

Plat of Lot Split

of P.p.n. 16-D-109-0-00-012-0 ~ 8985 Lake Shore Blvd.

Being the same land described in Doc. #2022R002442

Situated in the City of Mentor, County of Lake, and State of Ohio,

and further known as being part of Lot 4, Tract 11, Original Mentor Township, Being Township No. 10 North in the 9th Range West of Townships in the Connecticut Western Reserve.

April, 2025 Scale 1"=30'

Zoning Summary:
 SURVEYED PROPERTY = R-4
 MINIMUM AREA = 22,000 S.F. (0.5051 AC.)
 MINIMUM SETBACK = 60'
 MINIMUM SIDEYARD = 15'
 MINIMUM REARYARD = 50'
 MINIMUM WIDTH AT SETBACK = 100'

Survey Abbreviations:

- (AFN.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C/M) = CALCULATED & MEASURED
- (C.S.R.) = CITY SURVEY RECORDS
- (Dd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (D/M) = DEED & MEASURED
- (DOC.) = DOCUMENT NUMBER
- (ENCR.) = ENCROACHMENT
- (FD.) = FOUND
- (INST.) = INSTRUMENT NUMBER
- (MS.) = MEASURED DISTANCE
- (MON.BOX) = MONUMENT BOX ASSEMBLY
- (OBS.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = OFFICIAL RECORD
- (PL) = PROPERTY LINE
- (P/M) = PLAT & MEASURED
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (POB) = PLACE OF BEGINNING
- (PPOB) = PRINCIPAL PLACE OF BEGINNING
- (REC.) = RECORD DISTANCE
- (R/M) = RECORD & MEASURED
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (TRN.) = TURNED ANGLE
- (S/L) = SUBLot

Boundary Monument Legend:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET

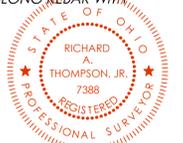


Lake Shore Blvd. 60'
 "a public Right-of-Way"
 Fly. Blackbrook Road

Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET 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 EXPRESSED OR IMPLIED. 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. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (●).

Richard A. Thompson Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 DATE: 4/30/25



DATE: 4/30/25
 SCALE: 1"=30'
 FOLDER: Survey Base
 DWG: Survey Base
 TAB: 01 - Plat of Lot Split

Survey References:
 COUNTY TAX MAPS (AS NOTED)
 COUNTY RECORD DEEDS (AS NOTED)
 COUNTY RECORD PLATS (AS NOTED)
 COUNTY ROAD RECORDS (AS NOTED)
 SURVEY PERFORMED BY (AS NOTED)



POLARIS ENGINEERING and SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433
 www.polaris-es.com

CONTRACT NO.
 25013
 SHEET OF
 01 01