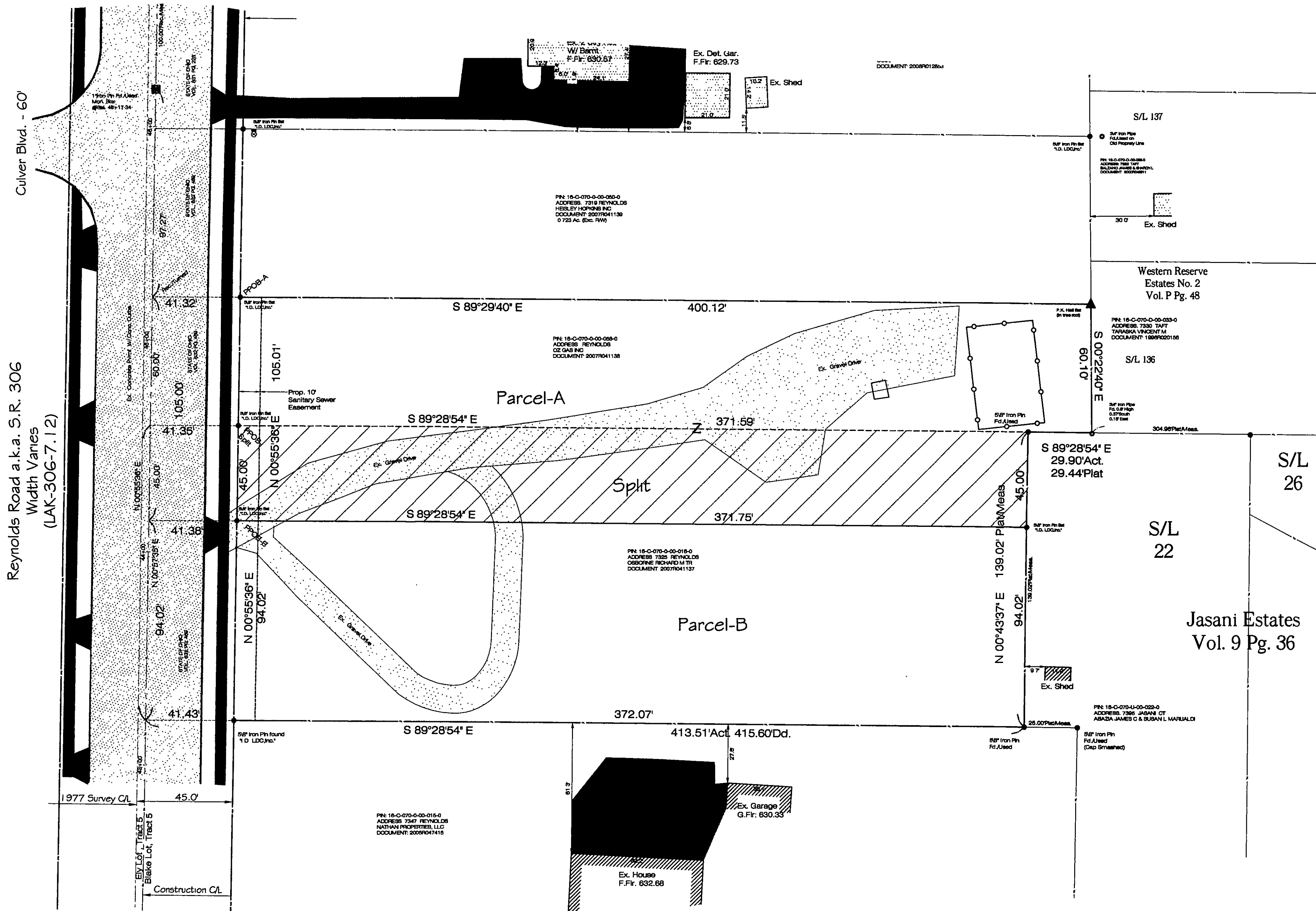


# PLAT OF LOT SPLIT & CONSOLIDATION

Situated in the City of Mentor, County of Lake and State of Ohio  
and known as being part of Original Mentor Township Blake Lot, Tract 5  
April 2012 SCALE 1"=30'



Culver Blvd. - 60'

Reynolds Road a.k.a. S.R. 306  
Width Vanes  
(LAK-306-7.12)

## ZONING

CURRENT ZONING:  
SUBJECT PROPERTY IS LOCATED IN R-4 RESIDENTIAL, AS SHOWN ON THE CITY OF MENTOR ZONING MAP DATED JANUARY 2011.

MIN. LOT AREA = 22,000 S.F.  
MIN. LOT FRONTAGE = 100'  
MIN. FRONT SETBACK = 60'  
MIN. REAR SETBACK = 50'  
MIN. SIDE YARD = 15'

## City of Mentor Approvals:

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 2012, by the City of Mentor Engineer.

David A. Swiger, P.E. - City Engineer

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 2012, by the City of Mentor Economic Development Director.

Ronald M. Traub - Director of Economic & Community Development

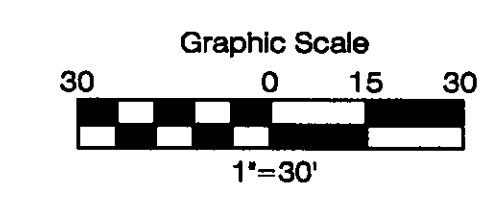
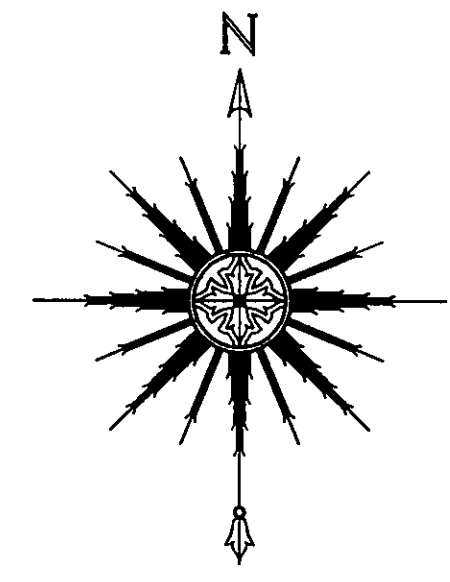
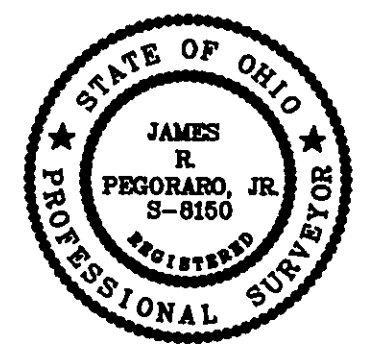
## BASIS OF BEARINGS

Per the RAW Plans for Reynolds Road  
LAK - 306 - 7.12

## 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. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to the centesimal bearing of S.R. 306 per Right of Way plans for S.R. 306 LAK-306-7.12. 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 title and is subject to any state of facts revealed by an examination of the same.

*James R. Pegoraro, Jr.*  
James R. Pegoraro, Jr., P.S. #5150



## SURVEY ACREAGES

- EX. PARCEL (18C-070-058):  
SURVEY: 0.5526 ACRES (24,070 s.f.) EXC. RW
- EX. PARCEL (18C-070-018):  
SURVEY: 1.1886 ACRES (51,890 s.f.) EXC. RW
- SPLIT OUT OF (18C-070-018):  
SURVEY: 0.3840 ACRES (16,728 s.f.) EXC. RW

## COMBINED PARCELS

- NEW PARCEL-A:  
SURVEY: 0.9365 ACRES (40,795 s.f.) EXC. RW
- NEW PARCEL-B:  
SURVEY: 0.8027 ACRES (34,965 s.f.) EXC. RW

LEGEND	
● Iron Pin Found	⊕ Drill Hole Found
○ Iron Pipe Found	⊕ Drill Hole Set
● Iron Pin Set	△ Horizontal Control Point
⊠ Monument Box Found	○ Vertical Control Point
□ Monument Box Empty	⊕ Hub Found
▲ PK Set	⊕ Hub Set
▲ PK Found	⊕ Railroad Spike Found
⊙ Stone Found	⊕ Railroad Spike Set
Meas. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D./M. = Deed & Measured	Act. = Actual

All pins set are 5/8" x 30" Iron rebar with plastic cap stamped "LDC, Inc."

7325 Reynolds Road

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS PLANNERS SURVEYORS  
LDC, Inc. d.b.a.

DATE	04-05-2012
SCALE: HOR.	1"=30'
VERT.	
FILENAME	Split
COMPUTER S:	
TAB NAME	Plat

Richard M. Osborne Tr.  
City of Mentor - Lake County - Ohio

SHEET	OF
1	1
CONTRACT No.	
HEISH1-1201	