

PLAT OF LOT SPLIT OF 9495 JACKSON STREET PARCEL NO. 16-B-061-A-00-002-0 CREATING PARCELS "A" AND "B" CITY OF MENTOR, OHIO

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part Original Mentor Township Lot No. 6, Tract 6.

OWNERS ACCEPTANCE

I, the undersigned owners of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

McCauley Family Trust
Thomas F. McCauley, Trustee

NOTARY

State of _____
County of _____

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ Ohio, this _____ day of _____, 2015.

Notary Public

My commission expires _____

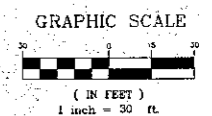
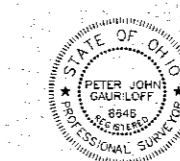
CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

08-28-2015

Peter J. Gauriloff P.S. No. B646 Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-P86747-P86646"



BASIS OF BEARINGS

The centerline of Jackson Street as South 54°45'00" West as shown in the Limited Warranty Deed recorded in Instrument No. 2015006692 of Lake County Deed Records.

INTENT

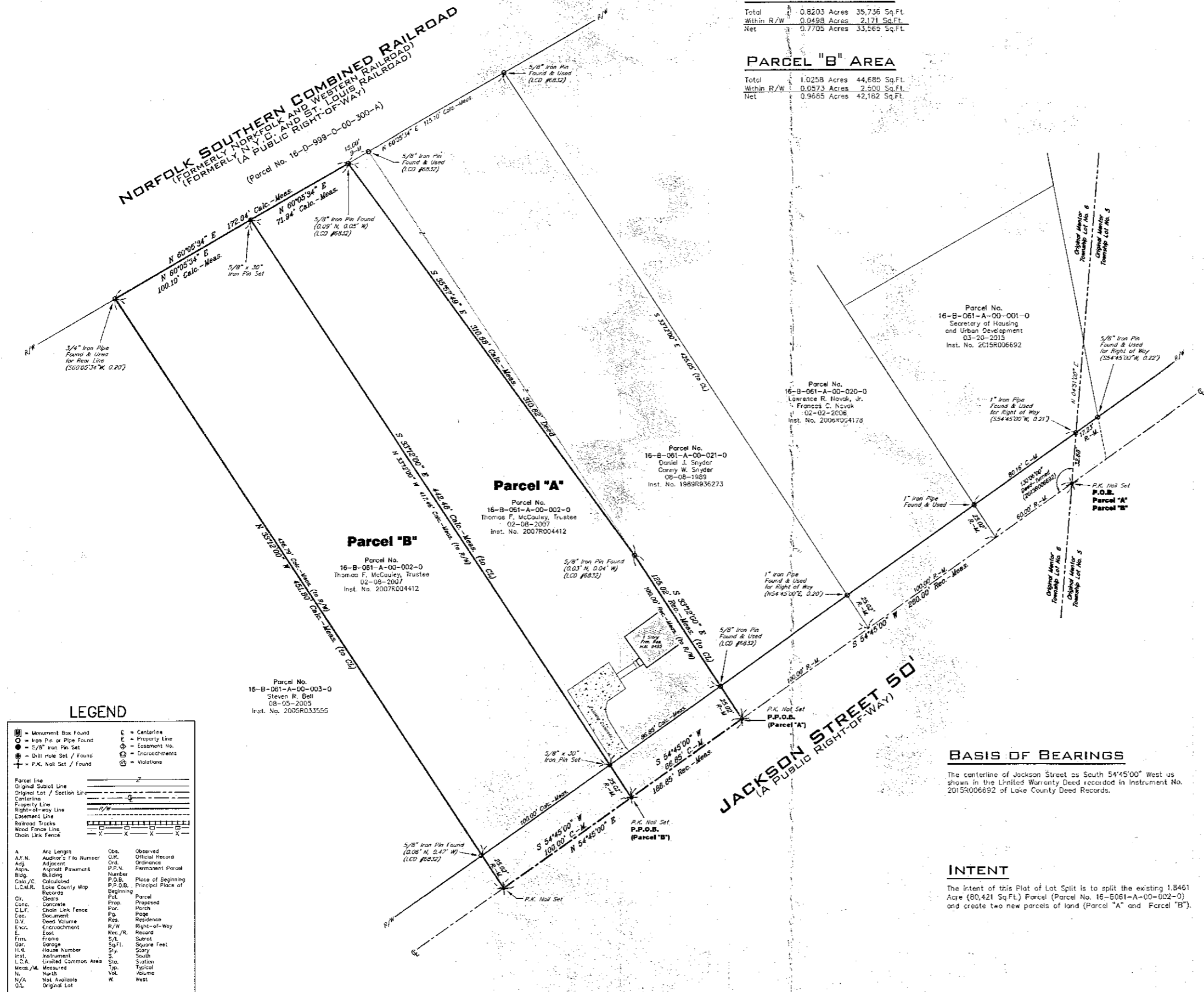
The intent of this Plat of Lot Split is to split the existing 1,8461 Acre (80,421 Sq.Ft.) Parcel (Parcel No. 16-B-061-A-00-002-0) and create two new parcels of land (Parcel "A" and Parcel "B").

PARCEL "A" AREA

Total 0.8203 Acres 35,736 Sq.Ft.
Within R/W 0.0498 Acres 2,171 Sq.Ft.
Net 0.7705 Acres 33,565 Sq.Ft.

PARCEL "B" AREA

Total 1.0258 Acres 44,685 Sq.Ft.
Within R/W 0.0573 Acres 2,500 Sq.Ft.
Net 0.9685 Acres 42,182 Sq.Ft.



LEGEND

■ Monument Box Found	○ Centarline
● Iron Pin or Pipe Found	○ Property Line
○ 5/8" Iron Pin Set	○ Easement No.
○ Drill Hole Set / Found	○ Encroachments
○ P.K. Nail Set / Found	○ Violations

Parcel Line	—
Original Sublot Line	—
Original Lot / Section Line	—
Centerline	—
Property Line	—
Right-of-way Line	—
Easement Line	—
Railroad Tracks	—
Wood Fence Line	—
Chain Link Fence	—

A	Arc Length	Obs.	Observed
A.F.N.	Auditor's File Number	O.R.	Official Record
Adj.	Adjacent	Ord.	Ordinance
Asph.	Asphalt Pavement	P.F.N.	Permanent Parcel
Blgd.	Building	Number	Number
Calc./C.	Calculated	P.O.B.	Place of Beginning
L.C.M.R.	Lake County Map Records	P.P.O.B.	Principal Place of Beginning
Clr.	Clear	Pl.	Parcel
Conc.	Concrete	Prop.	Proposed
C.U.F.	Chain Link Fence	Prop.	Proposed
Doc.	Document	Pg.	Page
D.V.	Dead Volume	Res.	Residence
E.N.C.	Encroachment	R/W	Right-of-Way
E.	East	Rec./R.	Records
Fin.	Frame	S/L	Sublot
Gar.	Garage	Sq.Ft.	Square Feet
H.N.	House Number	Sty.	Story
Inst.	Instrument	S	South
L.C.A.	Limited Common Area	Stn.	Station
M.C.S./M.	Measured	Typ.	Typical
N.	North	Vol.	Volume
N/A	Not Available	W.	West
O.L.	Original Lot		

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2310 SUPERIOR AVENUE - SUITE 1110
CLEVELAND - OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE.SURVEY.COM