

Curve Table:

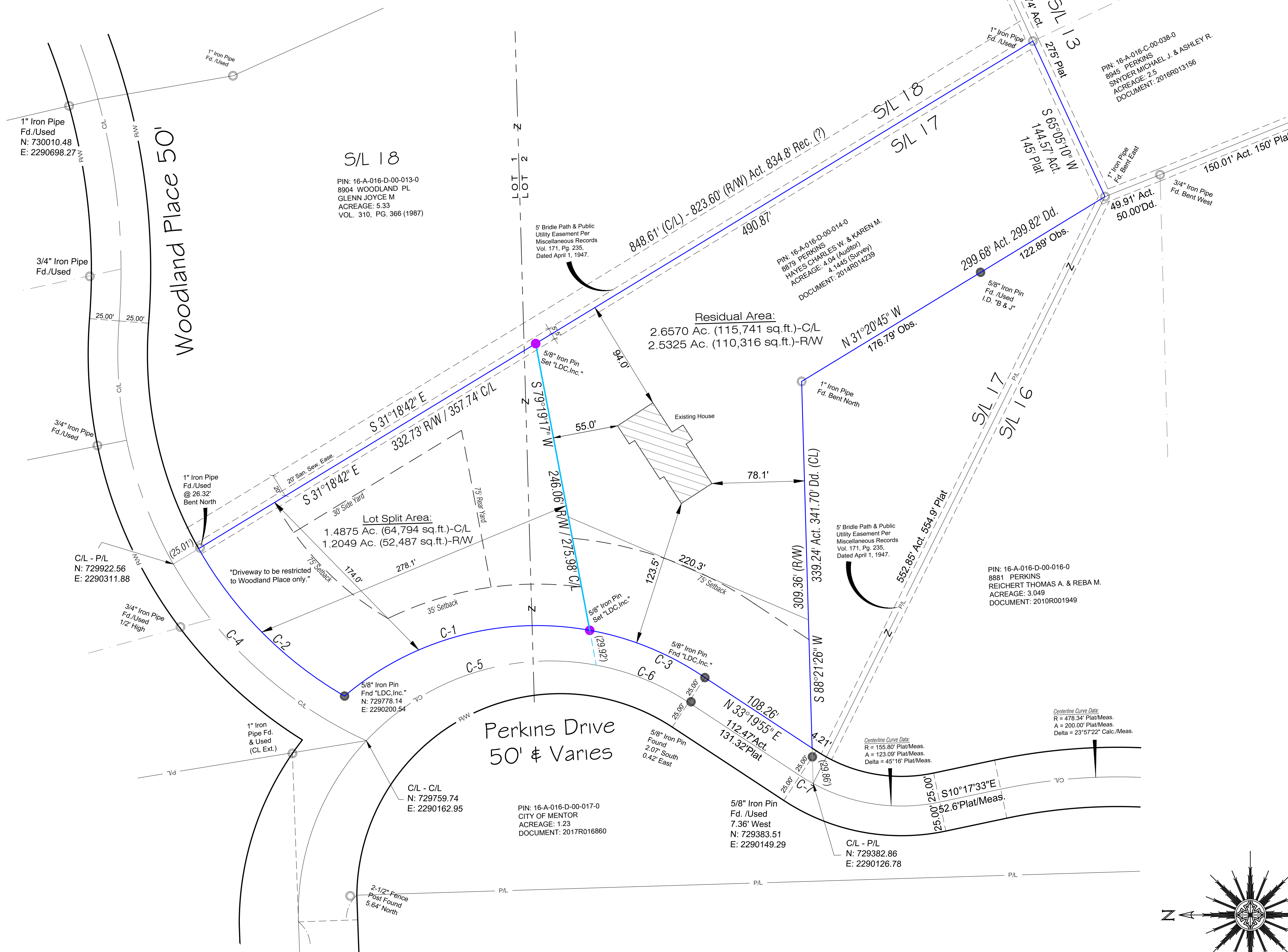
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-1	221.21	251.00	50°29'45"	N 15°00'26" W	214.12
C-2	176.99	333.39	30°25'03"	N 45°17'47" E	174.92
C-3	105.79	251.00	24°08'53"	N 22°18'54" E	105.01
C-4	224.30	358.39	35°51'32"	N 42°26'56" E	220.66
C-5	212.94	212.46	57°25'29"	N 18°10'04" W	204.13
C-6	84.50	212.46	22°47'14"	N 21°56'18" E	83.94
C-7	12.93	155.80	04°45'19"	N 30°57'16" E	12.93

Plat of Lot Split

For: Charles Hayes

Situated in the City of Mentor, County of Lake and State of Ohio & Known as being part of Original Township Lot No's 1 & 2, Tract 1, further being known as part of Sublot No. 17, In Block 2, in the Mentor Ridge Farms Subdivision as filed in Volume I, Page 42 of Lake County Plat Records.

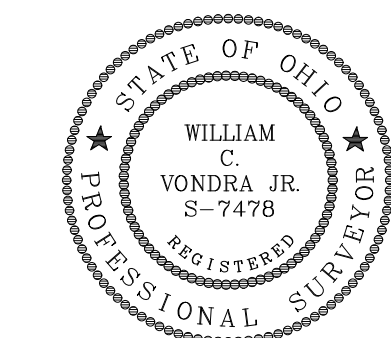
August 2022 Scale 1"=50'



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 measured are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011adj) geoid 12B ODOT VRS network. 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.

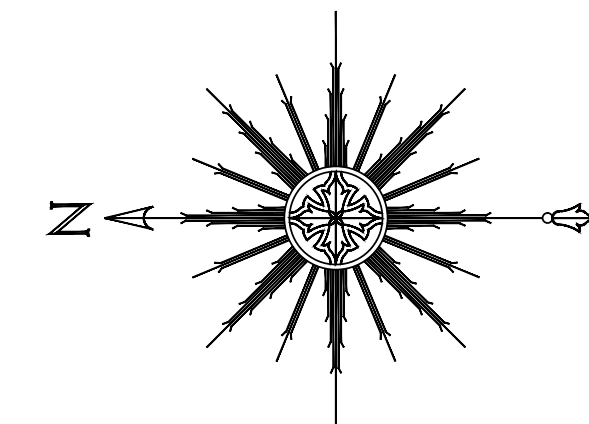
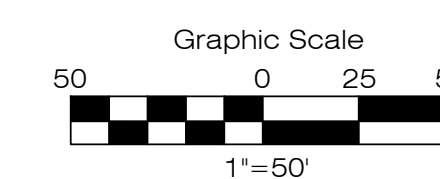
William C. Vondra Jr.

WILLIAM C. VONDRA JR., P.S. No. 7478



Zoning:

R-5 Residential (1 Acre)
 Min. Width: 150'
 Min. Depth: 200'
 Frnt Setback (Woodland): 75'
 (Perkins): 35'
 Rear Yard: 75'
 Side Yards: 30' Each



Legend:

- 1" Pin Found
- 1" Pipe Found
- 5/8" L Pin Set (LDC, Inc.)
- Monument Box Found
- Monument Box Empty
- ▲ PK Set
- ▲ PK Found
- Stone Found
- ⊕ Drill Hole Found
- ⊕ Drill Hole Set
- △ Horizontal Control Point
- Vertical Control Point
- ⊕ Hub Found
- ⊕ Hub Set
- ⊕ Railroad Spike Found
- ⊕ Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D.M. = Deed & Measured
- D.L. = Deed
- Rec. = Record
- Act. = Actual

LAND DESIGN CONSULTANTS
 www.landscapeinc.net
 ENGINEERS PLANNERS SURVEYORS
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 TEL: (440) 951-1240
 FAX: (440) 255-9872
 L.D.C. Inc. d.b.a.

DATE	08/22/2022
SCALE: HOR.	1"=50'
VERT.	
FILENAME	Spl-Perkins
COMPUTER	S:
TAB NAME	Plat

Charles Hayes
 City of Mentor - Lake County - Ohio

SHEET	OF
1	1
CONTRACT No.	
HAYEC1-2201	