

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 Reedhurst Farms Subdivision No. 1 recorded in volume 20, page 27 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 a examination of the same.

James R. Pegoraro, Jr.
James R. Pegoraro, Jr., P.S. #8160
2/1/12



PLAT OF LOT SPLIT

Situated in the City of Mentor, County of Lake and State of Ohio
and known as being part of Original Mentor Township Russell Lot, Tract 6
August 2012 SCALE 1"=50'

ZONING

CURRENT ZONING:
SUBJECT PROPERTY IS LOCATED IN R-4 RESIDENTIAL, AS SHOWN ON THE CITY OF MENTOR ZONING MAP DATED JANUARY 2011.
MIN. LOT AREA = 22,000 S.F.
MIN. LOT FRONTAGE = 100'
MIN. FRONT SETBACK = 60'
MIN. REAR SETBACK = 50'
MIN. SIDE YARD = 15'

BASIS OF BEARINGS

Per Plat of Reedhurst Farms Subdivision No. 1
Volume 20, Page 27 L.C.P.R.

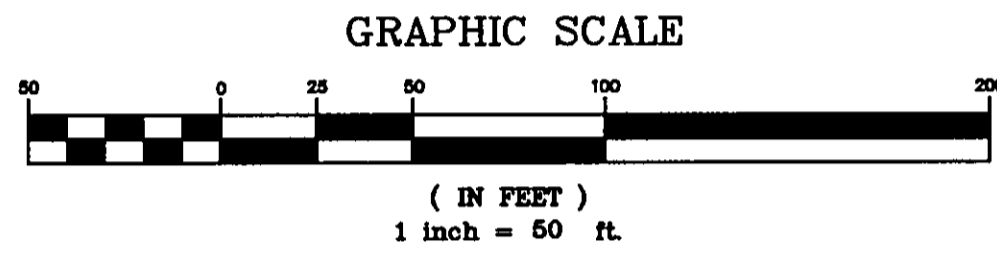
Lot Split Plat

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9225 Osborne Drive Mentor, Ohio 44060
(440) 255-5453 FAX: (440) 255-5675
L.D.C. Inc. d.b.a.

DATE 08/7/12
SCALE: HOR. NA
VERT. NA
FILENAME Plat
COMPUTER S:
TAB NAME Split

Jerome T. Osborne Tr.
PPN: 16A-026-006
City of Mentor - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. JTOIN1-1201



PIN: 16-A-027-A-00-044-0
WAYSIDE LAKES HOMEOWNERS ASSOC
Village Green
R-10 MULTI-FAMILY RESIDENTIAL

WAYSIDE LAKES Subdivision Ph. III-B
VOL. 6, PG. 22 L.C.P.R.

PIN: 16-A-027-A-00-044-0
WAYSIDE LAKES HOMEOWNERS ASSOC
Village Green

3/4" I. Pipe (Pinch)
Fnd & Used

PIN: 16-A-026-A-00-007-0
FRYAN JAMES V
VOL. 244, PG. 1040-1988
#7193 CHILLOOTHE

PIN: 16-A-026-0-00-045-0
FRYAN JAMES V
VOL. 244, PG. 1070-1988

PIN: 16-A-026-J-00-015-0
7180 GREEN VALLEY DR
RADOVANIC MICHAEL & SUSAN
SL. 16

PIN: 16-A-026-J-00-014-0
7190 GREEN VALLEY DR
SUTTON GERALD & CAROLYN
SL. 14

PIN: 16-A-026-J-00-013-0
7210 GREEN VALLEY DR
ZIVKOVIC JEFFREY & MARGARET
SL. 13

PIN: 16-A-026-J-00-012-0
7220 GREEN VALLEY DR
BARBOZA LEONILDO E
& NANCY MOORE BARBOZA
SL. 12

PIN: 16-A-026-J-00-010-0
DE FAZIO KATHLEEN C. TR.
7240 GREEN VALLEY
SL. 10

PIN: 16-A-026-J-00-011-0
EYE WILL DEV. INC.
ACREAGE: 0.626
SL. 11

PIN: 16-A-026-F-00-017-0
9615 MUSKET DR
SHUSTER JOSEPH G & MYRA J
SL. 17

PIN: 16-A-026-F-00-018-0
9605 MUSKET DR
VALENCIC TERENCE E & LAURA J
SL. 18

PIN: 16-A-026-F-00-019-0
9595 MUSKET DR
STONE JAMES R & MARY ALICE
SL. 19

PIN: 16-A-026-0-00-048-0
7255 CHILLOOTHE RD
OSBORNE MAUREEN TRUSTEE
ACREAGE: 16.704
VOL. 783, PG. 1105-1992

PIN: 16-A-026-F-00-020-0
9585 MUSKET DR
BELL ELIZABETH J
SL. 20

PIN: 16-A-026-0-00-006-0
OSBORNE JEROME T III TR
VOL. 958, PG. 141 1/8/84

Remaining Lands:
8.5921 Acres
374,274 s.f.

Total Area Surveyed:
9.0501 Acres
394,223 s.f.

SPLIT:
0.4580 Acres
19,949 s.f.

LEGEND

● Iron Pin Found	⊕ Drill Hole Found
○ Iron Pipe Found	⊕ Drill Hole Set
● Iron Pin Set	⊕ Horizontal Control Point
⊕ Monument Box Found	⊕ Vertical Control Point
□ Monument Box Empty	⊕ Hub Found
▲ PK Set	⊕ Hub Set
⊕ PK Found	⊕ Railroad Spike Found
⊕ Stone Found	⊕ Railroad Spike Set
Mess. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D.M. = Deed & Measured	Act. = Actual

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING	TANGENT
C-4	109.46	240.00	108.51	26°07'50"	N84°53'31"E	55.70
C-9	47.37	60.00	46.15	45°14'23"	S12°10'05"E	25.00
C-12	50.63	50.00	48.50	58°01'12"	S74°36'03"E	27.73
C-13	77.16	180.00	76.58	24°33'44"	N64°06'28"E	39.18
C-14	31.86	370.00	31.85	4°56'01"	N80°00'31"W	15.94

LAND DESIGN consultants
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(440) 354-6938 FAX: (440) 255-5675