

Lot Split Plat

Situated in the City of Mentor, County of Lake and State of Ohio. Known as being part of Original Mentor Township Lot 7, Tract 6. Further being a lot split of land conveyed to Osair, Inc by deed recorded in Lake County Document No. 2002R055246. PPN:16B-60-20

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 refer to the Dedication Plat of Tin Man Road filed in volume 43, Page 13 of Lake County Plat Records. 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., P.S. 8150



Osair, Inc.
Doc. #200150199
PPN:16B-59-19

Osair, Inc.
Doc. #200150199
PPN:16B-59-21
(Parcel 15)

Osair, Inc.
Doc. #200150197
PPN:16B-59-20
(Parcel 17)

Butchoat LLC
Doc. #2002R067813
PPN:16B-59-22
(Parcel 18)

Butchoat LLC
Doc. #2002R067813
PPN:16B-59-23
(Parcel 19)

LEGEND

● Iron Pin Found	⊕ Drill Hole Found
○ Iron Pipe Found	⊕ Drill Hole Set
○ Iron Pin Set	△ Horizontal Control Point
⊞ Monument Box Found	○ Vertical Control Point
□ Monument Box Empty	⊕ Hub Found
△ PK Set	⊕ Hub Set
△ PK Found	⊕ Railroad Spike Found
⊙ Stone Found	⊕ Railroad Spike Set
M = Measured	D = Dood
F = Subdivision Plat	R = Record
D.M. = Dood & Measured	A = Actual

Split
3.6387 Acres
(158,502 sq.ft.)

Proposed
3 Ac. Lotsplit

Land Remaining In:
Osair, Inc.
L.C. Doc. # 2002R055246
PPN:16B-60-20
13.5951 Acres
(592,204 sq.ft.)
Remaining area excludes
proposed 3 ac. lotsplit

Jiggy Ltd.
L.C. Doc. # 2003R052647
PPN:16B-60-19

Osair Inc.
Doc. #2002R040583
PPN:16B-62-24

Tyler Boulevard Ext. 60'
Vol. 29, Pg. 16 LCPR

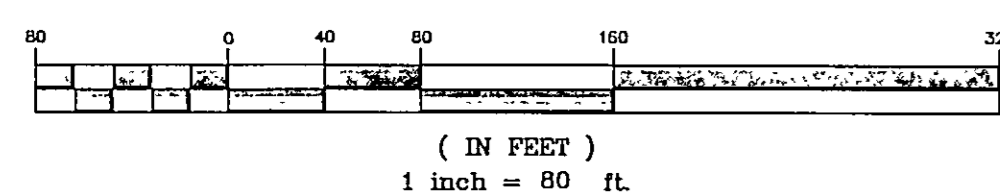
Tin Man Road 60'
Vol. 43, Pg. 13 LCPR

Richard M. Osborne, Tr.
Doc. #2004R021033
PPN:16B-60-15

Parker-Hannifan, Corp
Doc. #200108742
PPN:16B-60-17

NORTH

GRAPHIC SCALE



REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
ENGINEERS · PLANNERS · SURVEYORS
8585 East Avenue Mentor, Ohio 44060 1471 Lear Industrial Park Avon, Ohio 44011
TEL: (410) 255-8463 (440) 951-LANDTEL (410) 937-5601 (410) 937-5602
(440) 334-6339 FAX: (440) 255-9379X (410) 937-5603

Lot Split Plat
Osair, Inc.
City of Mentor - County of Lake - Ohio

DATE: October 23rd, 2006
SCALE: HOR. 1"=80'
VERT. none
FILENAME: Split 2
COMPUTER: Server
FIELD CREW: _____

SHEET 1 OF 1
CONTRACT No. Osair1-0606