



Clark Rubber Co.
434/849
16B-055A-044
#8888 East Ave.

Brick Bldg
Fin Flr
649.00

5/8" I. Pin Set
(LDC, Inc.)

5/8" I. Pin Set
(LDC, Inc.)

GRAPHIC SCALE

(IN FEET)
1 inch = 20' ft.

Norfolk & Southern
Combined Railroad
16D-999-300-A

SPLIT
0.8268 Ac.
(36,014 sq.ft.)
to be attached to
PPN:16B-055A-020

Ex. Brick Bldg
Mag-Nif Addition
Fin Flr: 649.09

Bernard Karr Suc. Tr.
Knox Irev. Trust
"Mag-Nif"
2013R018845 (Parcel 8)
16B-055A-026
#8878 East Ave.

PPOB
5/8" I. Pin Set
(LDC, Inc.)

Bernard Karr Suc. Tr.
Knox Irev. Trust
"Mag-Nif"
#2013R018845 (Parcel 3)
16B-055A-020
#8820 East Ave.

5/8" I. Pin
Fd. & Ued.
(Gerson)
POB

REMAINDER
1.1750 Ac.
(51,185 sq.ft.) Total
1.0435 Ac.
(45,455 sq.ft.) Exc. R/W

Fin Flr
649.00
1 Sty Brick Bldg
#8878
6,466 sq.ft.

Plant area

Bldg
Foundation
Flr 648.60
(To be removed)

Proposed Storm Sewer &
Detention Easement
0.2358 Ac.
(10,273 sq.ft.)

POB-ESMT
5/8" I. Pin
Fd. & Ued.
(Gerson)

(26.73')

(26.73')

198.30' (Total)
171.57' (R/W)
N 15°20'00" W

5/8" I. Pin Fnd
(0.69' E, 0.08' N)

5/8" I. Pin Set
(LDC, Inc.)

399.60' Calc & Dd.
201.30'

N 57°23'00" E
814.55' Obs.

Plat of Lot Split
For Theodore Wolf & Bernard Karr Tr.

Situated in the City of Mentor, County of Lake and State of Ohio, Known as being part of Original Township Lot No. 9, Tract 7, Further being a lot split of land conveyed to Bernard L. Karr Suc Family Irev. Tr. by deed recorded in Lake County Document No. 2013R018845 Parcel 8 (PPN: 16B-055A-020).

December, 2013 - 1"=20'

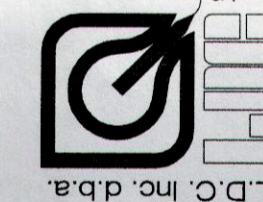
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings used hereon are based on the subject deed bearing for East Avenue being N 53°55'00" E. All 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. 12/26/2013
James R. Pegoraro, Jr. P.S. #6150



Proposed Lot Split

LAND DESIGN consultants
www.ldcinc.net
ENGINEERS PLANNERS SURVEYORS



DATE 12/17/2013
SCALE: HOR. 1"=20'
VERT.
FILENAME 20131119-948
COMPUTER S:
TAB NAME BDY

Theodore Wolf
8878 East Ave.
City of Mentor - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. WOLFT1-1301