

Plat of Survey & Consolidation

For: Mentor Public Library

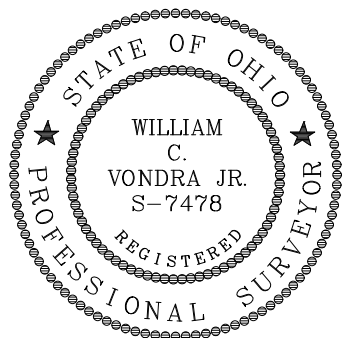
Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Mentor Township Bacon Lot, and being a Consolidation of Sublots 38 & 39 in the Garden Homes Subdivision as filed in plat recorded in Volume L, Page 9 of Lake County Plat Records and land conveyed to the Mentor Public Library recorded in Document No. 2022R027485 (PPN: 16B-035H-00-002-0).

May 2024 SCALE 1"=40'

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found as indicated. Dimensions measured are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011adj) geoid 12B ODOT VRS network. 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.

William C. Vondra Jr.

WILLIAM C. VONDRA JR., P.S. No. 7478
05/10/2024



PARCELS TO BE CONSOLIDATED:

- 16B-035H-00-002-0
- 16B-035D-00-001-0
- 16B-035D-00-002-0

Zoning:

R-2 Residential District
 Min. Area: 15,000 sq.ft.
 Frnt Setback: 50'
 Rear Yard: 50'
 Side Yards: 10' Each
 Max. Hght. (Main): 35'
 Max. Hght. (Acc.): 15'
 Min. Flr. Area (One Stry): 1,200 sq.ft.
 Min Flr. Area (More than one): 1,800 sq.ft.

PERTINENT DOCUMENTS USED:

Current GIS Map.
 Archived Tax Maps.
 Deeds shown.
 Lot Consolidation for Library in 2020 & 2022, LDC, Inc.
 Survey for the construction of The Library
 by Joseph Gutoskey, of LDC INC,
 in September 1988.

GARDEN HOMES
 SUBDIVISION No. 3,
 Plat Vol. M-102

16-B-035-I-00-001-0
 LEHMAN HERBERT M
 & DEBORAH ETAL
 7519 LAUREN J
 Doc. #2003R065317

S/L 102

16-B-035-B-00-011-0
 ROSS BRIAN J & BERNADINE D
 8255 MENTOR AVE
 Doc. #2003R065317

16-B-035-D-00-005-0
 MILLER CAROL L TRUSTEE OF
 KAREN SUMMER WENZEL SPECIA
 7539 SHARONLEE
 Doc. #2015R024760 S/L 35

16-B-035-D-00-004-0
 HACE JEFFREY S
 7547 SHARONLEE
 Vol. 576, Pg. 574
 S/L 36

16-B-035-D-00-003-0
 WEST ANDREW L &
 LISA A KINGSMILL
 7555 SHARONLEE DR
 Doc. #2013R012100
 S/L 37

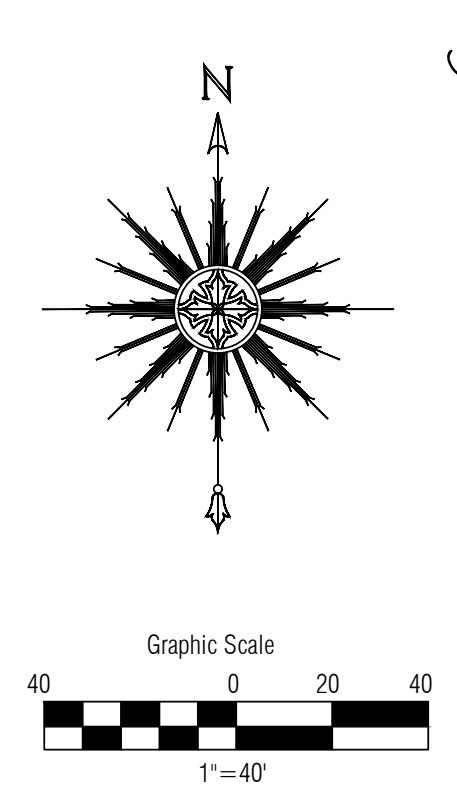
16-B-035-D-00-002-0
 MENTOR PUBLIC LIBRARY
 8187 MENTOR AVE
 Vol. 359, Pg. 469 DR
 S/L 38

S/L 39
 16-B-035-D-00-001-0
 MENTOR PUBLIC LIBRARY
 8197 MENTOR AVE
 Doc. #2024R007386

16-B-035-H-00-002-0
 MENTOR PUBLIC LIBRARY
 8215 MENTOR AVE
 Doc. #2022R027485

CONSOLIDATED AREA:
 5.6306 Acres (245,269 sq.ft.) to C/L
 5.4902 Acres (239,155 sq.ft.) to R/W

| CURVE TABLE | | | | | |
|-------------|--------|--------|--------|-----------|-------------|
| CURVE | LENGTH | RADIUS | CHORD | DELTA | BEARING |
| C-1 | 345.23 | 581.75 | 340.19 | 34°00'06" | N61°21'17"E |
| C-2 | 39.27 | 25.00 | 35.36 | 90°00'00" | S64°42'40"E |



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|----------|------|----|------|---|---|----------------------------------|--|
| REV. No. | DATE | BY | CHKD | LAND DESIGN consultants www.LDCinc.net ENGINEERS PLANNERS SURVEYORS 9025 Osborne Drive Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9575 | Mentor Public Library 8215 Mentor Ave. City of Mentor - Lake County - Ohio | DATE 05/10/2024 | SHEET 1 OF 1 Consolidation Plat CONTRACT No. MENTP2-2401 |
| | | | | | | SCALE: HOR. 1"=40' | |
| | | | | | | VERT. | |
| | | | | | | FILENAME Base-MPL | |
| | | | | | | COMPUTERS: TAB NAME Cons-2024 | |