

BASIS OF BEARING:
STATE PLANE GRID NORTH, NAD 83 (2011),
OHIO NORTH ZONE.
ELEVATIONS ARE NAVD 88, GEOID 18.
TIED BY GPS TO THE OHIO REAL TIME NETWORK.

LEGEND:

- EXISTING DRILL HOLE FOUND AS NOTED
- EXISTING IRON PIN FOUND AS NOTED
- EXISTING CAPPED IRON PIN FOUND AS NOTED
- ▣ EXISTING MONUMENT BOX FOUND AS NOTED
- MAG NAIL SET
- 5/8" x 30" REBAR WITH CAP "GPD" SET

- P/L- EXISTING PROPERTY LINE
- R/W- EXISTING RIGHT OF WAY LINE
- C/L- EXISTING CENTER LINE

AREA CALCULATION:

PARCEL A: 3.278 ACRES (0.148 ACRES IN R/W)
PARCEL B: 4.089 ACRES (0.000 ACRES IN R/W)
PARCEL C: 9.638 ACRES (0.213 ACRES IN R/W)
TOTAL 17.005 ACRES (0.361 ACRES IN R/W)

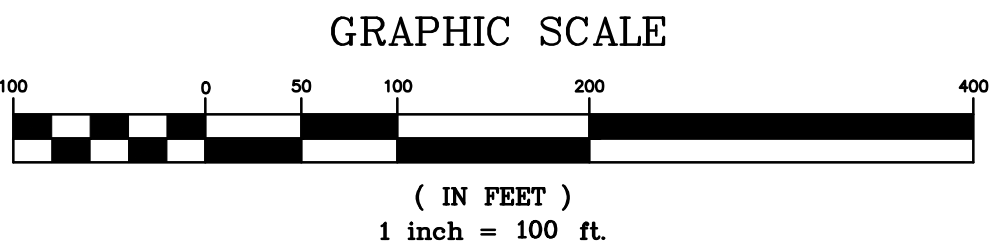
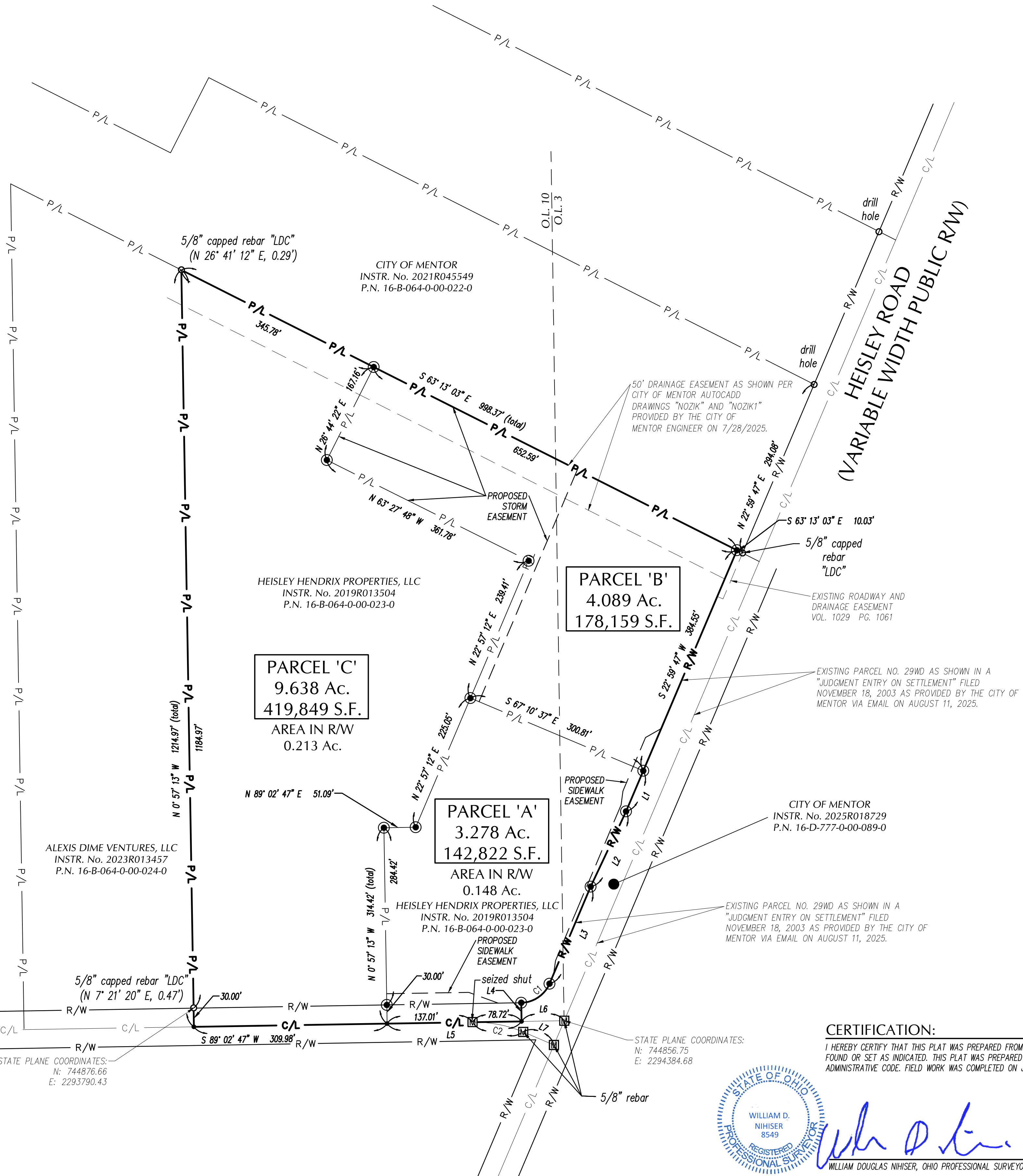
REFERENCES:

- COUNTY TAX MAP.
- DEEDS AS REFERENCED ON SURVEY.
- ADDITIONAL DOCUMENTS AS NOTED PROVIDED BY THE CITY OF MENTOR

LINE		
LINE	LENGTH	DIRECTION
L1	70.69	S 22° 59' 47" W
L2	133.50	S 25° 08' 36" W
L3	169.20	S 22° 59' 47" W
L4	30.00	S 0° 57' 13" E
L5	215.73	S 89° 02' 47" W
L6	68.44	S 89° 02' 47" W
L7	53.60	N 66° 57' 31" W

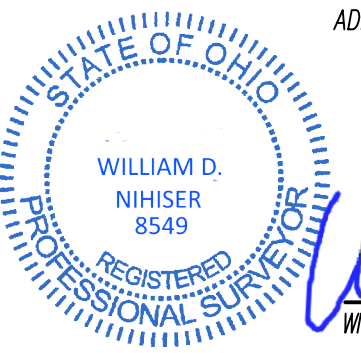
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH
C1	57.71'	50.00	66° 07' 54"	32.55'	N 55° 59' 45" E 54.56'
C2	83.32'	200.00	23° 52' 14"	42.28'	N 79° 07' 04" W 82.72'

LOT SPLIT OF
PPN: 16-B-064-0-00-023-0
CITY OF MENTOR
COUNTY OF LAKE
STATE OF OHIO
PART OF ORIGINAL LOTS 3 & 10, TRACT 10



CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. FIELD WORK WAS COMPLETED ON JULY 9, 2025.



William D. Nihiser
WILLIAM DOUGLAS NIHISER, OHIO PROFESSIONAL SURVEYOR NO. 8549

01/09/26
DATE

REV.	DATE	DESCRIPTION

SHEETZ
6010 HEISLEY ROAD
MENTOR, OHIO 44060

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER
WDN	JLP

JOB NO.
2025117.02

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