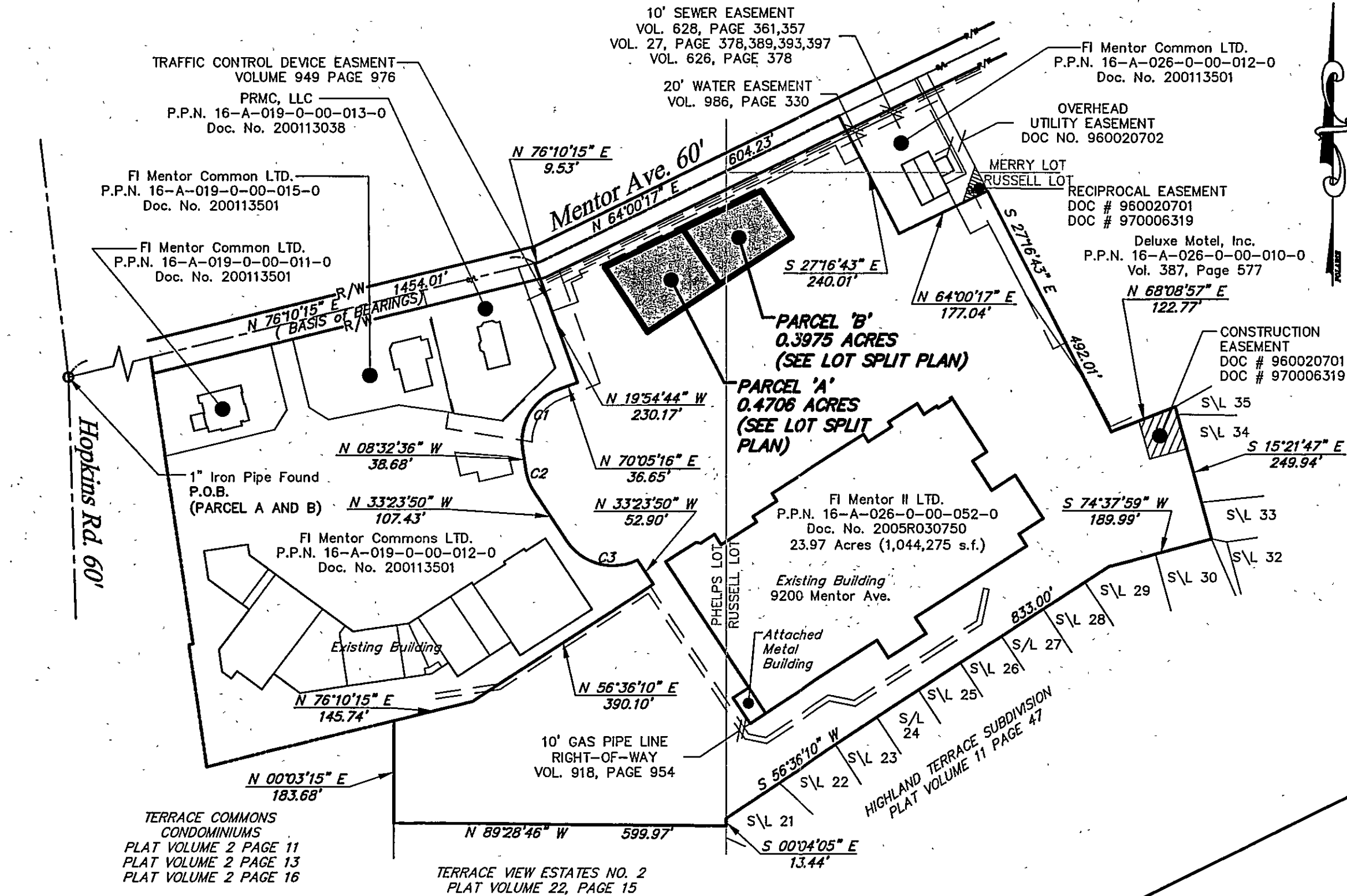
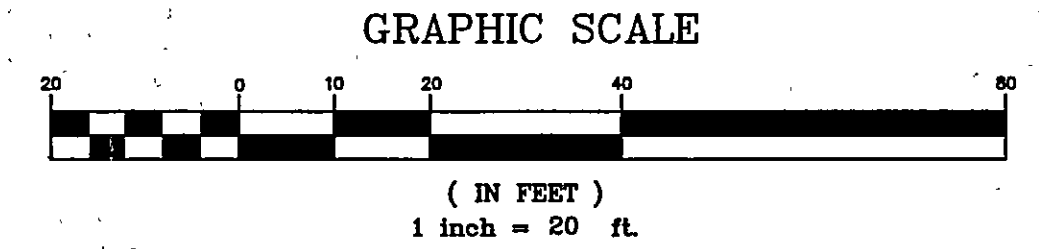


LOT SPLIT PLAT

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO, LOCATED IN ORIGINAL MENTOR TOWNSHIP, RUSSELL LOT AND PHELPS LOT, TOWNSHIP 10 NORTH, RANGE 9 WEST, CONNECTICUT WESTERN RESERVE SURVEY, BEING A PART OF THE 23.9733 ACRE TRACT OF LAND CONVEYED TO FI MENTOR II, LTD BY DEED OF RECORD IN DOCUMENT NO. 2005R030750 OF THE LAKE COUNTY RECORDS.
P.P.N. 16-A-026-0-00-052-0

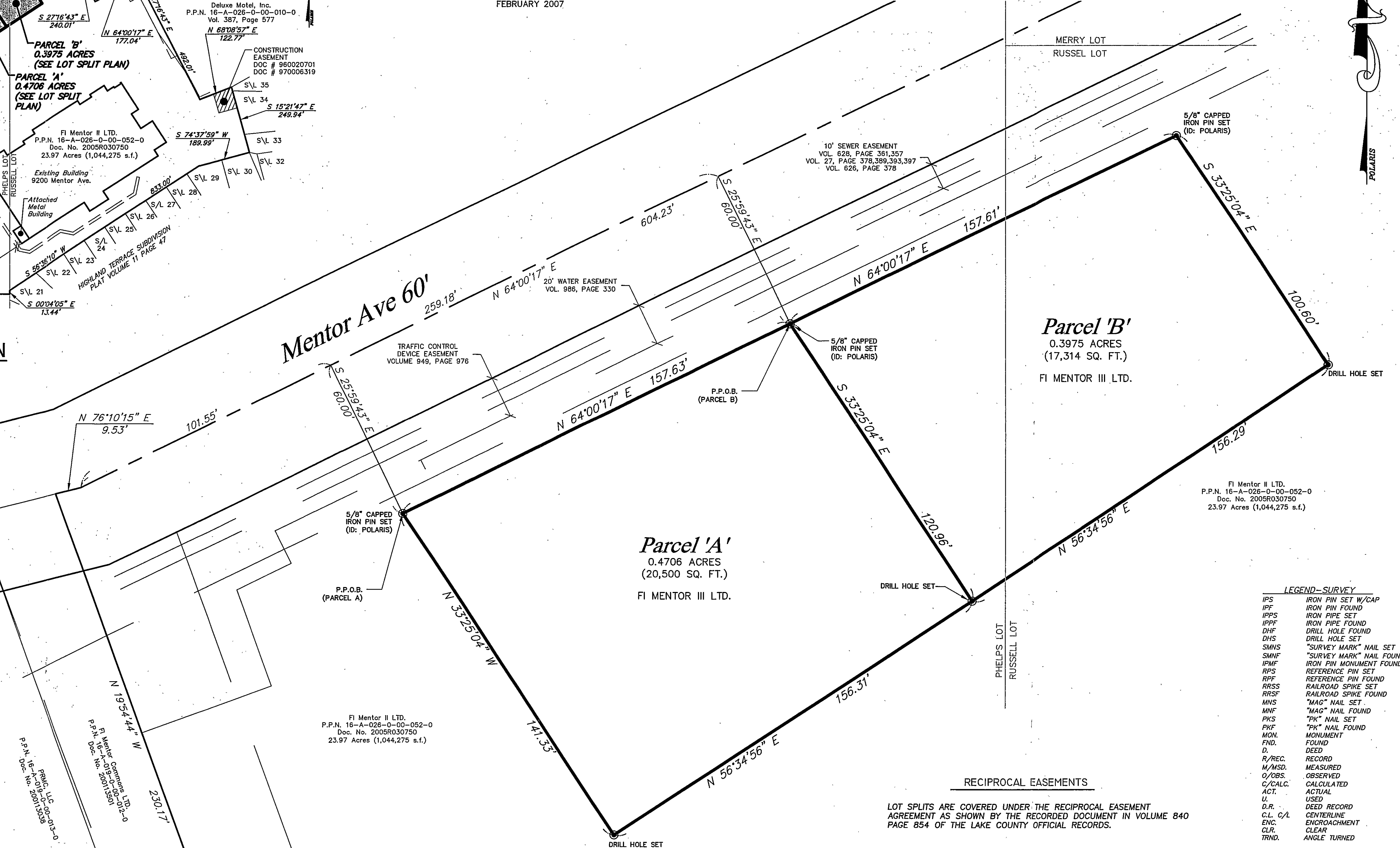
FEBRUARY 2007



PLOT PLAN
SCALE: 1" = 20'

CURVE	RADIUS	DELTA	CHORD	CHD. BRG.	LENGTH
C1	100.00	78°37'52"	126.72	N 30°46'20" E	137.24
C2	100.00	24°51'14"	43.04	N 20°58'13" W	43.38
C3	100.00	82°41'05"	132.11	N 74°44'23" W	144.31

Mentor Ave 60'



LOT SPLIT PLAT
SCALE: 1" = 20'

Parcel 'B'
0.3975 ACRES
(17,314 SQ. FT.)
FI MENTOR III LTD.

Parcel 'A'
0.4706 ACRES
(20,500 SQ. FT.)
FI MENTOR III LTD.

APPROVALS

APPROVED BY THE ENGINEER FOR THE CITY OF MENTOR

DAVID SWIGER—CITY ENGINEER DATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF MENTOR

RON TRAUB—DIRECTOR DATE

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF 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 MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

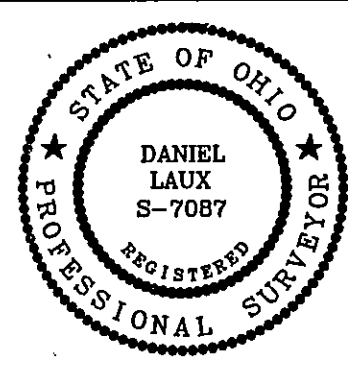
DANIEL LAUX R.S. #7087 DATE 2-8-07

LEGEND—SURVEY

IPS	IRON PIN SET W/CAP
IPF	IRON PIN FOUND
IPPS	IRON PIPE SET
IPPF	IRON PIPE FOUND
DHF	DRILL HOLE FOUND
DHS	DRILL HOLE SET
SMHS	"SURVEY MARK" NAIL SET
SMNF	"SURVEY MARK" NAIL FOUND
IPMF	IRON PIN MONUMENT FOUND
RPS	REFERENCE PIN SET
RPF	REFERENCE PIN FOUND
RRSS	RAILROAD SPIKE SET
RRSF	RAILROAD SPIKE FOUND
MNS	"MAG" NAIL SET
MNF	"MAG" NAIL FOUND
PKS	"PK" NAIL SET
PKF	"PK" NAIL FOUND
MON.	MONUMENT
FND.	FOUND
D.	DEED
R/REC.	RECORD
M/MSD.	MEASURED
O/OBS.	OBSERVED
C/CALC.	CALCULATED
U.	ACTUAL
U.	USED
D.R.	DEED RECORD
C.L. C/L	CENTERLINE
ENC.	ENCROACHMENT
CLR.	CLEAR
TRND.	ANGLE TURNED

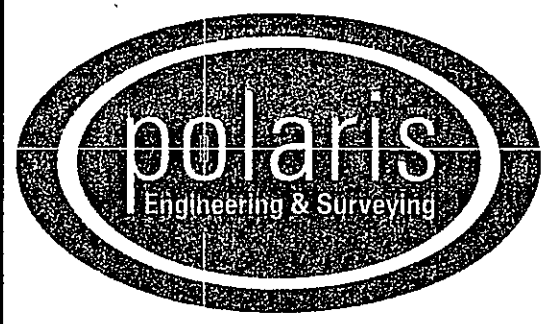
LOT SPLITS ARE COVERED UNDER THE RECIPROCAL EASEMENT AGREEMENT AS SHOWN BY THE RECORDED DOCUMENT IN VOLUME 840 PAGE 854 OF THE LAKE COUNTY OFFICIAL RECORDS.

REV. No.	DATE	BY	CHK'D
001	02-08-07	D.L.	
002	02-08-07	D.L.	



DATE: 2/7/07
SCALE: HOR. 1"=20' Vert. 1"=N/A
FOLDER: Plats
FILENAME: Lot Split
TAB: Lot Split
DRAWN: JML

FI Mentor III, LTD.
Mentor Ave
City of Mentor - Lake County - Ohio



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

LOT SPLIT PLAT

CONTRACT No.	
06250	
SHEET	OF
1	1