

Plat of Lot Split and Consolidation Resubdivision of S/L 1

and P.P.N. 16A-26-41

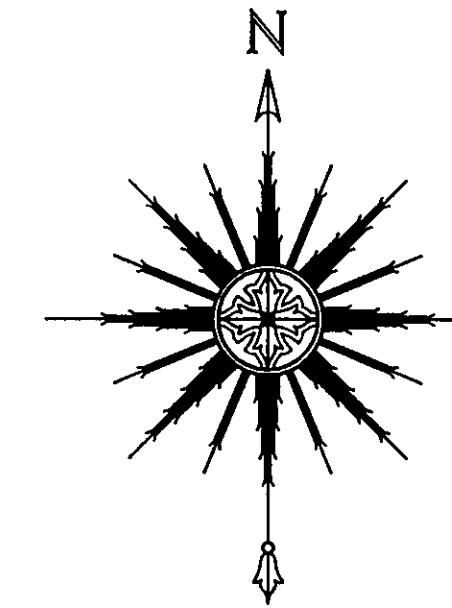
Part of The Russell Lot, Tract 6, Original Mentor Township 10
North, Range 9 West of the Connecticut Western Reserve
City of Mentor, Lake County, Ohio
November 2011 Scale 1"=40'

Zoning:

Subject property is zoned R-4 Single
Family Residential 22,000 S.F.

Notes:

- The existing apron of the drive from #7281 onto Chillicothe Road shall be removed.
- Drive access for the new sublot "1A" shall be restricted to Reedhursts Lane.

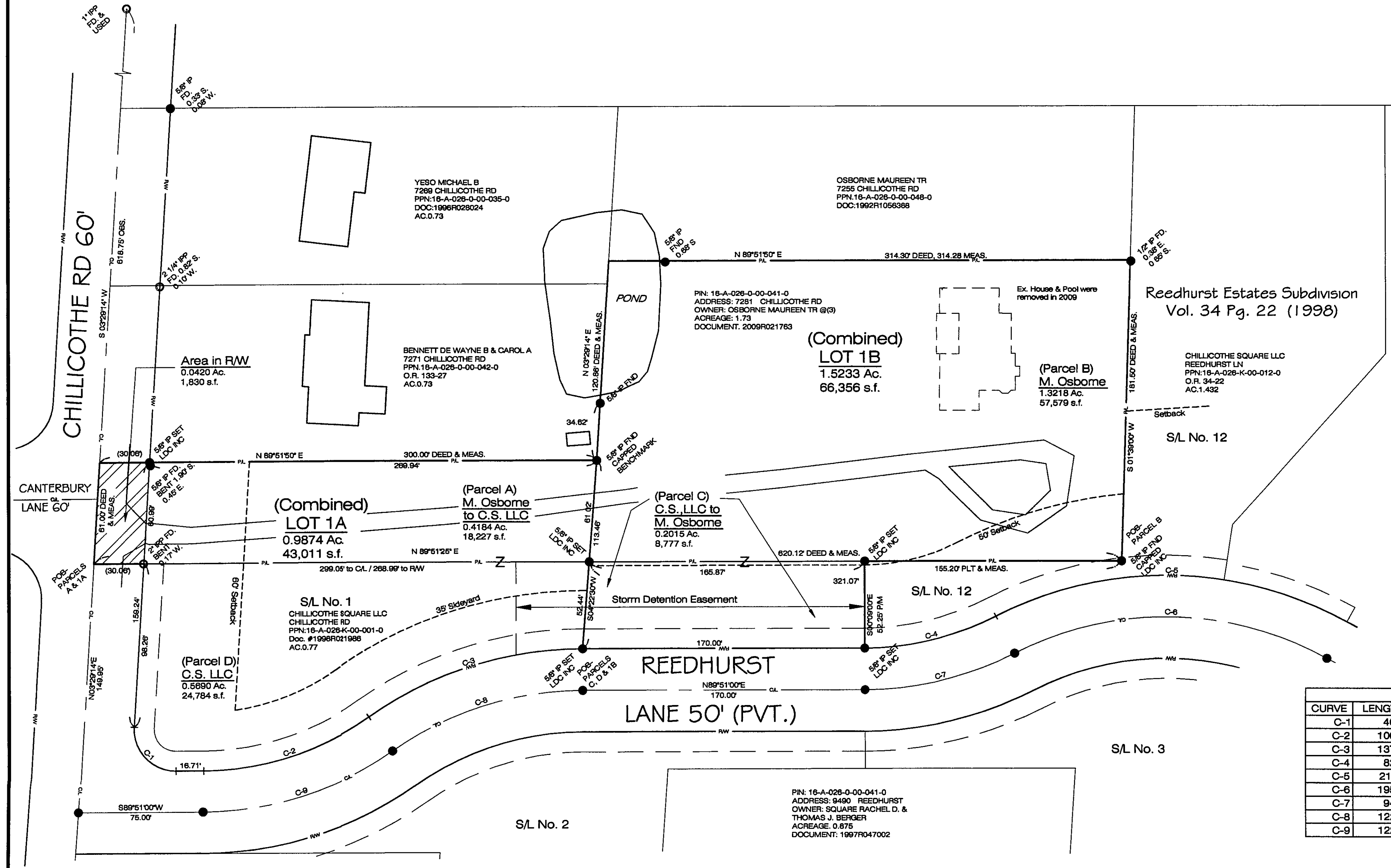
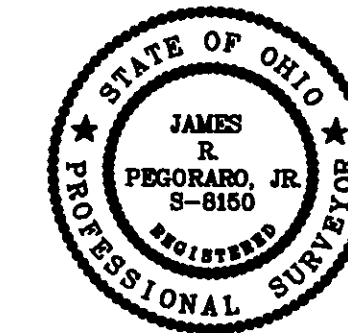


SCALE 1"=40'
0 20 40

Certification:

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to the plat of Reedhurst Subdivision as recorded in plat volume 34, page 22 of Lake County Plat Records. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. 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.

James R. Pegoraro Jr. 12/27/2012
James R. Pegoraro Jr., P.S. #8150



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING	TANGENT
C-1	40.86	25.00	36.46	93°38'14"	N43°19'53"W	26.64
C-2	106.90	175.00	105.25	35°00'00"	S72°21'00"W	55.18
C-3	137.44	225.00	135.32	35°00'00"	S72°21'00"W	70.94
C-4	82.47	175.00	81.71	27°00'00"	N76°21'00"E	42.01
C-5	219.91	225.00	211.26	56°00'00"	N89°09'00"W	119.63
C-6	195.48	200.00	187.79	56°00'00"	N89°09'00"W	106.34
C-7	94.25	200.00	93.38	27°00'00"	N76°21'00"E	48.02
C-8	122.17	200.00	120.28	35°00'00"	S72°21'00"W	63.06
C-9	122.17	200.00	120.28	35°00'00"	N72°21'00"E	63.06

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
10000 CHILICOTHE RD., SUITE 100
MENTOR, OHIO 44060
TEL: (440) 255-8483 (440) 961-1440
FAX: (440) 255-5676
L.D.C. Inc. d.b.a.

DATE 10/10/2011
SCALE: HOR. 1"=40'
VERT. 1"=40'
FILENAME Split-1
COMPUTER S:
TAB NAME Split

LOT SPLIT PLAT
Chillicothe Square LLC
City of Mentor - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No.
CHILS1-1101