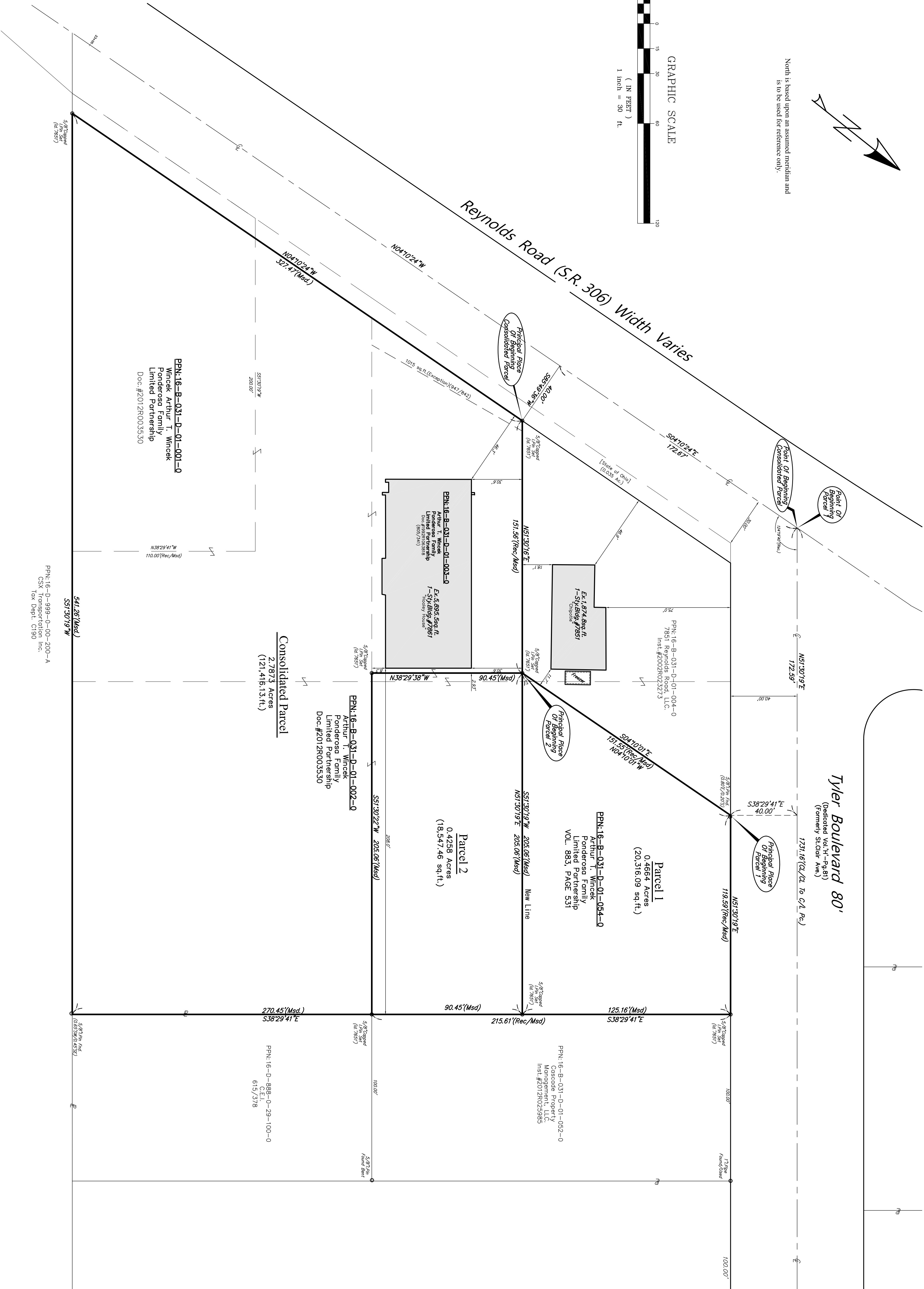
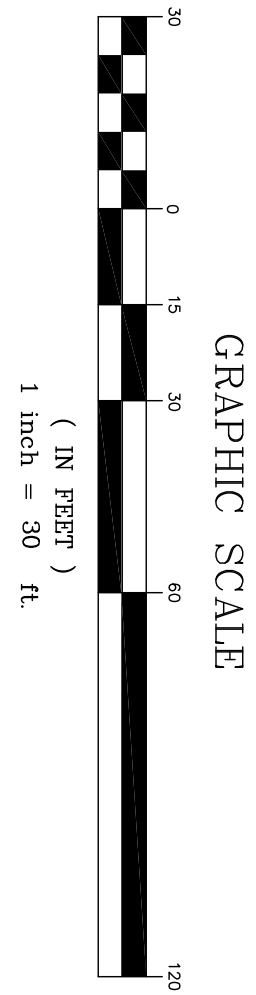


North is based upon an assumed meridian and is to be used for reference only.



Tyler Boulevard 80'
(Underditch 164.14, 54.8)
(Formerly St. Clair Ave.)

APPROVALS:

APPROVED THIS _____ DAY OF _____, 2020 BY _____
THE CITY OF MENTOR PLANNING COMMISSION.

BY: _____
CHAIRMAN OF PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2020 BY _____
THE CITY OF MENTOR ENGINEER.

BY: _____
CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 2020 BY _____
THE CITY OF MENTOR LAW DIRECTOR.

BY: _____
LAW DIRECTOR

ACCEPTANCE:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT.

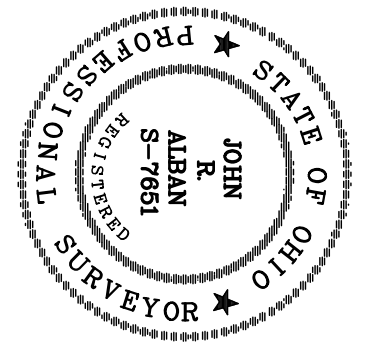
SIGNATURE: _____
PRINT NAME: _____
TITLE: _____
COUNTY OF LAKE
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEDGED SIGNING THE FOREGOING INSTRUMENT AS THE TRUE AND LEGAL OWNER OF THE SETFORTH LAND AND OFFICIAL SEAL AT...
_____, OHIO, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC _____

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

John R. Albin
JOHN R. ALBIN T.S. 7651
DATE: 4-30-20



PREPARED BY:
ALBAN SURVEYING CO.
Engineers and Surveyors
38052 Euclid Avenue, Suite 200
Mentor, Ohio 44094
Phone: 440-546-0725

REV.	DESCRIPTION	BY	DATE

Consolidated Parcel
2.7873 Acres
(121,416.13 ft.)
Winick Arthur T, Winick
Ponderosa Family
Limited Partnership
Doc. #2012R003530

Parcel 1
0.7664 Acres
(20,316.09 sq.ft.)
Winick Arthur T, Winick
Ponderosa Family
Limited Partnership
VOL. 883, PAGE 531

Parcel 2
0.4258 Acres
(18,547.46 sq.ft.)
Winick Arthur T, Winick
Ponderosa Family
Limited Partnership
Doc. #2012R003530

Ex. 874.8 sq. ft. 1-54 Bridge #7951
Onsite

Ex. 3,695.5 sq. ft. 1-54 Bridge #7951
Onsite

PPN: 16-B-031-D-01-001-0
PPN: 16-B-031-D-01-002-0
PPN: 16-D-888-0-29-100-0
CSX Transportation Inc.
Tax Dept. C190

Plat of Lot Split & Consolidation
Lands Shown Are Known As Being Part Of Original Lot 8 in Tract 4, Situated Now In The City Of Mentor, County Of Lake In The State Of Ohio.

DATE: April, 2020
SCALE: 1"=30'
FIELD M.H.
DRAWN BY: G.S.V.
CHKD BY: J.R.A.
SHEET 1 of 1