

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF THE ELY LOT, TRACT 5, ALSO BEING KNOWN AS BEING PART OF SUBLOT 87, MENTOR ESTATES SUBDIVISION, RECORDED PLAT, VOLUME H, PAGE 1-5, LAKE COUNTY RECORD OF PLATS, AND ALSO BEING KNOWN AS PPN 16C068E000430 AND 16C068E001070, DOCUMENT NO. 2021R029121

PARCEL TABLE:

PARCEL No. 16C068E001070	0.4197 ACRES
PARCEL No. 16C068E000430	0.3444 ACRES
CONSOLIDATED PARCELS	0.7641 ACRES TOTAL

EXISTING ZONING:	R-2 RESIDENTIAL
MINIMUM FRONTAGE:	80'
MINIMUM SQ. FT.:	15,000 SF
FRONT YARD SETBACK:	50'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	50'

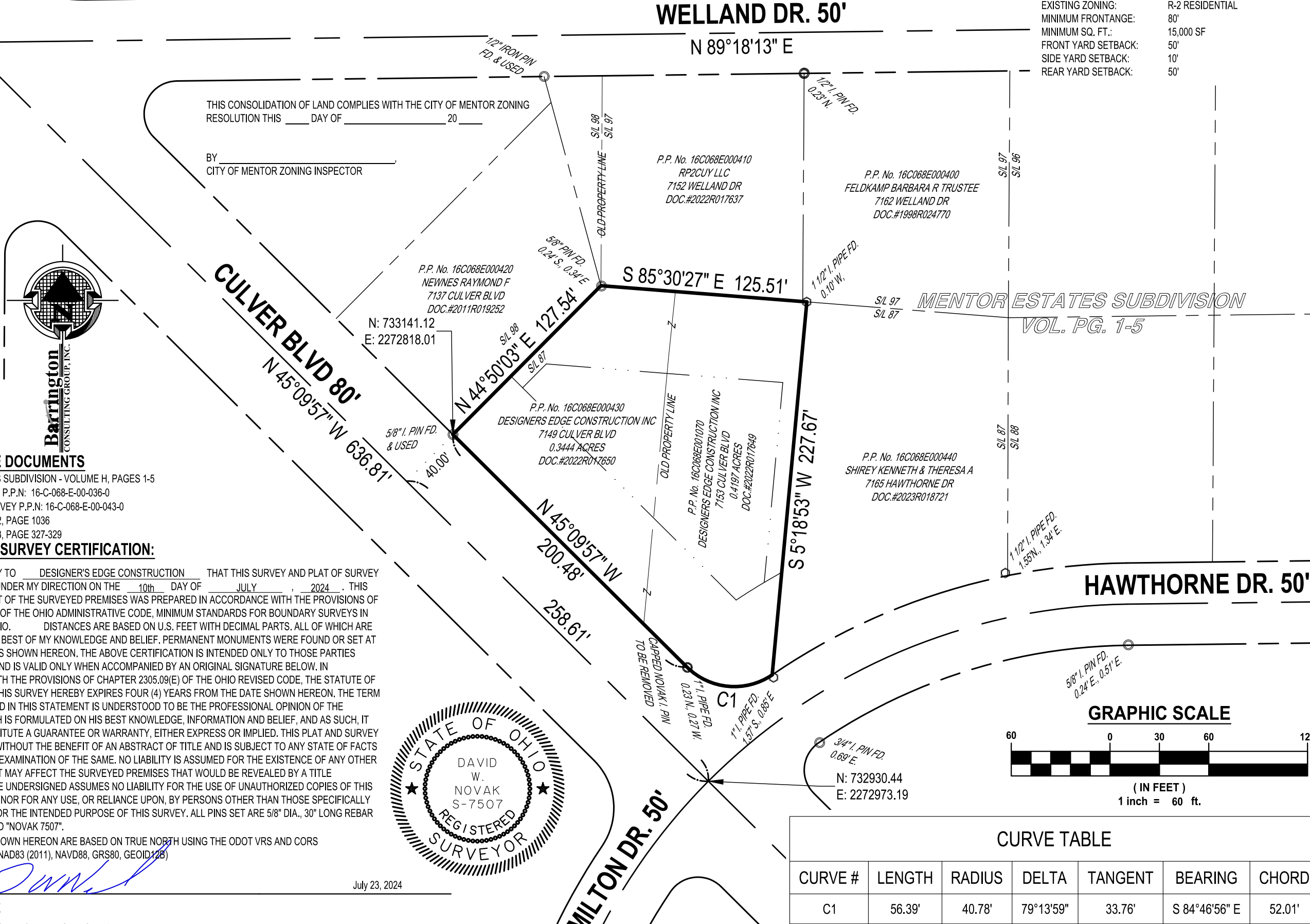
BY	
REVISIONS	
DATE	

Barrington CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.215.1260
 www.BarringtonCGI.com



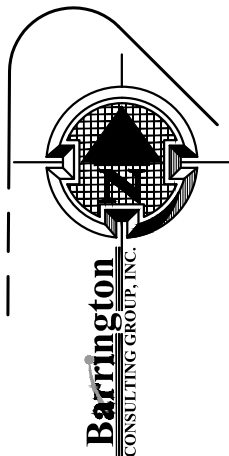
CONSOLIDATION PLAT
 7149 CULVER BLVD., MENTOR, OHIO, 44060
 PART OF SIL 87 OF THE MENTOR ESTATES SUBDIVISION VOL. H PG. 5
DESIGNER'S EDGE CONSTRUCTION

DRAWN	WSO
CHECKED	DWN
DATE	7/11/24
SCALE	1" = 60'
JOB NO.	24084-LC
SHEET	



THIS CONSOLIDATION OF LAND COMPLIES WITH THE CITY OF MENTOR ZONING RESOLUTION THIS ____ DAY OF ____ 20__

BY _____
 CITY OF MENTOR ZONING INSPECTOR



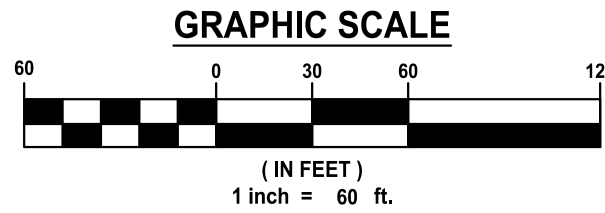
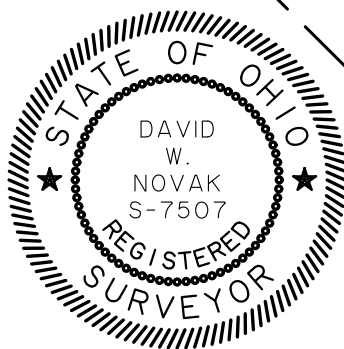
REFERENCE DOCUMENTS

- MENTOR ESTATES SUBDIVISION - VOLUME H, PAGES 1-5
- McSTEEN SURVEY P.P.N: 16-C-068-E-00-036-0
- BARRINGTON SURVEY P.P.N: 16-C-068-E-00-043-0
- DEED VOLUME 742, PAGE 1036
- DEED VOLUME 633, PAGE 327-329

BOUNDARY SURVEY CERTIFICATION:

I HEREBY CERTIFY TO DESIGNER'S EDGE CONSTRUCTION THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 10th DAY OF JULY, 2024. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS AS SHOWN HEREON. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83 (2011), NAVD88, GRS80, GEOID12B)



David W. Novak
 DAVID W. NOVAK
 OHIO PROFESSIONAL SURVEYOR NO. 7507
 July 23, 2024

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	56.39'	40.78'	79°13'59"	33.76'	S 84°46'56" E	52.01'