

Lot Split Plat

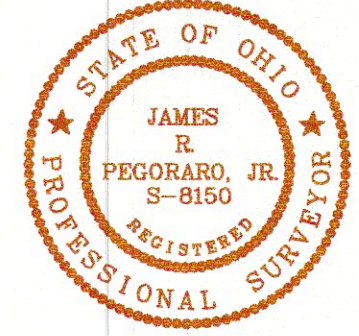
SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO
AND KNOWN AS BEING PART OF LOT NOS. 1 & 4, TRACT 3
MARCH 2017 SCALE 1"=100'

City of Mentor Zoning
R-4 District
Min. Lot area: 22,000 sq.ft.
Min. Frontage: 100'
Min. Frnt Setback: 60'
Min. Rear Yard: 50'
Min. Sideyards: 15' (Each Side)

CERTIFICATION

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 plat of Aces Paradise recorded in Volume 65, Page 5 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.
James R. Pegoraro, Jr., P.S. #6150



Jerome T. Osborne

LAND DESIGN consultants
www.ldcinc.net
ENGINEERS PLANNERS SURVEYORS

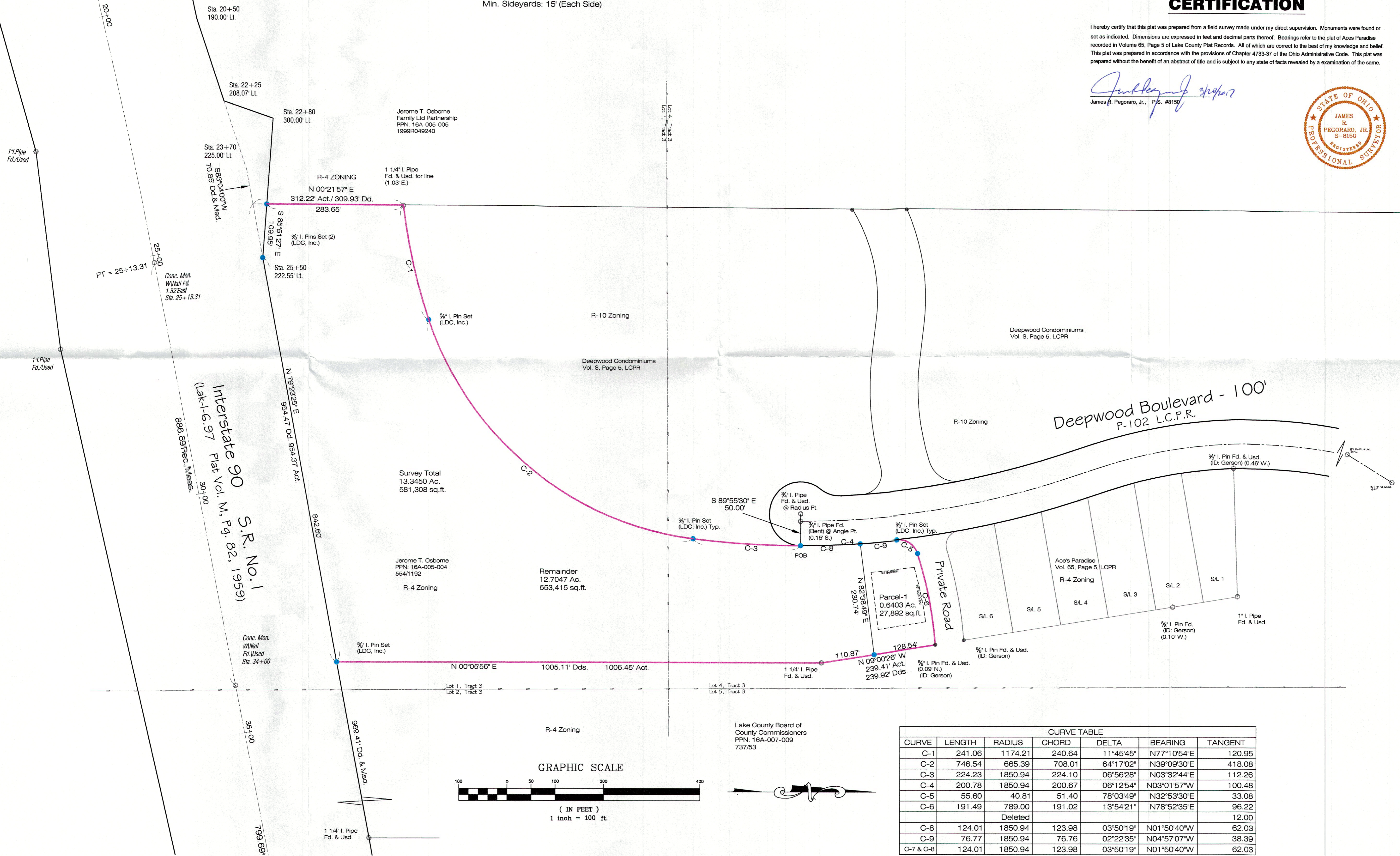


8585 East Avenue Mentor, Ohio 44060
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(440) 354-6938 FAX: (440) 255-9575

DATE 3/24/2016
SCALE: HOR. 1"=100'
VERT.
FILENAME Plat
COMPUTER S:
TAB NAME Sht-1

Lot Split Plat
PPN: 16A-005-004
City of Mentor - Lake County - Ohio

SHEET OF
1 1
CONTRACT No.
OSBOJ3-1501



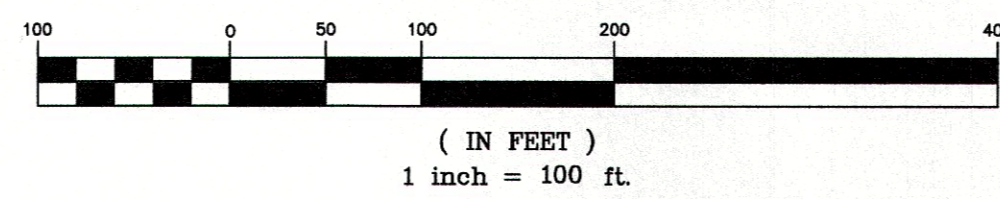
Survey Total
13.3450 Ac.
581,308 sq.ft.

Jerome T. Osborne
PPN: 16A-005-004
554/1192
R-4 Zoning

Remainder
12.7047 Ac.
553,415 sq.ft.

Lake County Board of
County Commissioners
PPN: 16A-007-009
737/53

GRAPHIC SCALE



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING	TANGENT
C-1	241.06	1174.21	240.64	11°45'45"	N77°10'54"E	120.95
C-2	746.54	665.39	708.01	64°17'02"	N39°09'30"E	418.08
C-3	224.23	1850.94	224.10	06°56'28"	N03°32'44"E	112.26
C-4	200.78	1850.94	200.67	06°12'54"	N03°01'57"W	100.48
C-5	55.60	40.81	51.40	78°03'49"	N32°53'30"E	33.08
C-6	191.49	789.00	191.02	13°54'21"	N78°52'35"E	96.22
C-6	Deleted					12.00
C-8	124.01	1850.94	123.98	03°50'19"	N01°50'40"W	62.03
C-9	76.77	1850.94	76.76	02°22'35"	N04°57'07"W	38.39
C-7 & C-8	124.01	1850.94	123.98	03°50'19"	N01°50'40"W	62.03