

**LEGEND**

- △ 5/8 X 30 INCH REBAR SET WITH A CAP MARKED "WELLERT CORP" UNLESS OTHERWISE NOTED
- (M) PER FIELD MEASUREMENT
- (R) PER RECORD
- FD FOUND
- IRON PIPE FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- U USED
- 065 OBSERVED

**REFERENCES**

- VOLUMES AND PAGES SHOWN ON THIS PLAT
- PLAT VOLUME 41, PAGE 36 OF LAKE COUNTY RECORDER'S RECORDS.
- WELLESLEY BOULEVARD DEDICATION PLAT J22 OF LAKE COUNTY GIS RECORDS.
- WELLESLEY BOULEVARD SUBDIVISION J53 OF LAKE COUNTY GIS RECORDS.
- ROSEWOOD SUBDIVISION 14A OF LAKE COUNTY GIS RECORDS.
- SURVEY 16-A-027-0-00-021 OF LAKE COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY 11-A-014-A-00-005, 007 OF LAKE COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY 11-A-014-A-00-010, 011, 012, 013 OF LAKE COUNTY ENGINEERS TAX MAP RECORDS.

**AREA SUMMARY**

EXISTING PARCEL	1.9651 ACRES
SPLIT PARCEL	-0.9277 ACRES
REMAINDER	1.0374 ACRES
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EXISTING PARCEL	6.6546 ACRES
SPLIT PARCEL	+0.9277 ACRES
CONSOLIDATED PARCELS	7.5823 ACRES

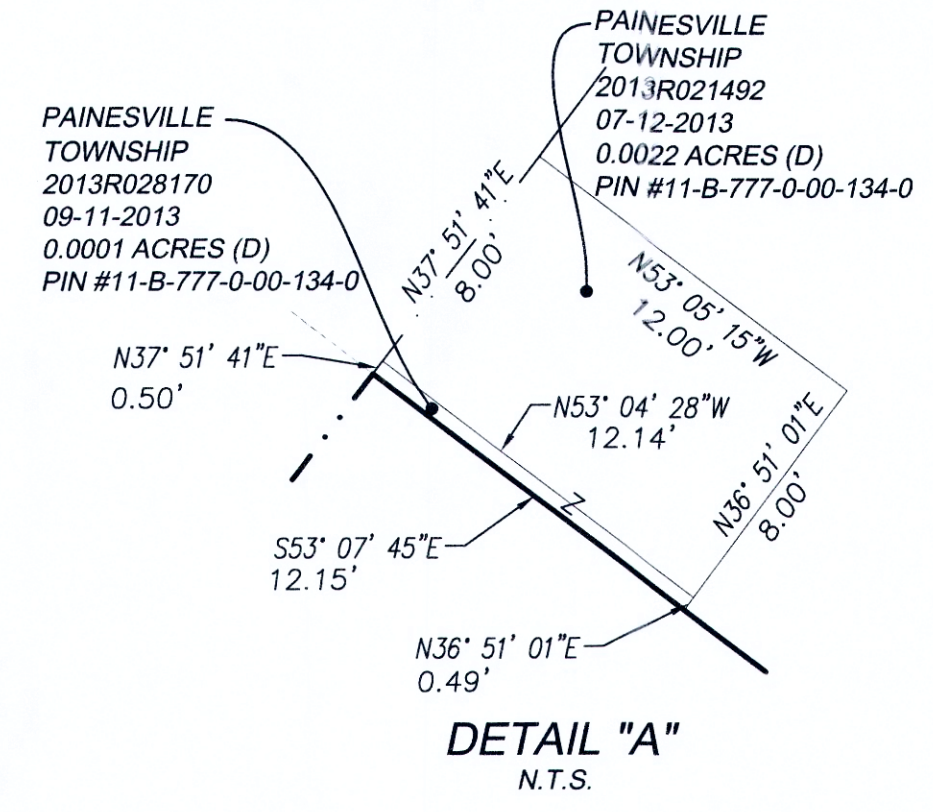
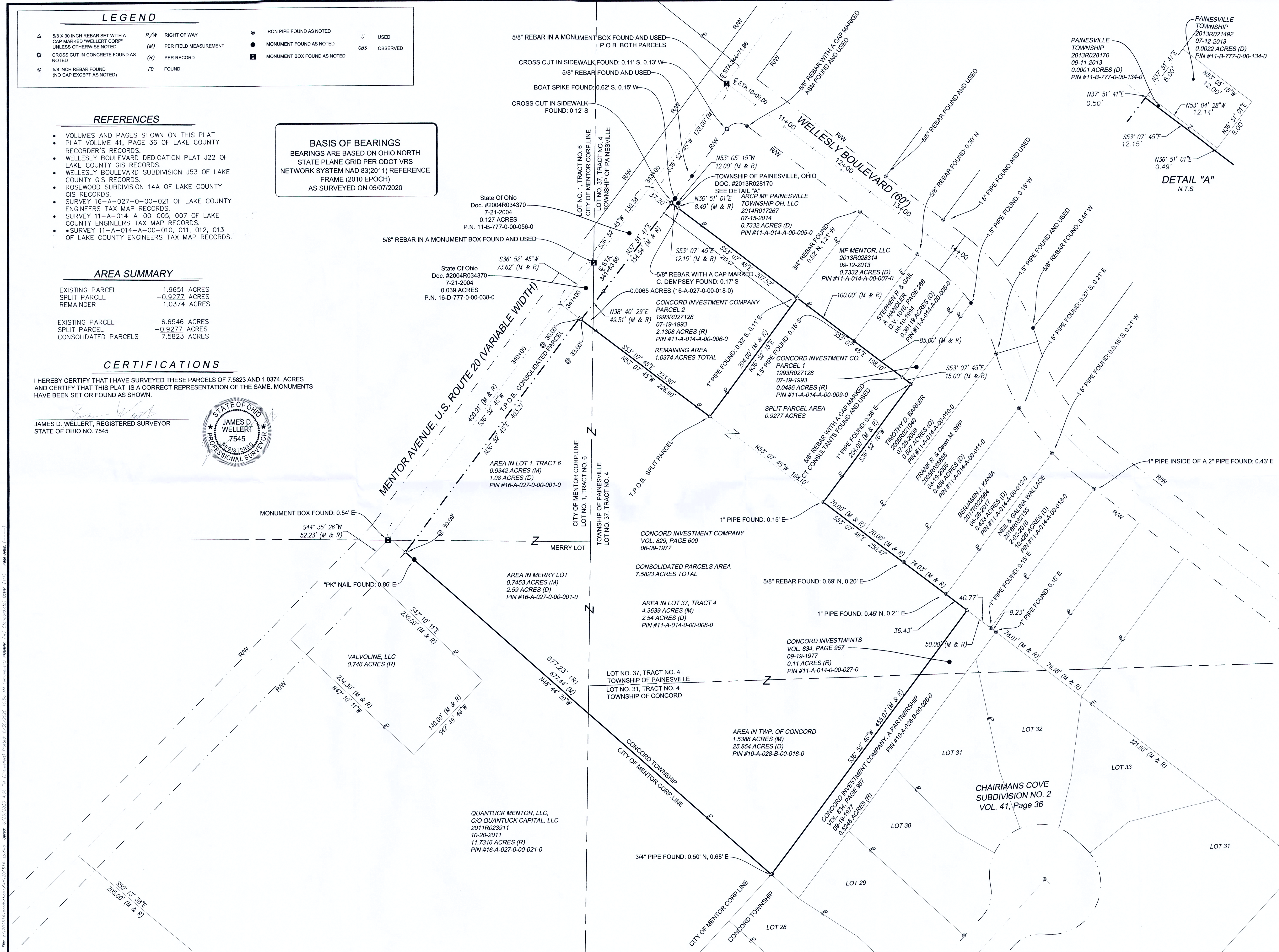
**CERTIFICATIONS**

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PARCELS OF 7.5823 AND 1.0374 ACRES AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

JAMES D. WELLERT, REGISTERED SURVEYOR  
STATE OF OHIO NO. 7545



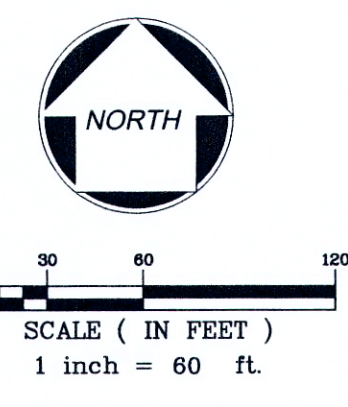
**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON OHIO NORTH STATE PLANE GRID PER ODOT VRS FRAME (2010 EPOCH) AS SURVEYED ON 05/07/2020



**CLIENT:**  
**CONCORD INVESTMENT COMPANY**

**CONSULTANT:**  
**Wellert**  
ENGINEERS • SURVEYORS  
5136 Beach Road • Medina, Ohio 44266  
1.330.229.2999  
WWW.WELLERT.COM  
CELEBRATING 40 YEARS (1980-2020)

NO.	DATE	REVISION DESCRIPTION
III	III	III



**SITE ADDRESS:**  
2219 MENTOR AVENUE  
PAINESVILLE, OHIO 44077

SITUATED IN THE TOWNSHIPS OF PAINESVILLE AND CONCORD AND THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO  
BEING A PART OF ORIGINAL MENTOR TOWNSHIP LOT 1 TRACT 6, ORIGINAL MENTOR TOWNSHIP MERRY LOT, PAINESVILLE TOWNSHIP LOT 37, TRACT 4 AND CONCORD TOWNSHIP LOT 31, TRACT 4

SCALE: 1"=60'  
DATE: 05-26-2020  
DESIGNED BY: ---  
DRAWN BY: JDW  
CHECKED BY: KD  
FILE NAME: 200514-SP.dwg  
JOB NUMBER: 200514  
DRAWING TITLE:

LOT SPLIT & CONSOLIDATION

SHEET NO:  
**S1.0**