

PLAT OF LOT SPLIT
for
8643 EAST AVENUE

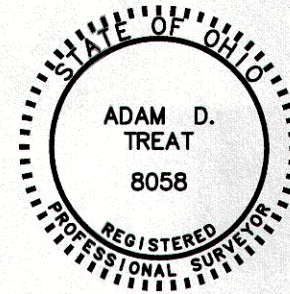
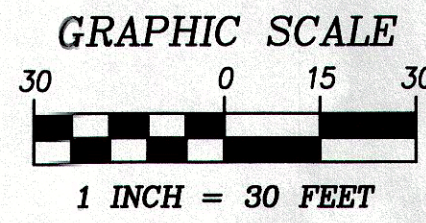
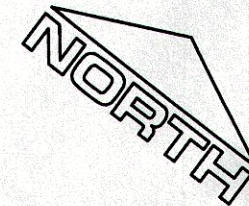
Known as being part of Original Mentor Township Lot 11, Tract 7 and Lot 7, Tract 8, further known as being all of Sublot Nos. 1 and 2 and part of Parcel B of Mentor East Industrial Park as recorded in Volume Z of Maps, Page 33 of Lake County Plat Records, and part of Sublot No. 39 of Mentor East Industrial Park, Phase II, as recorded in Volume 1 of Maps, Page 43 of Lake County Records, now situated in the

CITY OF MENTOR
COUNTY OF LAKE - STATE OF OHIO

Mc Steen & Associates

LAND SURVEYORS
1415 East 28th Street Wickliffe, OH 44092
440.585.9800 Fax 440.585.9802 www.msteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is South 52°-31'-13" West as the centerline of East Avenue, as evidenced by monuments found, and is the same bearing as found in Volume Z of Maps, Page 33 of Lake County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".



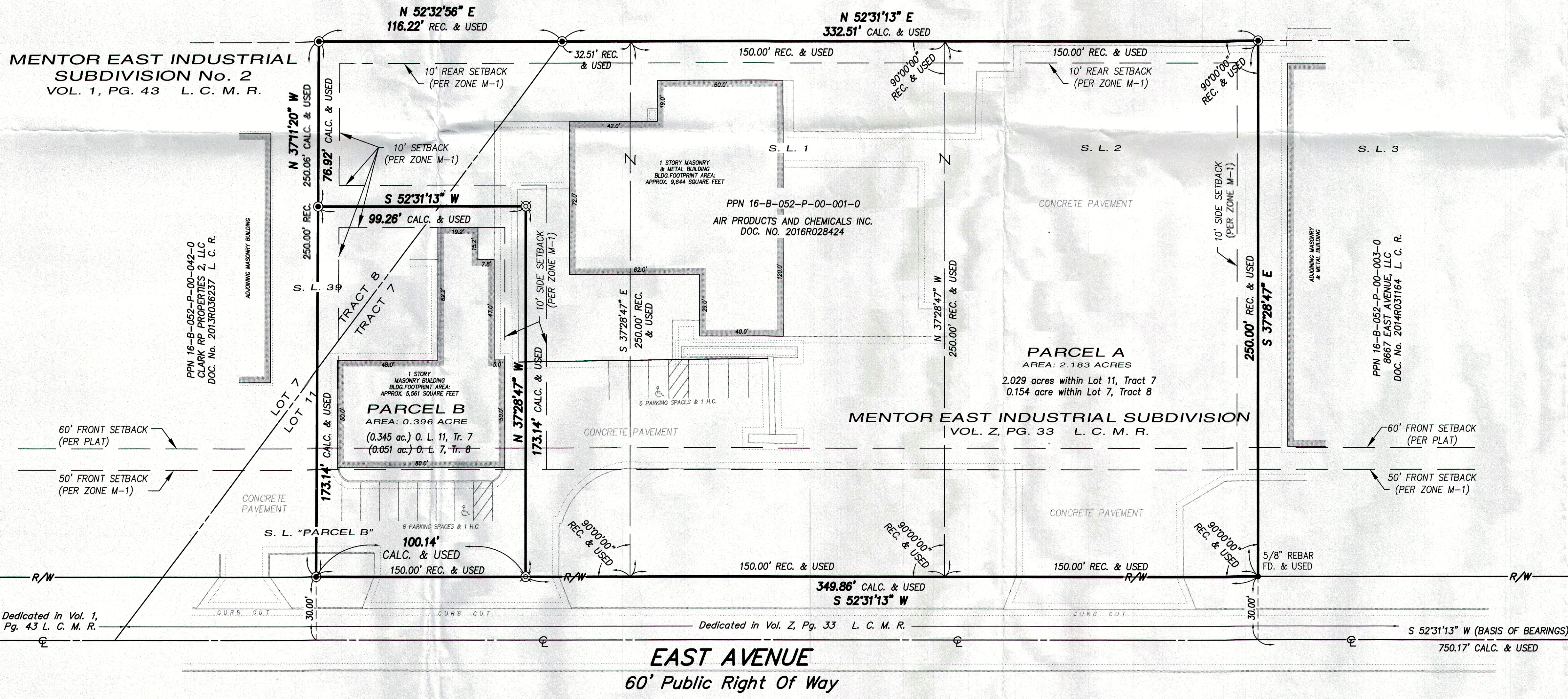
Adam D. Treat
ADAM D. TREAT REG. PROF. SURV. No. 8058
Job No: 16-157
Field Date: September 26, 2017
Survey Date: November 06, 2017

PPN 16-D-999-0-00-200-A
CSX TRANSPORTATION, INC.
formerly PENN CENTRAL RAILROAD

- LEGEND
- denotes rebar found as noted
 - denotes rebar inside monument box assembly found as noted
 - ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set
 - ⊗ denotes drill hole set

ZONE M-1

1. No minimum lot area
2. 150 foot minimum lot width
3. 50 foot minimum front setback
4. 10 foot side setback
5. 10 foot rear setback



Δ = 451'47" REC.
R = 4003.42' REC.
A = 339.80' REC.
T = 170.00' REC.
C = 339.69' REC.
S 54°57'07" W

PATERSON DRIVE
50' Public Right Of Way