

Plat of Lot Split & Consolidation

For: Rob Kruter

P.P.N: 16B-053-0-00-031-0

Situated in the City Of Mentor, County of Lake and State of Ohio & known as being part of Original Township Jackson Lot.

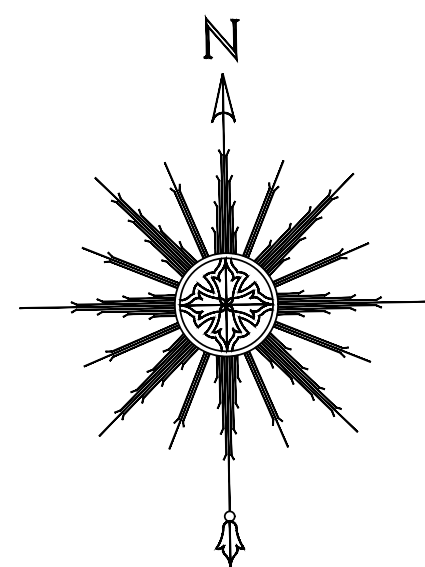
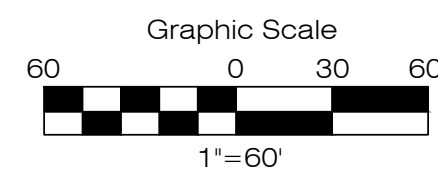
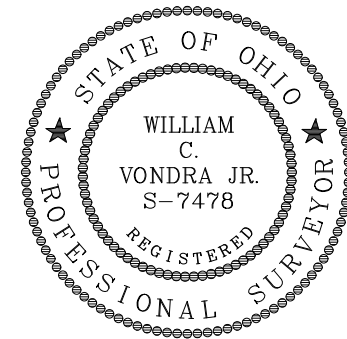
October 2024 Scale: 1"=60'

Areas:

- Remainder: 0.5914 Ac. (25,763 sq.ft.) - C/L
0.5205 Ac. (22,672 sq.ft.) - R/W
- Split: 6.3143 Ac. (275,049 sq.ft.)
(To be combined to PPN: 16B-053-0-00-047-0)
- Combination: 6.8898Ac. (300,120 sq.ft.) - C/L
6.8323 Ac. (297,614 sq.ft.) - R/W

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 are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011ad) geoid 12B ODOT VRS network. 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.

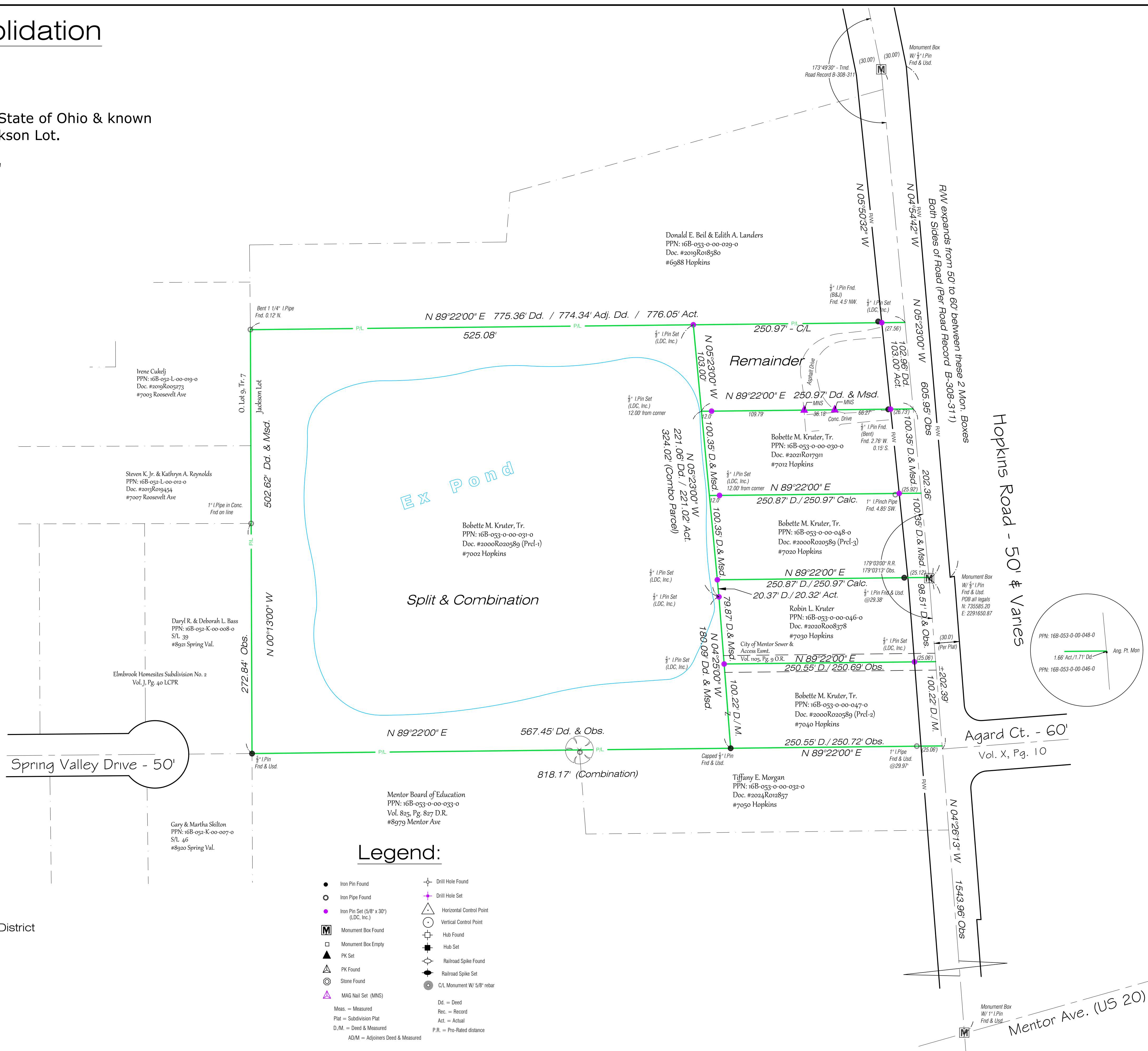
William C. Vondra Jr.
William C. Vondra Jr., P.S. # 7478
October 18, 2024



Zoning:

Split Parcel is located in the R-4 District

- 22,000 sq.ft. Min.
- 100' Min. Width
- 60' Front Setback
- 15' Min. each side yard
- 50' Min. Rear Yard



Legend:

- Iron Pin Found
- Iron Pipe Found
- Iron Pin Set (5/8" x 30") (LDC, Inc.)
- Ⓜ Monument Box Found
- Monument Box Empty
- ▲ PK Set
- ⚠ PK Found
- ⊙ Stone Found
- ▲ MAG Nail Set (MNS)
- Meas. = Measured
- Plat = Subdivision Plat
- D.M. = Deed & Measured
- AD/M = Adjoiners Deed & Measured
- ⊕ Drill Hole Found
- ⊕ Drill Hole Set
- ⊕ Horizontal Control Point
- ⊕ Vertical Control Point
- ⊕ Hub Found
- ⊕ Hub Set
- ⊕ Railroad Spike Found
- ⊕ Railroad Spike Set
- ⊕ C/L Monument W/ 5/8" rebar
- Dd. = Deed
- Rec. = Record
- Act. = Actual
- P.R. = Pro-Rated distance

LAND DESIGN consultants
www.LDConsultants.net
ENGINEERS PLANNERS SURVEYORS
8025 Oakway Drive, Mentor, Ohio 44060
TEL: (440) 255-9463 FAX: (440) 255-9575
L.D.C. Inc. d.b.a.

DATE 10/18/2024
SCALE: HOR. 1"=60'
VERT. _____
FILENAME Spl-Hopkins
COMPUTER S:
TAB NAME Split

Rob Kruter
Lot Split
City of Mentor - Lake County - Ohio

SHEET 1 OF 1
CONTRACT NO. KRUTR1-2401

PPN: 16B-053-0-00-031-0