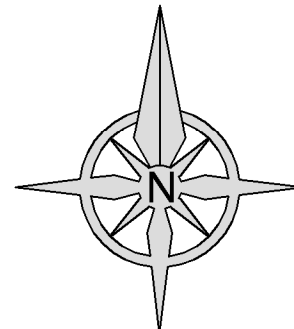
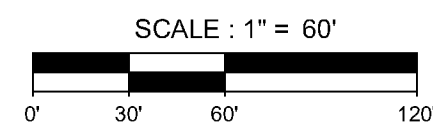


BOUNDARY SURVEY & LOT SPLIT

CITY OF MENTOR, LAKE COUNTY, OH

PART OF BLAKE LOT, TRACT 5, ORIGINAL MENTOR TWP.



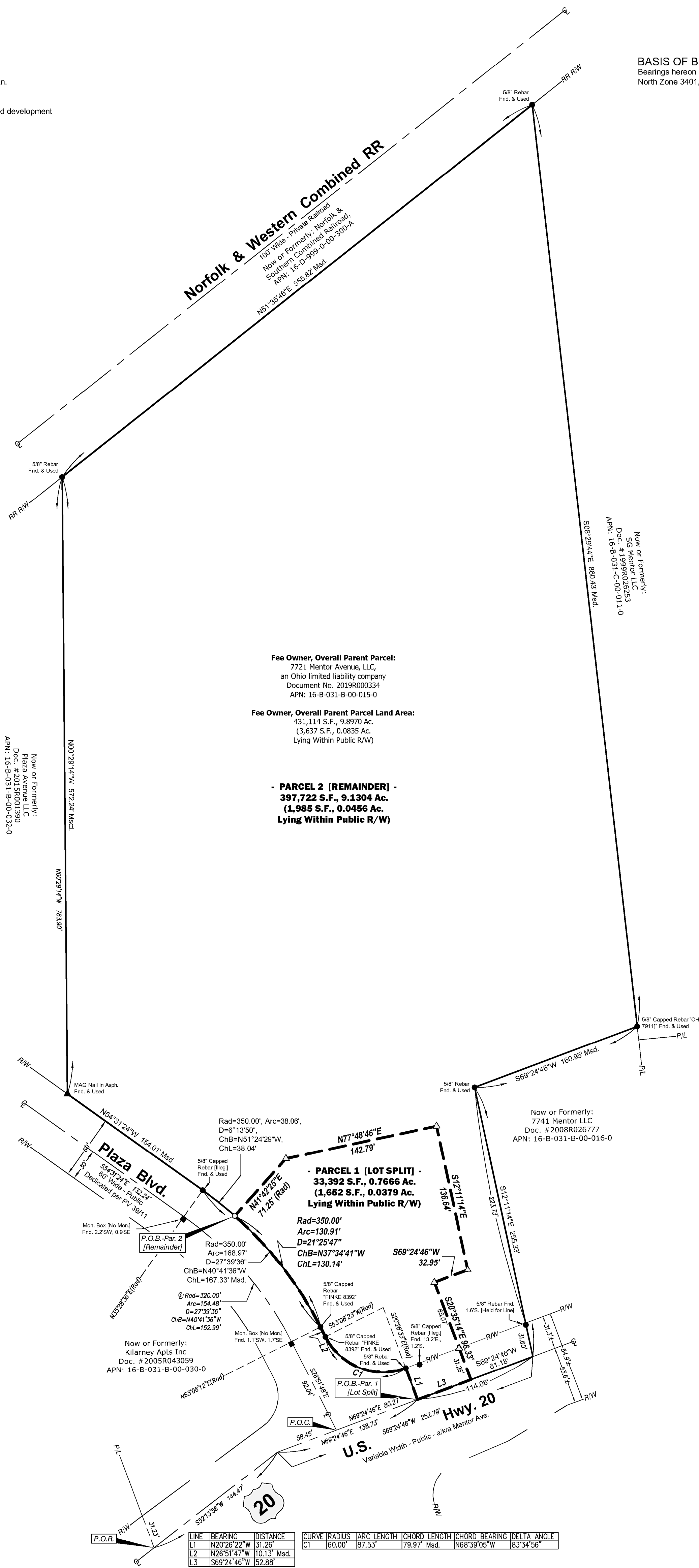
ZONING INFORMATION:

Zoning Classification: B-2, General Business
 Min. Area & Min. Width: Established by development plan.
 Min. Setbacks: Established by development plan.
 Min. Floor Area, All non-residential uses: None.
 Max. Building Ht.: 30 feet or higher based upon approved development plan.

Source: City of Mentor Planning & Zoning (online)

BASIS OF BEARING:

Bearings hereon are based on Ohio State Plane Coordinate System, North Zone 3401, NAD '83 (no grid to ground factor applied).



Fee Owner, Overall Parent Parcel:
 7721 Mentor Avenue, LLC,
 an Ohio limited liability company
 Document No. 2019R000334
 APN: 16-B-031-B-00-015-0

Fee Owner, Overall Parent Parcel Land Area:
 431,114 S.F., 9.8970 Ac.
 (3,637 S.F., 0.0835 Ac.
 Lying Within Public R/W)


PARCEL 2 (REMAINDER) -
397,722 S.F., 9.1304 Ac.
(1,985 S.F., 0.0456 Ac.
Lying Within Public R/W)

PARCEL 1 (LOT SPLIT) -
33,392 S.F., 0.7666 Ac.
(1,652 S.F., 0.0379 Ac.
Lying Within Public R/W)

SYMBOL LEGEND	
R/W	- Right-of-Way
P/L	- Adjoiner Property Line
⊙	- Centerline
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
P.O.R.	- Place/Point of Reference
Rad	- Radius
Arc	- Arc Length
D	- Delta Angle
ChL	- Chord Length
ChB	- Chord Bearing
Msd.	- Measured
▲	- Monumentation Found as Noted
○	- 5/8" Iron Pin w/Cap Set
□	- Stamped "FINKE 8392"
△	- MAG Nail or PK Nail Set

CERTIFICATION:

To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made by myself or under my direct supervision on September 10, 2020, that this plat was made in conformance with the Minimum Standards For Boundary Surveys in the State of Ohio, AC Chapter 4733.37. All monuments have been found or set as shown hereon. Dimensions are shown in feet and decimal parts thereof.

By: 
 Timothy A. Finke, PS 8392
 Date of Plat or Map: 4/06/2021
 Date of Last Revision: 4/13/2021




AVALON
 LAND SURVEYING
 3786 Woodglen Avenue, Norton, OH, 44203
 www.AvalonLandSurveying.com
 Info@AvalonLandSurveying.com - Phone: (330) 620-3197

BOUNDARY SURVEY & LOT SPLIT PREPARED FOR:

7721 Mentor Avenue, LLC
 1305 Boardman-Canfield Road, Suite 8
 Boardman, OH 44512

Surveyed Property Address:
7721 Mentor Ave., Mentor, OH