

LOT CONSOLIDATION OF PPN

16-A-026-0-00-001-0, 16-A-026-0-00-002-0, 16-A-025-0-00-031-0, 16-A-025-0-00-032-0

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Mentor Township, Original Russell Lot ,Tract 6 & Lot 1, Shehi Tract

BOUNDARY SURVEY CERTIFICATION:

I HEREBY CERTIFY TO MENTOR HEIGHTS DEVELOPMENT, LLC, THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 27TH DAY OF MAY, 2025. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 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, GRS80, GEOID12B)

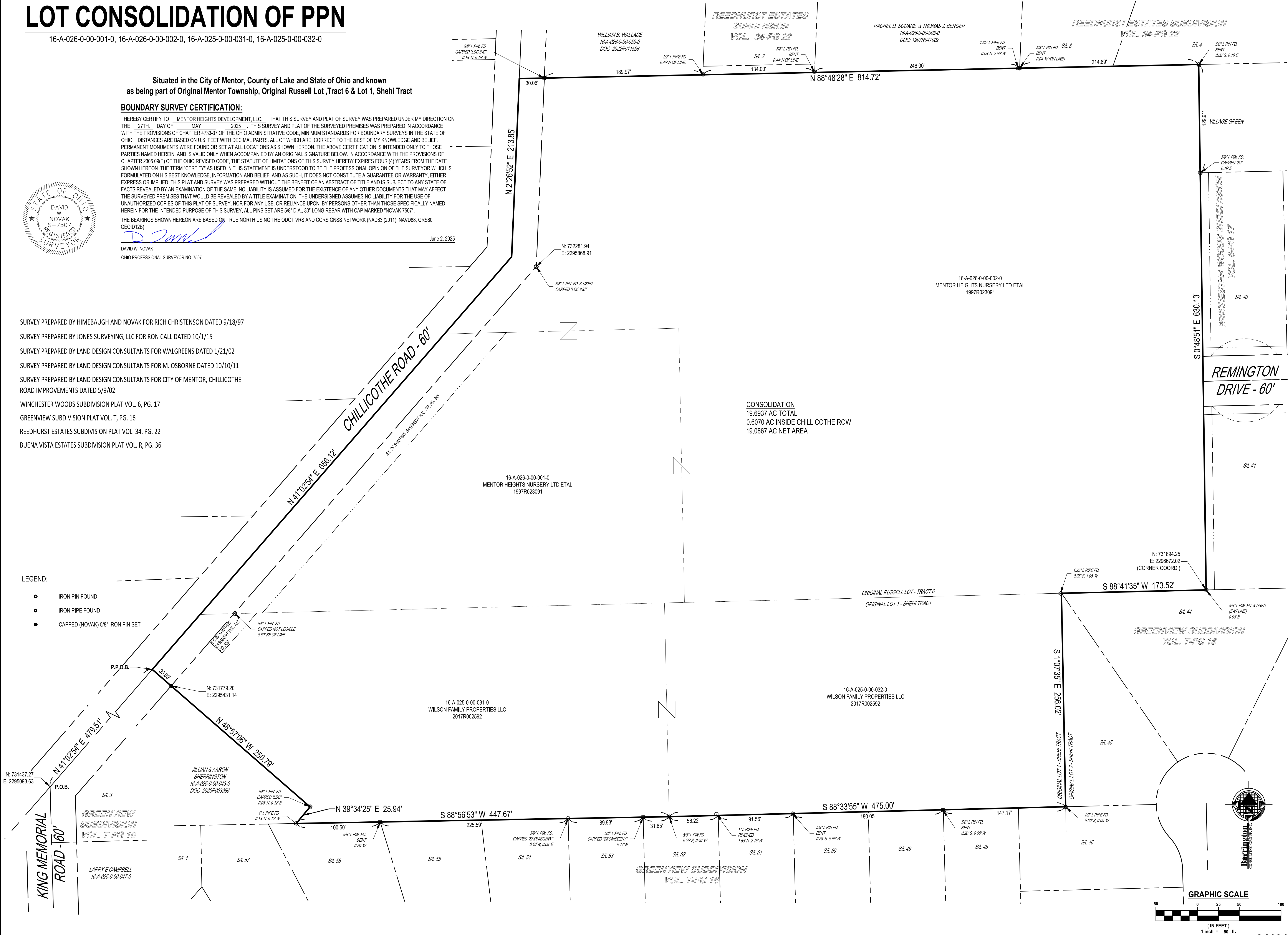
DAVID W. NOVAK
OHIO PROFESSIONAL SURVEYOR NO. 7507



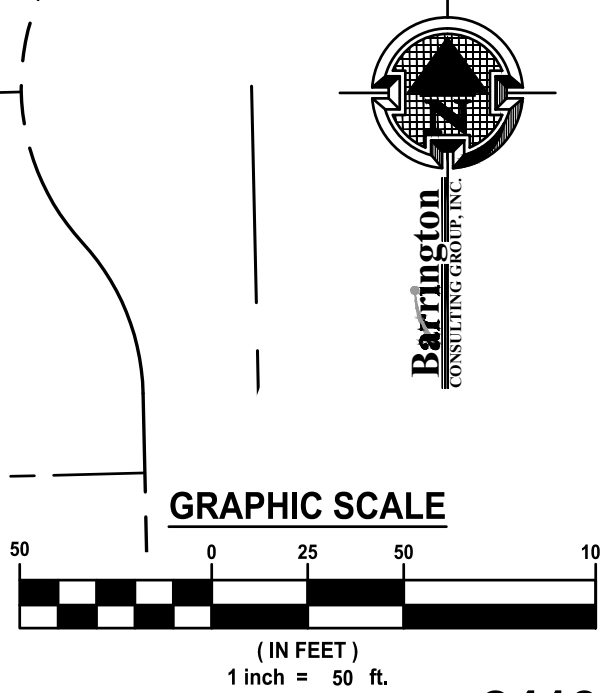
- SURVEY PREPARED BY HIMEBAUGH AND NOVAK FOR RICH CHRISTENSON DATED 9/18/97
- SURVEY PREPARED BY JONES SURVEYING, LLC FOR RON CALL DATED 10/1/15
- SURVEY PREPARED BY LAND DESIGN CONSULTANTS FOR WALGREENS DATED 1/21/02
- SURVEY PREPARED BY LAND DESIGN CONSULTANTS FOR M. OSBORNE DATED 10/10/11
- SURVEY PREPARED BY LAND DESIGN CONSULTANTS FOR CITY OF MENTOR, CHILLICOTHE ROAD IMPROVEMENTS DATED 5/9/02
- WINCHESTER WOODS SUBDIVISION PLAT VOL. 6, PG. 17
- GREENVIEW SUBDIVISION PLAT VOL. T, PG. 16
- REEDHURST ESTATES SUBDIVISION PLAT VOL. 34, PG. 22
- BUENA VISTA ESTATES SUBDIVISION PLAT VOL. R, PG. 36

LEGEND:

- IRON PIN FOUND
- IRON PIPE FOUND
- CAPPED (NOVAK) 5/8" IRON PIN SET



CONSOLIDATION
19.6937 AC TOTAL
0.6070 AC INSIDE CHILLICOTHE ROW
19.0867 AC NET AREA



DATE	REVISIONS	BY

Barrington
CONSULTING GROUP, INC.
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GEORGE DAVIS, III
P.O. BOX 384
MENTOR, OH 44060
(440) 255-6535

BOUNDARY SURVEY
CHILLICOTHE ROAD
MENTOR, OH 44060

BOUNDARY-CONSOLIDATION

DRAWN LKS
CHECKED DWN
DATE MAY 27, 2025
SCALE 1" = 50'
JOB NO. 24131
SHEET 1/1