Lot Split Plat

PPN:16C-77C-42

Situated in the City of Mentor County of Lake and State of Ohio Known as being part of Original Mentor Township Lot 3, Tract 9 Further known as being a lotsplit of Sublot No 16 of Block No 8 in the Mentor Acres Subdivision as recorded in Volume D, Page 66 of Lake County Plat records

November, 2004 - Scale: 1"=30'

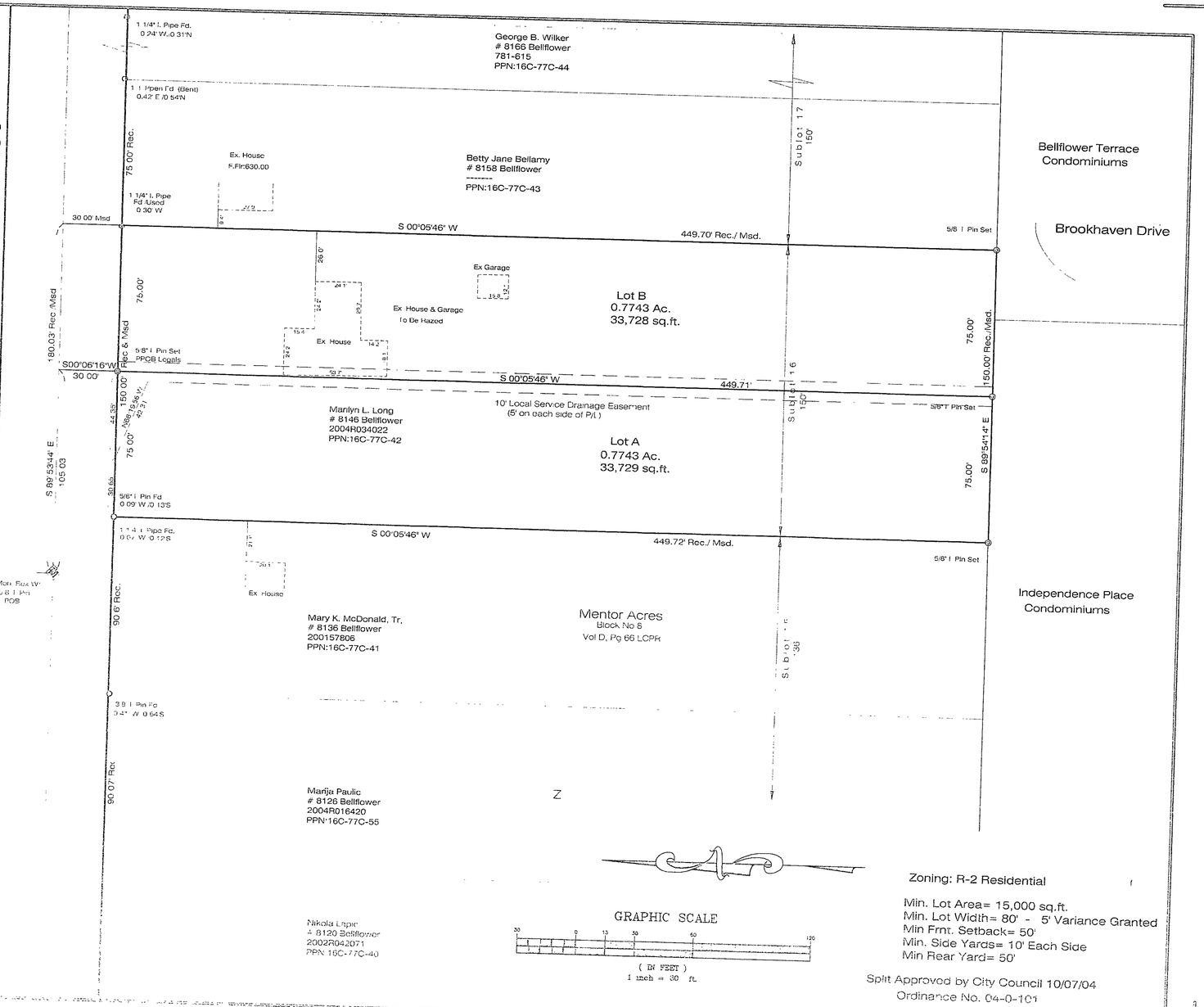
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated Dimensions are expressed in feet and decimal parts thereof Bearings refer to an assumed meridian and are intended to indicate angles only All of which are correct 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 a examination of the same

James R Pegoraro, Jr. P S #8150

STATE OF OHIO JAMES R PEGORARO JR S-8150 REGISTERED PROFESSIONAL SURVEYOR

10' Local Service Drainage Easement
(5' east & west and parallel to property lines)

And also grants unto the adjoining homeowners in this subdivision, their successors and assigns, forever equal rights and responsibilities for "LOCAL SERVICE DRAINAGE EASEMENTS" as shown hereon to access, lay, maintain, replace, storms sewers, inlets, ditches, swales, earth mounds, plantings, and/or other appurtenances The individual property owners, over which said easement lies, shall be responsible for the daily normal maintenance of the easement area such as mowing, leaf collection, and disposal, and any other similar maintenance. Any regrading of the easement area shall be subject to City Codes.



Approvals:

Approved This_____Day of_____. 2004 By The Acting City Engineer.

_____
David A. Swiger. P.E.

Approved This_____Day of_____. 2004 By The City of Mentor Community Development Director.

_____
Ronald M. Trauc

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Zoning: R-2 Residential

Min. Lot Area= 15,000 sq.ft.
Min. Lot Width= 80' - 5' Variance Granted
Min Frnt. Setback= 50'
Min. Side Yards= 10' Each Side
Min Rear Yard= 50'

Split Approved by City Council 10/07/04
Ordinance No. 04-0-101

REV. No

River Oaks Homes
Lot Split
CITY OF MENTOR - LAKE COUNTY - OHIO

PPN 16C-77C-42

SHEET 1 OF 1

CONTRACT No
RIVE02-0401