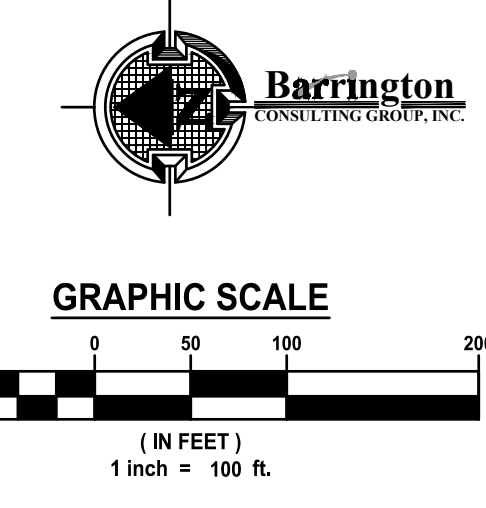
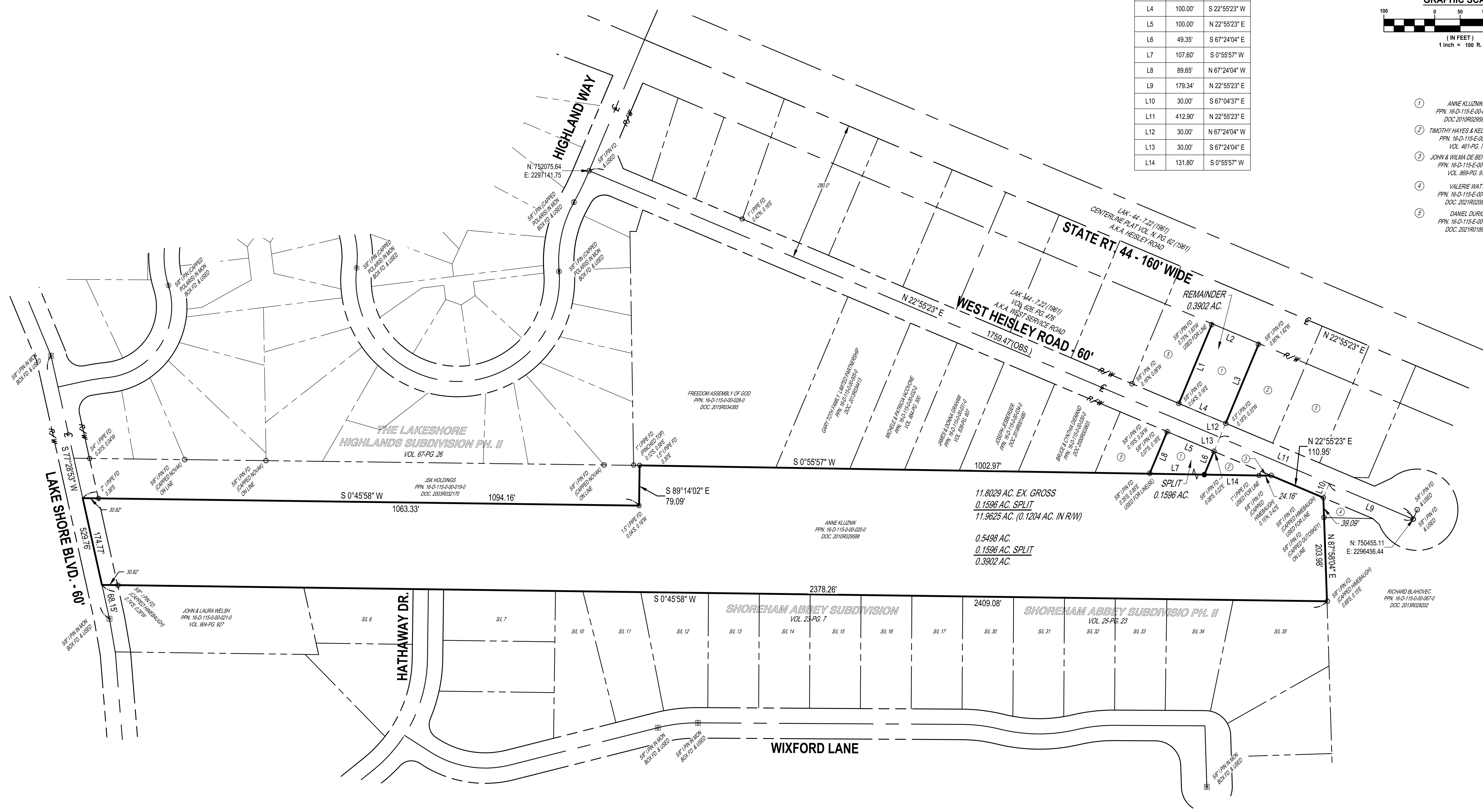


SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 6 TRACT 10, ORIGINAL MENTOR TOWNSHIP, BEING TOWNSHIP No. 10 IN THE 9TH. RANGE OF TOWNSHIPS IN THE CONNECTICUT RESERVE  
 PPN 16-D-115-E-00-006-0, 16-D-115-0-00-020-0

LINE #	LENGTH	BEARING
L1	169.98'	N 67°24'04" W
L2	100.00'	N 22°55'23" E
L3	169.98'	S 67°24'04" E
L4	100.00'	S 22°55'23" W
L5	100.00'	N 22°55'23" E
L6	49.35'	S 67°24'04" E
L7	107.60'	S 0°55'57" W
L8	89.65'	N 67°24'04" W
L9	179.34'	N 22°55'23" E
L10	30.00'	S 67°04'37" E
L11	412.90'	N 22°55'23" E
L12	30.00'	N 67°24'04" W
L13	30.00'	S 67°24'04" E
L14	131.80'	S 0°55'57" W



- ① ANNE KLIZNIK  
PPN 16-D-115-E-00-006-0  
DOC. 2010R02887
- ② TIMOTHY HAYES & KELLY MILTER  
PPN 16-D-115-E-00-007-0  
VOL. 461-PG. 754
- ③ JOHN & WILMA DE BENEDECTIS  
PPN 16-D-115-E-00-008-0  
VOL. 869-PG. 973
- ④ VALERIE WATT  
PPN 16-D-115-E-00-012-0  
DOC. 2021R02884
- ⑤ DANIEL DURIC  
PPN 16-D-115-E-00-005-0  
DOC. 2021R01890



11.8029 AC. EX. GROSS  
 0.1596 AC. SPLIT  
 11.9625 AC. (0.1204 AC. IN R/W)

0.5498 AC.  
 0.1596 AC. SPLIT  
 0.3902 AC.

**LEGEND**

- CAPPED (NOVAK)  
5/8" X 30" LONG  
IRON PIN SET
- (D) DEED
- (U) USED
- FD. FOUND
- I.PIN IRON PIN
- I.PIPE IRON PIPE
- (OBS.) OBSERVED
- R/W RIGHT OF WAY
- ⊔ CENTERLINE OF  
RIGHT OF WAY



**BOUNDARY SURVEY CERTIFICATION:**

I HEREBY CERTIFY TO LITTLE MOUNTAIN HOMES, INC. THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 12TH DAY OF JUNE, 2024. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-31 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. 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 ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE 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. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83 (2011), NAVD88, GR880, GEOID12B)  
 David W. Novak  
 OHIO PROFESSIONAL SURVEYOR NO. 7507  
 July 11, 2024

DATE	REVISIONS	BY

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

**LITTLE MOUNTAIN HOMES, INC.**  
 RICK COLWELL  
 1447 NORTH RIDGE ROAD  
 PAINESVILLE, OHIO 44077  
 PH: 440-357-8459

**LOT SPLIT**  
 WEST HEISLEY ROAD  
 CITY OF MENTOR, OHIO 44060  
**PLAT**

DRAWN	TDR
CHECKED	DWN
DATE	7/3/24
SCALE	1" = 100'
JOB NO.	24083
SHEET	1/1