

Plat of Lot Split

For: 8619 Mentor Ave. Acquisition, Inc.

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of the Parks Lot and part of Lot Nos. 1, 2 & 3 of the Smith & Heart's Addition of the Kerr Farm recorded in Volume A, Page 113 of Lake County Plat Records.

July 2018 SCALE 1"=50'

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 NAD 83 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.

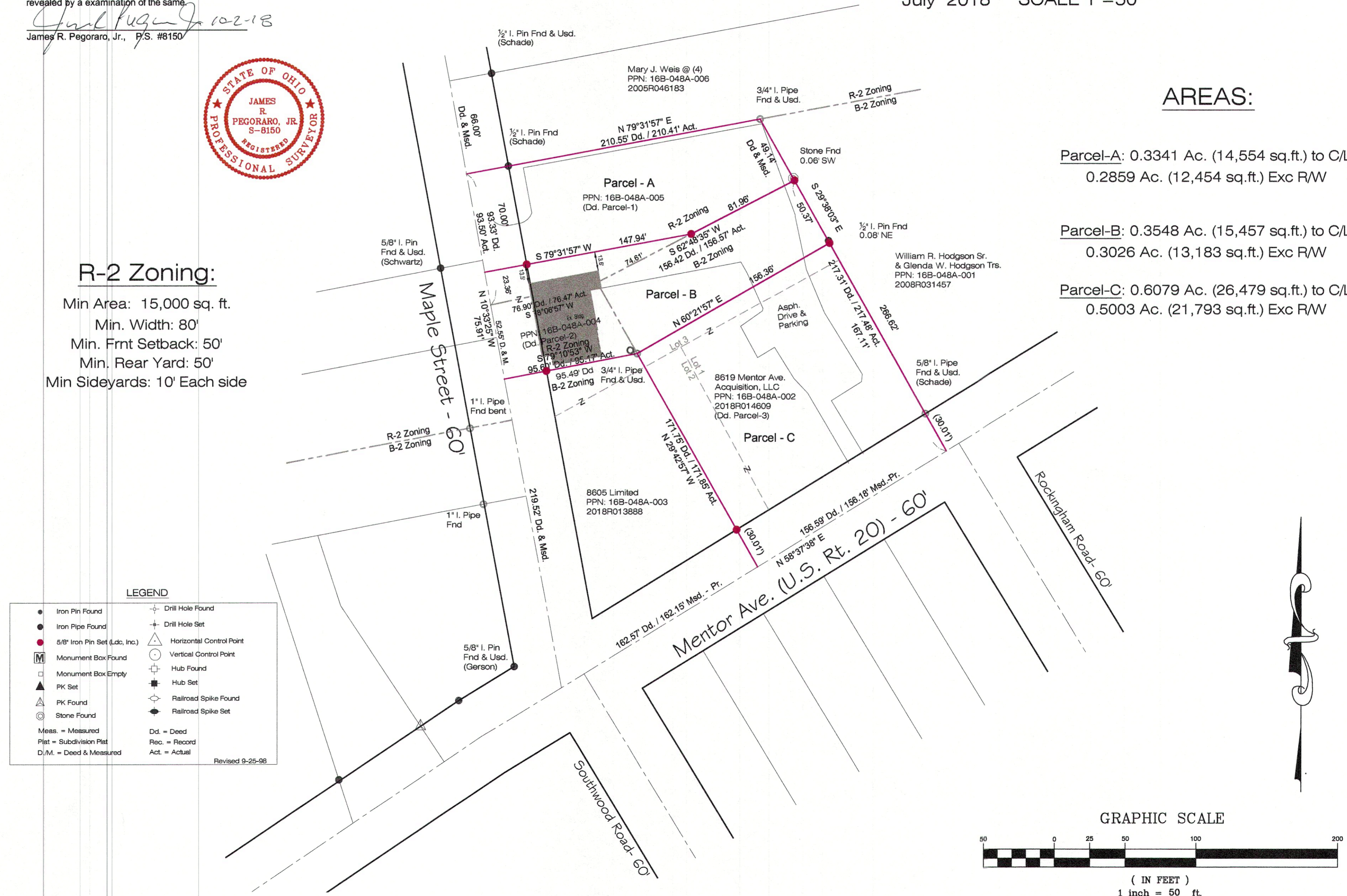
James R. Pegoraro, Jr.
James R. Pegoraro, Jr., P.S. #8150



R-2 Zoning:
Min Area: 15,000 sq. ft.
Min. Width: 80'
Min. Frnt Setback: 50'
Min. Rear Yard: 50'
Min Sideyards: 10' Each side

AREAS:

- Parcel-A: 0.3341 Ac. (14,554 sq.ft.) to C/L
0.2859 Ac. (12,454 sq.ft.) Exc R/W
- Parcel-B: 0.3548 Ac. (15,457 sq.ft.) to C/L
0.3026 Ac. (13,183 sq.ft.) Exc R/W
- Parcel-C: 0.6079 Ac. (26,479 sq.ft.) to C/L
0.5003 Ac. (21,793 sq.ft.) Exc R/W



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LAND DESIGN consultants
www.LDcinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND

DATE _____
SCALE: HOR. _____
VERT. _____
FILENAME _____
COMPUTER _____
TAB NAME _____

Lot Split
PPN: 16B-048A-002
City of Mentor - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. OSBOR3-1801

