Plat of Lot Split & Consolidation

For: Core Manufacturing

Situated in the City of Mentor, County of Lake and State of Ohio
& known as being part of Original
Lot 9, Tract 7.

September 2026 Scale: 1"=50'

Survey Certification:

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 Ohio North NAD 83(2011) 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 a examination of the same.

William C. Vondra Jr., P.S. #7478
9/18/2026

STATE OF OHIO
WILLIAM C. VONDRA JR. S-7478
REGISTERED PROFESSIONAL SURVEYOR

SURVEY AREA:

Lot Split:
1.1045 Ac. (48,114 sq.ft.) to C/L
1.0859 Ac. (47,301 sq.ft.) ro R/W

Remainder / Combination:
6.7123 Ac. (292,386 sq.ft.) to C/L
6.0425 Ac. (263,211 sq.ft.) to R/W

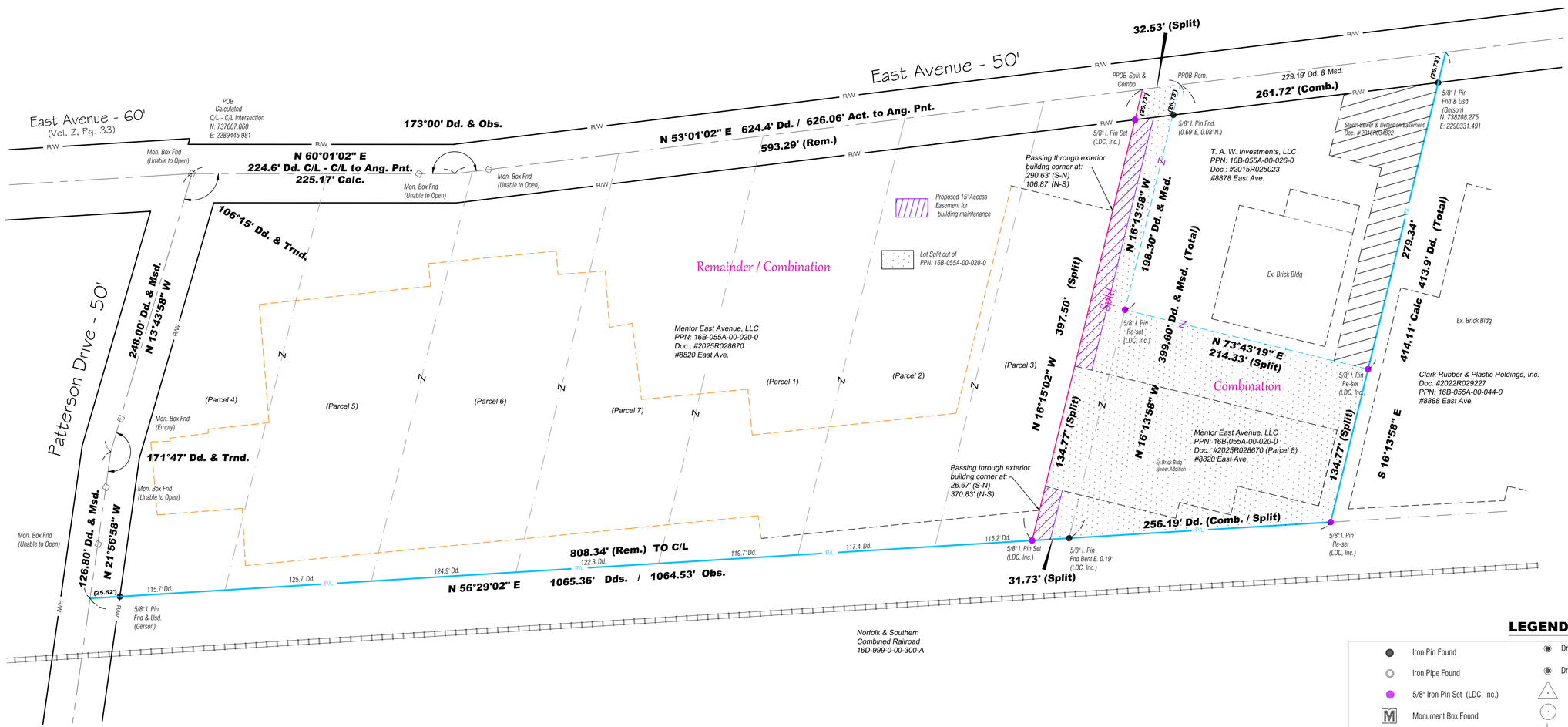
Combination:
2.2796 Ac. (99,299 sq.ft.) to C/L
2.1294 Ac. (92,756 sq.ft.) to R/W

Zoning:

City of Mentor: M-1 Light Manufacturing

Min Lot Area: 2 acre (87,120 sq.ft.)
Front Setback: 50' Min.
Rear Yard: 10' (Accessory Bldgs)
Side Yards: 10' Min. (Accessory Bldgs)

Graphic Scale
50 0 25 50
1"=50'



LEGEND

- Iron Pin Found
- Iron Pipe Found
- 5/8" Iron Pin Set (LDC, Inc.)
- Monument Box Found
- Monument Box Empty
- PK Set
- PK Found
- Stone Found
- Drill Hole Found
- Drill Hole Set
- Horizontal Control Point
- Vertical Control Point
- Hub Found
- Hub Set
- Railroad Spike Found
- Railroad Spike Set
- Angle Iron Found
- Fence post in concrete

Meas. = Measured
Plat = Subdivision Plat
D./M. = Deed & Measured
Dd. = Deed
Rec. = Record
Act. = Actual

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
FAX: (440) 255-9575
L.D.C. Inc. d.b.a.

DATE 09/18/26
SCALE: HOR. 1"=50'
VERT.
FILENAME Split-Core
COMPUTER S:
TAB NAME Plat

Survey Plat
For: Core Manufacturing
City of Mentor - Lake County - Ohio

SHEET 1 OF 1

CONTRACT No.
COREM1-2601