

Plat of Lot Split & Consolidation

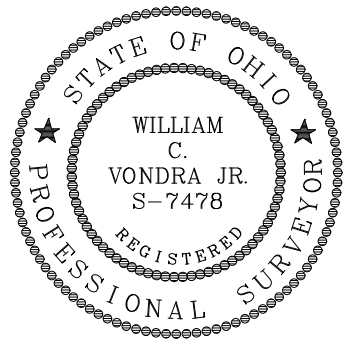
Prepared for: Randy South

Situated in the City of Mentor, County of Lake, and State of Ohio:
 Known as being a part of Original Mentor Township Russell Lot, Tract 6. Further being a lot split of lands conveyed to Maureen Osborne Tr. in Document No. 2013R001391 & Volume 783, Pg. 1105 OR. (PPN: 16A-026-048) and its consolidation with Sublots 21 & 25 of the Reedhurst farms No. 2 recorded in Volume 61, Page 31 of Lake County Plat Records.

January, 2022 - 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 the Plat of Reedhurst Farms No. 2 recorded in Volume 61, Page 31 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.

William C. Vondra, Jr.
 William C. Vondra, Jr., P.S. # 7478 Jan. 21st, 2022



Portion of barn to be removed (Hatched)

Total Area in:
 PIN: 16-A-026-0-00-048-0
 16.162 Acres
 -0.4884 Ac=15.6736 Ac Rem.

PIN: 16-A-026-0-00-048-0
 7255 CHILLICOTHE RD
 OSBORNE MAUREEN TRUSTEE
 ACREAGE: 15.704
 VOL. 783, PG. 1105-1992

Zoning
 Property is located in the City of Mentor's Single-Family R-4
 Front Setback= 60'
 Rear Setback= 50'
 Side Yard= 15' (each side)
 22,000 s.f min. area
 100' Min. Width

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING
C-1	47.37	60.00	46.15	45°14'23"	S12°10'05"E
C-2	47.38	60.00	46.15	45°14'23"	S33°04'18"W
C-3	94.75	60.00	85.21	90°28'46"	S10°27'07"W
C-4	36.23	170.00	36.16	12°12'34"	N41°25'11"E
C-5	94.79	200.00	93.90	27°09'18"	S48°53'33"W

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