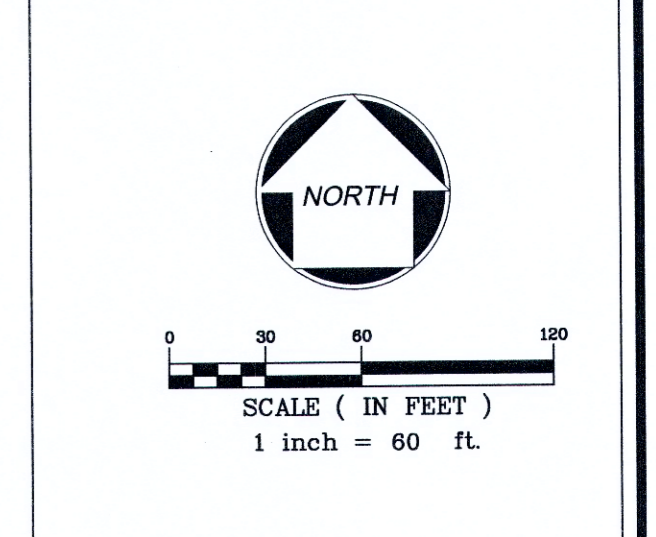
BASIS OF BEARINGS
BEARINGS ARE BASED ON OHIO NORTH STATE PLANE GRID PER ODOT VRS NETWORK SYSTEM NAD 83(2011) REFERENCE FRAME (2010 EPOCH) AS SURVEYED ON 05/07/2020



CLIENT:
CONCORD INVESTMENT COMPANY

CONSULTANT:
Wellert
ENGINEERS - SURVEYORS
5136 Beach Road • Medina, Ohio 44256
T. 330.239.2699
WWW.WELLERT.COM
CELEBRATING 40 YEARS (1980-2020)

NO.	DATE	REVISION DESCRIPTION
###	###	###



SITE ADDRESS:
2219 MENTOR AVENUE
PAINESVILLE, OHIO 44077

SITUATED IN THE TOWNSHIPS OF PAINESVILLE AND CONCORD AND THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO
BEING A PART OF ORIGINAL MENTOR TOWNSHIP LOT 1 TRACT 6, ORIGINAL MENTOR TOWNSHIP MERRY LOT, PAINESVILLE TOWNSHIP LOT 37, TRACT 4 AND CONCORD TOWNSHIP LOT 31, TRACT 4

SCALE: 1"=60'

DATE: 05-26-2020

DESIGNED BY: ---

DRAWN BY: JDW

CHECKED BY: KD

FILE NAME: 200514-SP.dwg

JOB NUMBER: 200514

DRAWING TITLE:

LOT SPLIT
& CONSOLIDATION

S1.0

SHEET NO: