

WELLAND DRIVE (50')

N89° 18' 13"E

CONNIE DRIVE (50')

EXISTING ZONING: R-2 RESIDENTIAL
 MINIMUM FRONTAGE: 80'
 MINIMUM SQ. FT.: 15,000 SF
 FRONT YARD SETBACK: 50'
 SIDE YARD SETBACK: 10'
 REAR YARD SETBACK: 50'

THIS DIVISION OF LAND COMPLIES WITH THE CITY OF MENTOR ZONING RESOLUTION THIS ____ DAY OF ____ 20__

BY _____
 CITY OF MENTOR ZONING INSPECTOR

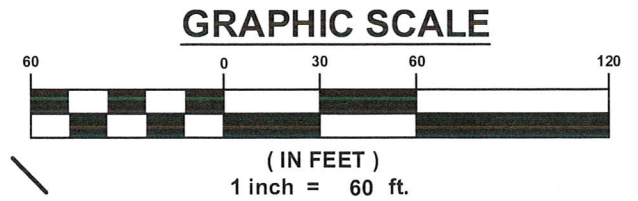
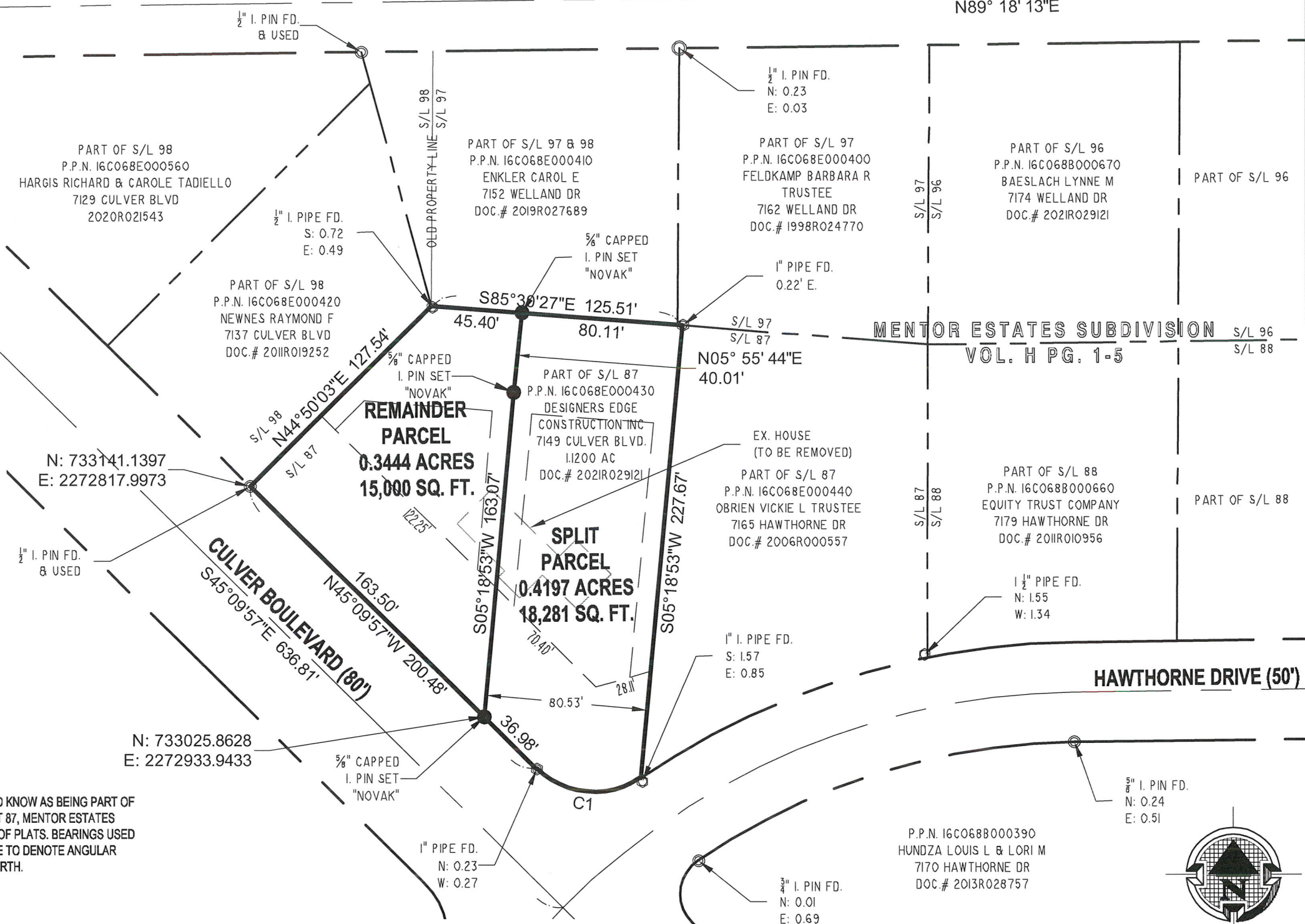
REFERENCE DOCUMENTS
 MENTOR ESTATES SUBDIVISION - VOLUME H, PAGES 1-5
 McSTEEN SURVEY P.P.N: 16-C-068-E-00-036-0
 DEED VOLUME 742, PAGE 1036
 DEED VOLUME 633, PAGE 327-329

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOW AS BEING PART OF THE ELY LOT, TRACT 5, AND ALSO BEING KNOW AS BEING PART OF SUBLOT 87, MENTOR ESTATES SUBDIVISION, RECORDED PLAT, VOLUME H, PAGE 1-5, LAKE COUNTY RECORD OF PLATS. BEARINGS USED HEREIN ARE BASED ON OHIO COORDINATE SYSTEM, NAD 83 (2011) AND ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH.

CERTIFICATION:
 I HERBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 14th DAY OF SEPTEMBER, 2021. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS AS SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 3401, 1986 ADJUSTMENT. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".



David W. Novak 12/8/2021
 DAVID W. NOVAK
 OHIO PROFESSIONAL SURVEYOR No. 7507



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	56.39'	40.78'	79°13'59"	33.76'	S84°46'56"E	52.01'

REVISIONS	BY
ADJ. BEARING & DIST NOV. 29, 2021	WSO

Barrington Consulting Group, Inc.
 CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1260
 www.BarringtonCGI.com



LOT SPLIT
 7149 CULVER BLVD. (S/L 87 PARCEL #: 16C068E000430)
 MENTOR, OHIO 44060
DESIGNER'S EDGE CONSTRUCTION

DRAWN SPR
 CHECKED DWN
 DATE SEPT. 29, 2021
 SCALE 1" = 60'
 JOB No. 21122
 SHEET
 OF SHEETS