

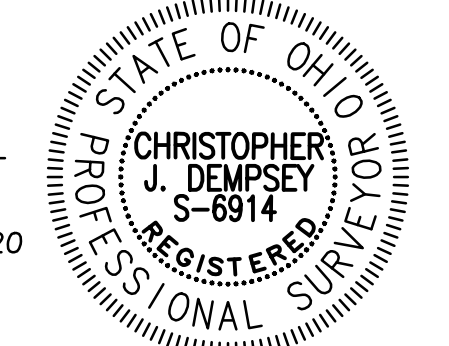
MENTOR AVENUE (U. S. ROUTE 20) (60')  
WIDENING VOL. 26, PG. 17 L. C. M. R.

LOT SPLIT AND CONSOLIDATION FOR  
7338 MENTOR, LLC  
AND  
BARB & PATTY'S  
PROPERTIES LLC

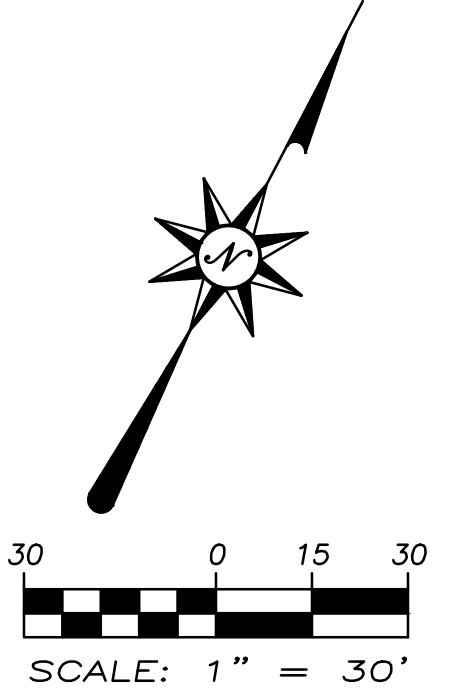
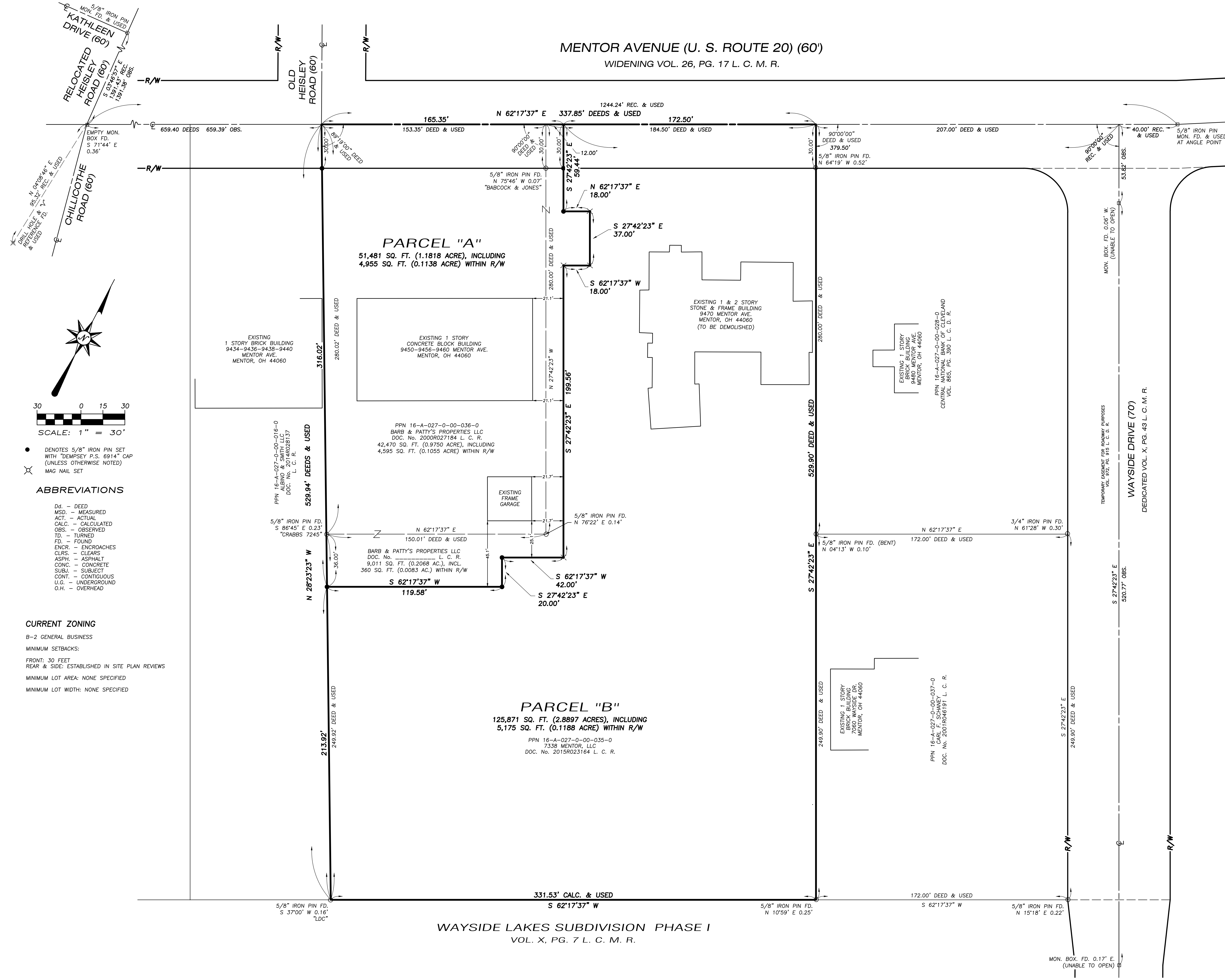
SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF THE MERRY LOT IN TOWNSHIP 10, RANGE 9 OF THE CONNECTICUT WESTERN RESERVE

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (2011) DATUM.

*Christopher J. Dempsey*  
CHRISTOPHER J. DEMPSEY  
PROFESSIONAL SURVEYOR NO. 6914  
DATE OF SURVEY: OCTOBER 16, 2020



www.dempseysurvey.com  
62  
DEMPSEY SURVEYING / COMPANY  
P 216/226/1130 12815 DETROIT AVENUE  
F 216/226/1131 CLEVELAND, OH 44107-2835



• DENOTES 5/8" IRON PIN SET WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)  
X MAG NAIL SET

- ABBREVIATIONS**
- Dd. - DEED
  - MSD. - MEASURED
  - ACT. - ACTUAL
  - CALC. - CALCULATED
  - OBS. - OBSERVED
  - TD. - TURNED
  - FD. - FOUND
  - ENCR. - ENCROACHES
  - CLRS. - CLEARS
  - ASPH. - ASPHALT
  - CONC. - CONCRETE
  - SUBJ. - SUBJECT
  - CONT. - CONTIGUOUS
  - U.G. - UNDERGROUND
  - O.H. - OVERHEAD

**CURRENT ZONING**  
B-2 GENERAL BUSINESS

MINIMUM SETBACKS:  
FRONT: 30 FEET  
REAR & SIDE: ESTABLISHED IN SITE PLAN REVIEWS

MINIMUM LOT AREA: NONE SPECIFIED  
MINIMUM LOT WIDTH: NONE SPECIFIED