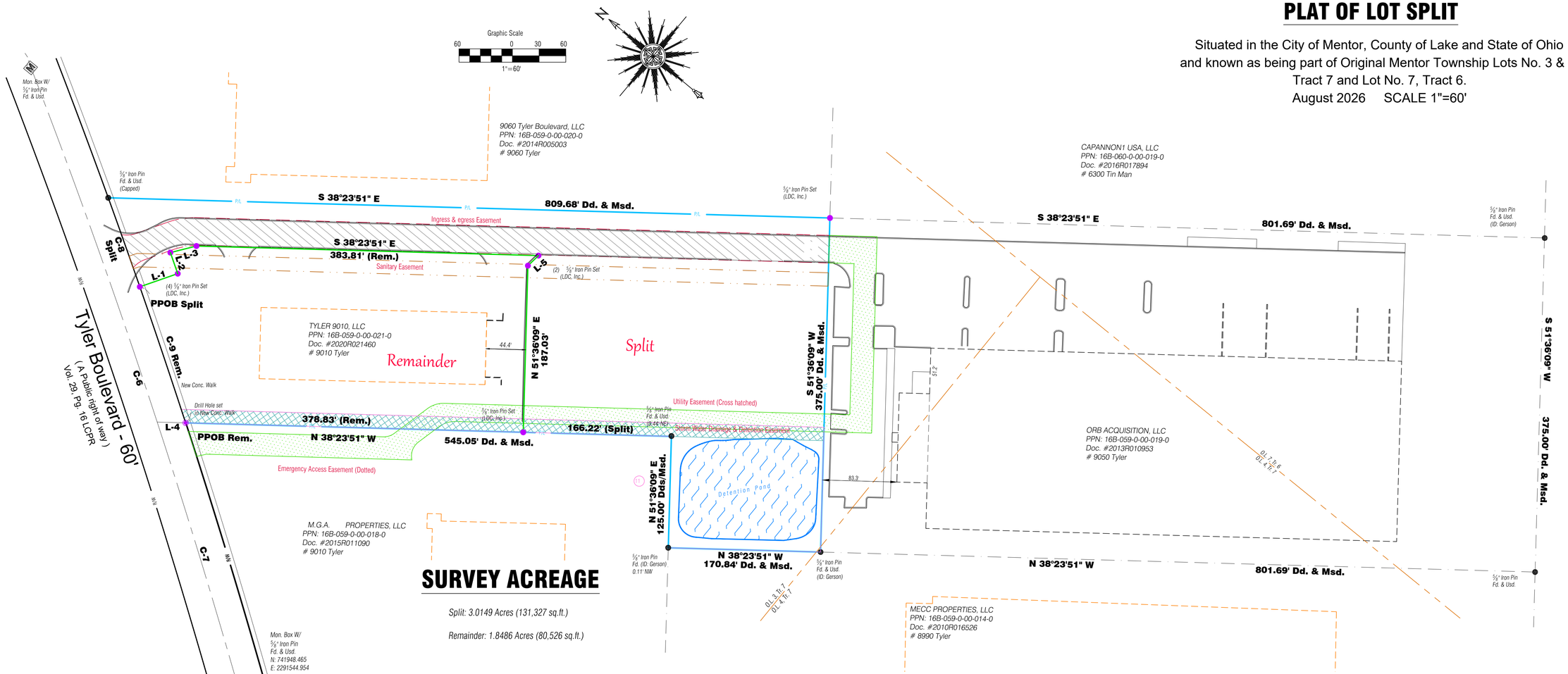
PLAT OF LOT SPLIT

Situated in the City of Mentor, County of Lake and State of Ohio
and known as being part of Original Mentor Township Lots No. 3 & 4,
Tract 7 and Lot No. 7, Tract 6.
August 2026 SCALE 1"=60'



SURVEY ACREAGE

Split: 3.0149 Acres (131,327 sq.ft.)

Remainder: 1.8486 Acres (80,526 sq.ft.)

ZONING

CURRENT ZONING :
SUBJECT PROPERTY IS LOCATED IN M-2-HEAVY MANUFACTURING DISTRICT.

-MINIMUM FRONT SETBACK IS 50'
-SIDE SETBACKS: 20'

-REAR SETBACK: 20'

-MINUMU LOT WIDTH: 250'

-MINIMUM LOT AREA: NONE

-MAXIMUM HEIGHT: 45' MAIN STRUCTURE OR HIGHER W/ CONDITIONAL USE PERMIT

-NO MINIMUM FLOOR AREA REQUIREMENTS

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING	NOTE
C-6	744.67	8000.00	744.40	05°20'00"	S 31°33'50" E	Total
C-7	323.23	8000.00	323.21	02°18'54"	N 33°04'23" E	
C-8	105.96	8030.00	105.96	00°45'22"	N 30°27'54" E	Split
C-9	161.06	8030.00	161.06	01°08'57"	N 31°25'03" E	Remainder

LINE TABLE		
LINE	LENGTH	BEARING
L-1	45.00	N 59°09'25" W
L-2	25.00	N 30°45'17" E
L-3	30.12	N 54°11'00" W
L-4	31.85	S 38°23'51" E
L-5	16.42	S 83°36'43" E

Properties are subject to Declaration of Easements and Covenants recorded in L.C. Doc. 2001R050200,Declaring the following Easements:

Emergency Access Easement
Ingress & Egress Easement
General Utility Easement
Storm Drainage Easement
Sanitary Sewer Easement

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
9/2/2026

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

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

REV. No.		DATE	BY	CH'K'D

L.D.C. Inc. d.b.a.
LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575

JTO, Inc.
9010 Tyler Boulevard
City of Mentor - Lake County - Ohio

DATE 09/2/2026
SCALE: HOR. 1"=60'
VERT.
FILENAME ALTA-TYLER
COMPUTER S:
TAB NAME PLAT

Lot Split

SHEET 1 OF 1
CONTRACT No. JTOIN1-2601