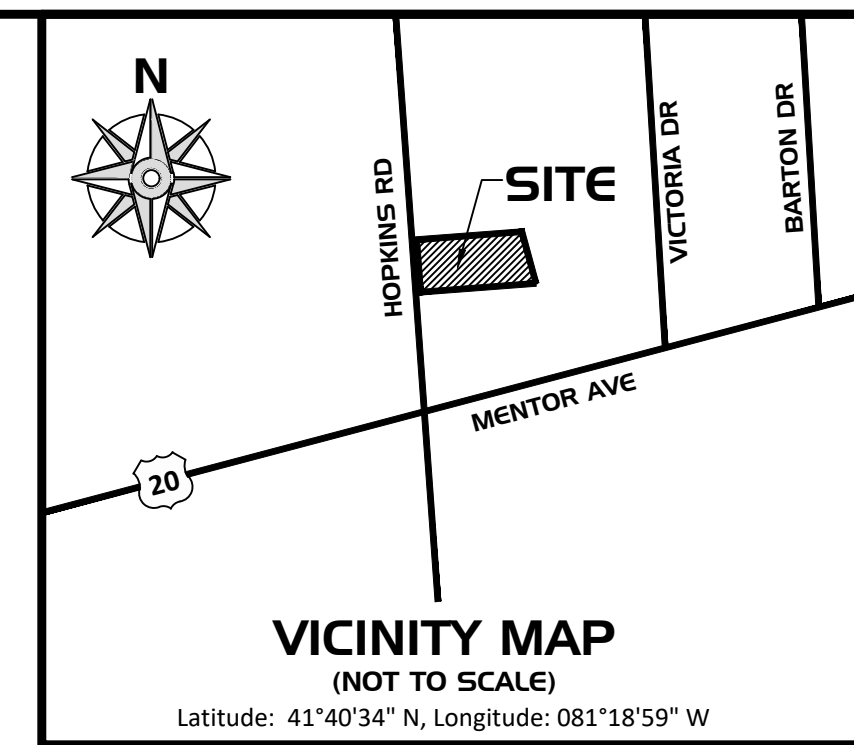
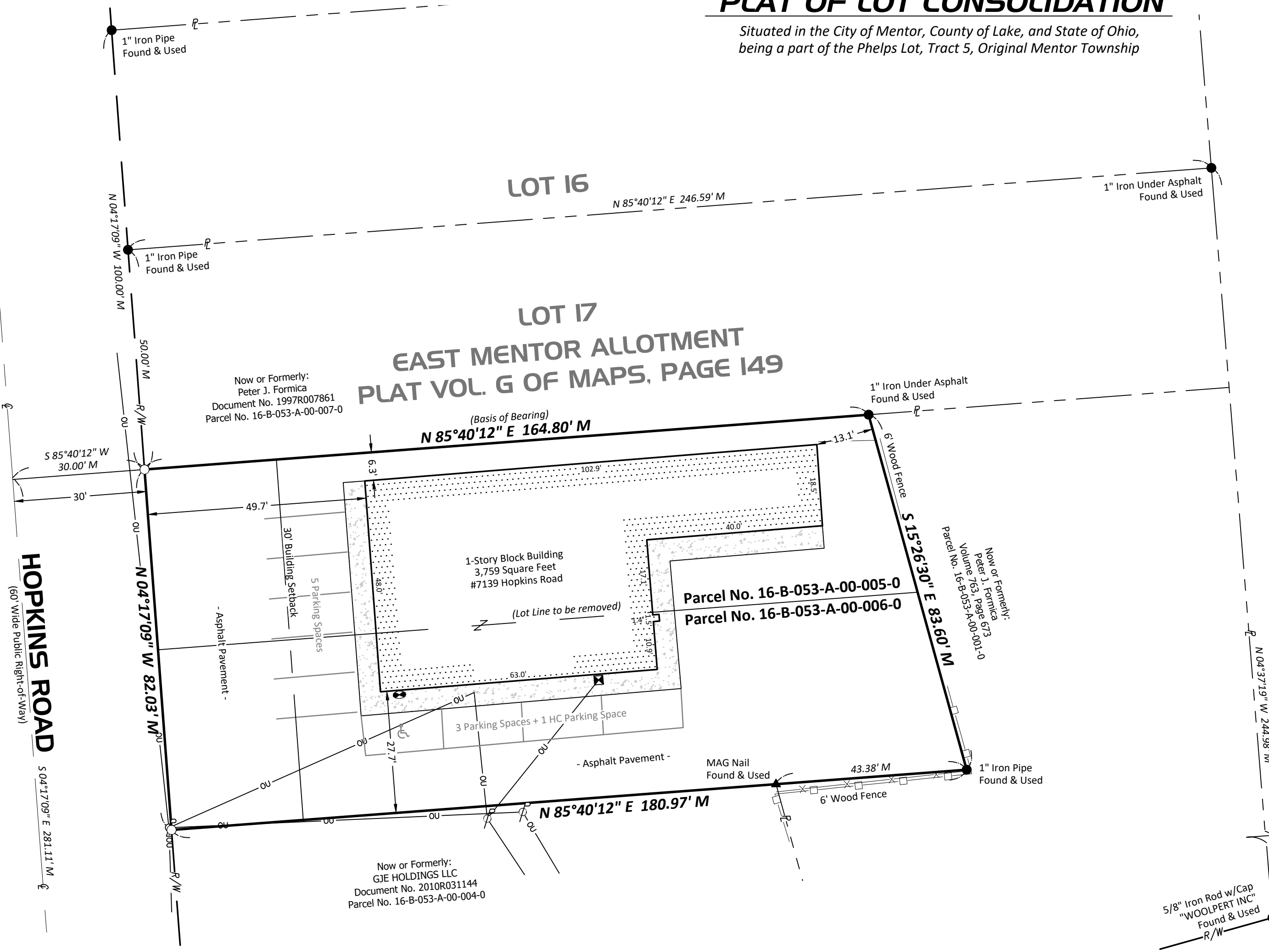


PLAT OF LOT CONSOLIDATION

Situated in the City of Mentor, County of Lake, and State of Ohio,
being a part of the Phelps Lot, Tract 5, Original Mentor Township



AREAS

Parcel No. 16-B-053-A-00-005-0
6,925 Square Feet, 0.159 Acres

Parcel No. 16-B-053-A-00-006-0
7,257 Square Feet, 0.167 Acres

Total Land Area:
14,182 Square Feet, 0.326 Acres

RECORD OWNER

Tremont Steelyards, LLC
7611 Aster Drive, Mentor, OH 44060
Document No. 2024R017533
Parcel Nos. 16-B-053-A-00-005-0 and 16-B-053-A-00-006-0

ZONING

B-2, General Business
Front Setback: 30'
Rear & Side Setback: Established in site plan reviews
Minimum Area & Width: None

REVISION HISTORY			
DATE:	BY:	COMMENT:	

LOT CONSOLIDATION PREPARED FOR:	
GEORGE SIDORIS	

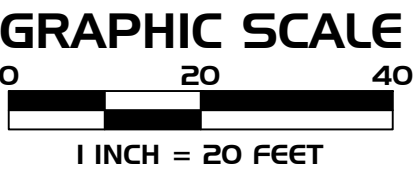
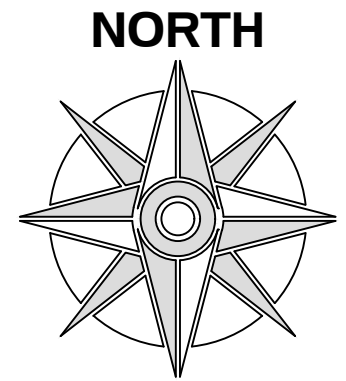
7139 HOPKINS ROAD
CITY OF MENTOR
COUNTY OF LAKE
STATE OF OHIO

BASIS OF BEARING

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 1.00003221927392. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 85°40'12\"/>

REFERENCE DOCUMENTS

- Lake County Geographic Information System
- Document No. 2024R017533
- East Mentor Allotment Plat Vol. G of Maps, Page 149
- All other documents as shown on this survey



SYMBOL LEGEND

- | | |
|--------|--------------------------|
| R/W | - Right-of-Way |
| P | - Adjoiner Property Line |
| C | - Centerline |
| P.O.B. | - Point of Beginning |
| P.O.C. | - Point of Commencement |
| M | - Measured |
| (R) | - Record |
| ■ | - Monument Box Found |
| ● | - Monument Found |
| ○ | - 5/8\"/> |
| ▲ | - MAG Nail Found |
| ⊕ | - Electric Meter |
| ⊗ | - Gas Meter |
| ⊘ | - Utility Pole |
| ⊙ | - Utility Pole w/Light |
| HC | - HC Parking Space |
| OU | - Overhead Utilities |
| XX | - Chain Link Fence |
| □ | - Wood Fence |
| ○ | - Guard Rail |
| — | - Wall |
| ■ | - Concrete Area |
| ▨ | - Building Area |
| ↗ | - Land Ownership Hook |

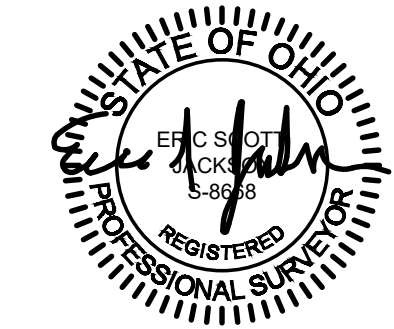
CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code.

The field work was completed on February 11, 2025.

Date of Plat or Map: April 29, 2025


Eric S. Jackson, P.S. Signature Date: May 12, 2025
Ohio Professional Surveyor No. 8668
ejackson@northcoastgeo.com



NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

667 Sunridge Rd
Fairlawn, OH 44333
(614) 519-3611

Project No. NCG 3568
Drafted by: ESJ

SHEET
OF

