

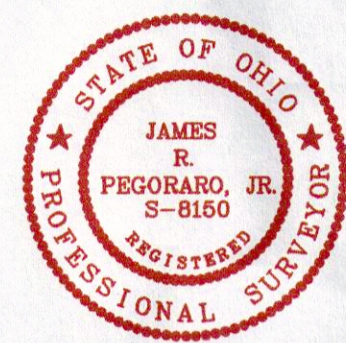
Plat of Lot Split

Situated in the city of Mentor, County of Lake and State of Ohio
and known as being part of Lot 5, Tract 7, Township 10 North,
Range 9 West of the Connecticut Western Weserve Survey.
August - 2011 Scale 1"=40'

Certification:

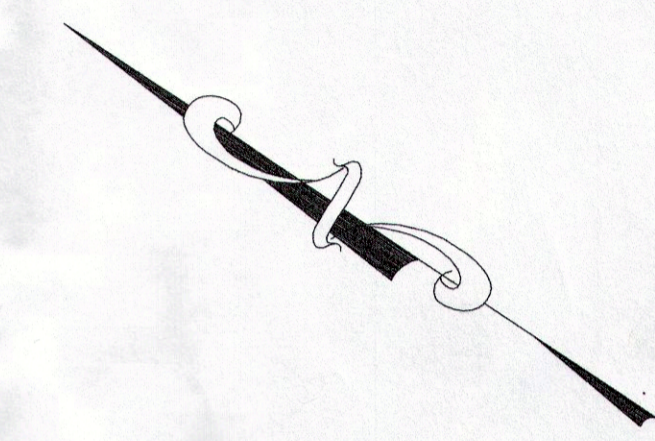
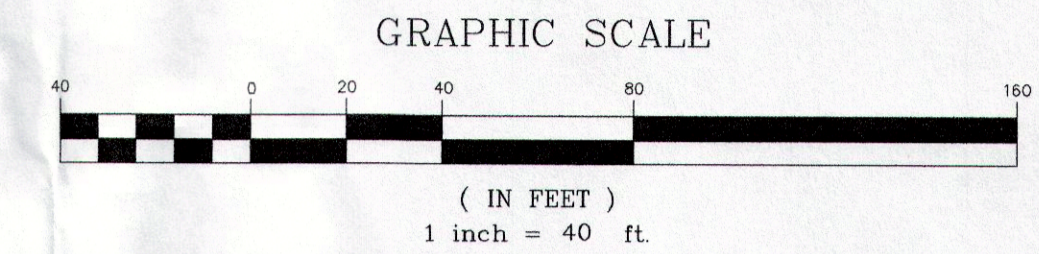
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to centerline of Tyler Blvd by plat volume 29, page 16 of LCPR. All of which are correct 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



Zoning:

Subject property is zoned M-1 light manufacturing



Munson Road (Width Varies)
LAK. 2-1.39

Tyler Boulevard (Width Varies)
(Dedicated in Vol. 29, Pg. 18)

Lakeland Freeway (S.R. 2)
LAK. 2-1.39

Center - Tyler Industrial Park No. 2
Vol. W, Pg. 46 L.C.P.R.
SL 14

William & Nancy Baker
Tyler Blvd.
PPN: 16B-040B-023
2003R080238

5/8" I. Pin Set (LDC, Inc.)
ON LINE 55.92 FROM CORNER

Tyler Boulevard - 80'
Vol. U, Pg. 32 L.C.P.R.
Vol. W, Pg. 48 L.C.P.R.

C/L Tyler Curve
R= 554.92'
L= 530.57'
Del.= 31°50'03"
C= 523.77'
S 49°28'05" W
T= 272.33'

Survey to Orig CL-Total	Split to Orig CL-Total
3.1319 Ac. (196,428 sq.ft.)	1.2572 Ac. (54,784 sq.ft.)
Exc. Highway Esmt.	Exc. Highway Esmt.
2.6150 Ac. (113,911 sq.ft.)	1.1032 Ac. (48,058 sq.ft.)

Remainder to Orig CL-Total
1.8747 Ac.
(81,664 sq.ft.)
Exc. Highway Esmt.
1.5118 Ac.
(65,853 sq.ft.)

Hesley Hopkins Inc.
#8724 Munson Rd.
PPN: 16B-056A-010
2011R007829

Lewis Land Holding LLC
#8778 Munson Rd.
PPN: 16B-056A-009
2007R013483

Elizabeth M. Richards
#8790 Munson Rd.
PPN: 16B-056A-008
2006R041872

N 57°07'16" E
28.03 Act.
21.00' Dd.

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

State of Ohio
Channel Esmt.
Parcel 48 EX

State of Ohio
Parcel L-38
Vol. 270
Parcel L-38

12 x 20' Garage
5/8" I. Pin Set (LDC, Inc.)

1 Sty Frame Hse
F. 3.00
W. Basement
22.0'
22.0'

50' Setback

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

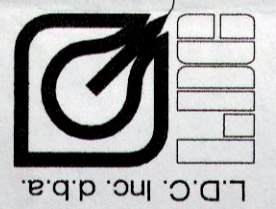
5/8" I. Pin Set (LDC, Inc.)
CORNER IN STREAM

Mon. Box W/
5/8" I. Pin Fnd & Usd.

Mon. Box W/
(Empty)

8724 Munson Road

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



DATE: 8/17/11
SCALE: HOR. 1"=40'
VERT. 1"=40'
FILENAME: ALTA Sur.
COMPUTER S:
TAB NAME: Split

Lot Split Plat
OSAIR INC
City of Mentor - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No.
OSAIR1-1113