

PLAT OF LOT SPLIT

FOR RAY NEWCOMB

Acrages:

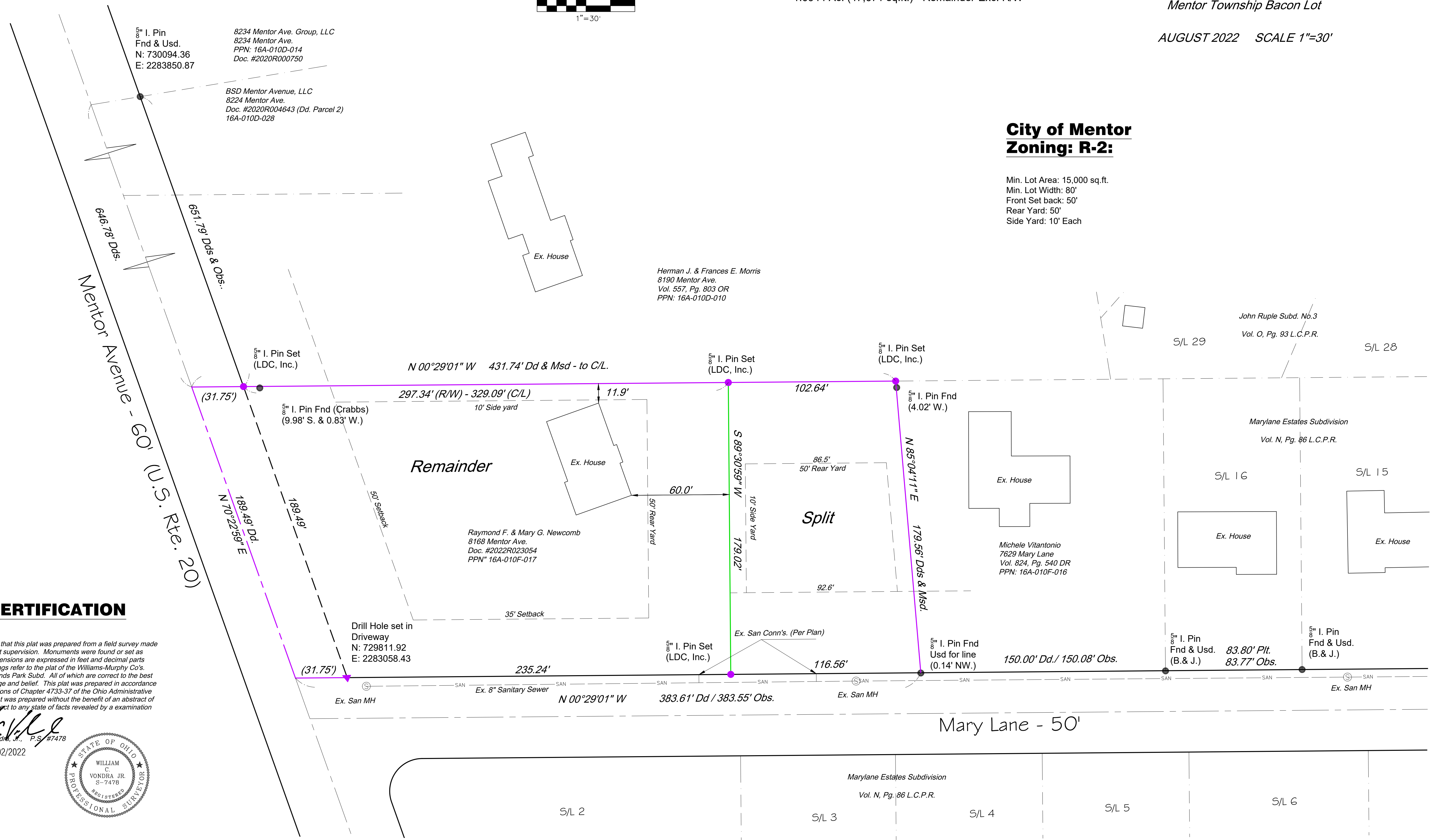
0.4504 Ac. (19,621 sq.ft.) - Split
 1.2249 Ac. (53,355 sq.ft.) - Remainder-Total
 1.0944 Ac. (47,671 sq.ft.) - Remainder-Exc. R/W

*Situated in the City of Mentor, County of Lake and
 State of Ohio, Known as being part of Original
 Mentor Township Bacon Lot*

AUGUST 2022 SCALE 1"=30'

City of Mentor Zoning: R-2:

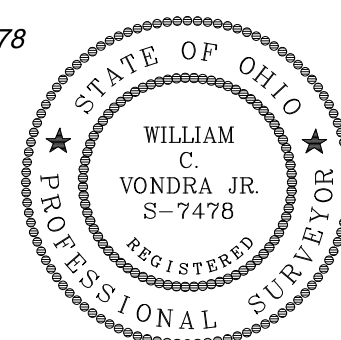
Min. Lot Area: 15,000 sq.ft.
 Min. Lot Width: 80'
 Front Set back: 50'
 Rear Yard: 50'
 Side Yard: 10' Each



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 the Williams-Murphy Co's. Mentor Headlands Park Subd. 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.

William C. Vondra, Jr.
 William C. Vondra, Jr., P.S. #7478
 08/02/2022



PPN: 16A-010F-00-017-0

LAND DESIGN consultants
 www.ldcinc.net
 ENGINEERS PLANNERS SURVEYORS
 8025 Cabonne Drive Mentor, Ohio 44060
 TEL: (440) 951-1410
 FAX: (440) 255-9272
 L.D.C. Inc. d.b.a.

DATE: 8/23/2022
 SCALE: HOR. 1"=30'
 VERT. _____
 FILENAME: Bndry-Ment
 COMPUTER: S:
 TAB NAME: Split

Ray Newcomb
 Lot Split
 City of Mentor - Lake County - Ohio

SHEET 1 OF 1
 CONTRACT No. NEWCR1-2201