

Curve Table:

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-1	80.88	200.00	23°10'18"	S 78°23'58" W	80.33
C-2	50.44	170.00	17°00'04"	S 75°18'51" W	50.26
C-3	78.59	200.00	22°30'56"	S 78°04'17" W	78.09

Line Table:

LINE	LENGTH	BEARING	NOTES
L-1	51.51	S 89°08'10" W	51.46' Dd.
L-2	81.80	S 00°44'14" E	82.17' Dd./Rec.
L-3	49.96	S 00°47'21" E	50.10' Dd.
L-4	26.54	N 89°19'45" E	26.28' Dd.

Acreages:

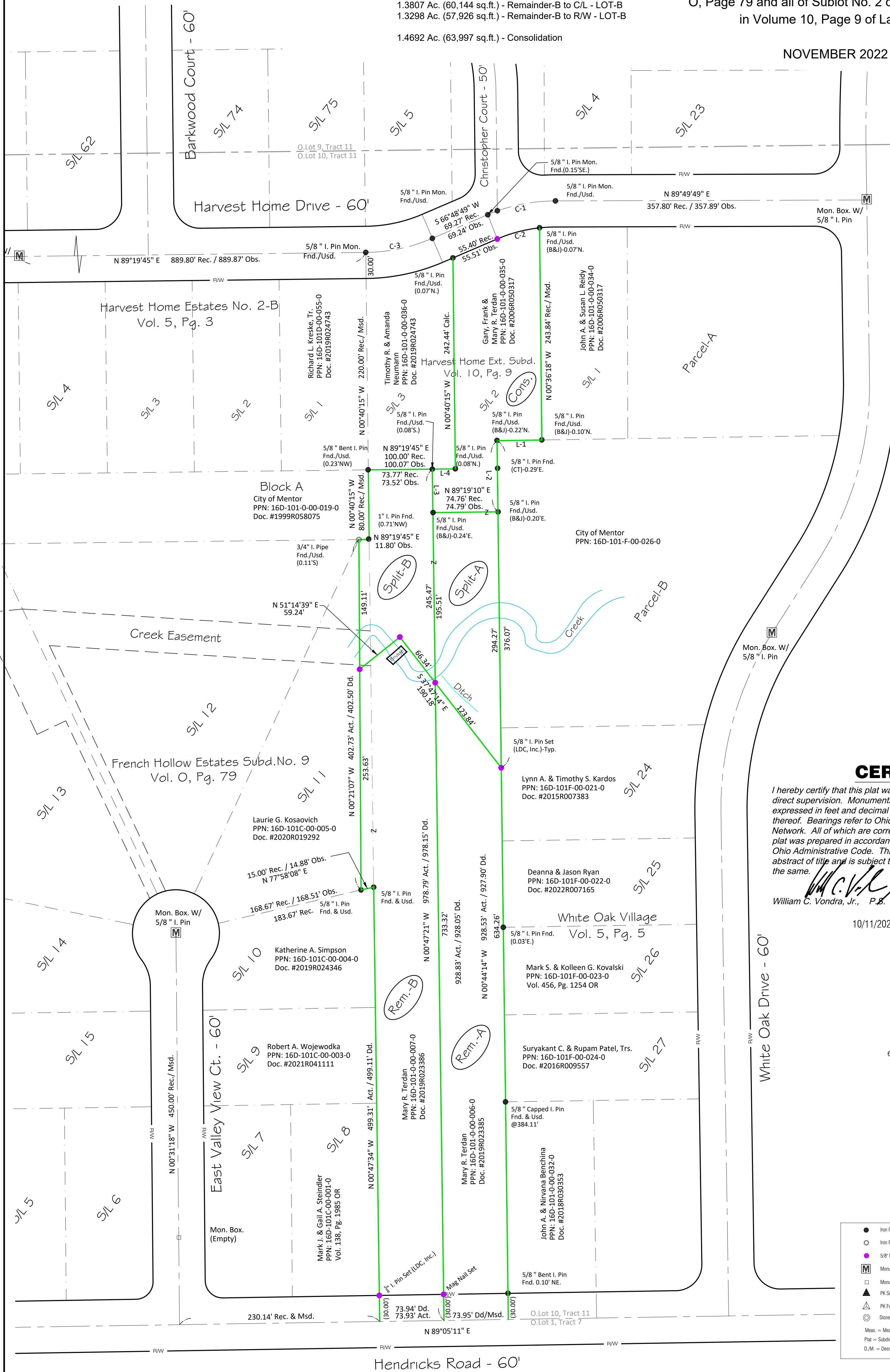
- 1.5855 Ac. (69,066 sq.ft.) - Surveyed Total to C/L - LOT-A
- 1.5246 Ac. (66,847 sq.ft.) - Surveyed Total to R/W - LOT-A
- 1.7816 Ac. (77,608 sq.ft.) - Surveyed Total to C/L - LOT B
- 1.7307 Ac. (75,390 sq.ft.) - Surveyed Total to R/W - LOT-B
- 0.4199 Ac. (18,290 sq.ft.) - Split-A
- 0.4009 Ac. (17,464 sq.ft.) - Split-B
- 1.1657 Ac. (50,777 sq.ft.) - Remainder-A to C/L - LOT-A
- 1.1147 Ac. (48,558 sq.ft.) - Remainder-A to R/W - LOT-A
- 1.3807 Ac. (60,144 sq.ft.) - Remainder-B to C/L - LOT-B
- 1.3298 Ac. (57,926 sq.ft.) - Remainder-B to R/W - LOT-B
- 1.4692 Ac. (63,997 sq.ft.) - Consolidation

PLAT OF LOT SPLIT & Consolidation

For: Linda Terdan

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Township Lot No. 10, Tract 11 further being known as being land conveyed to Mary R. Terdan in Document No. 2019R023385 (PPN: 16D-101-0-00-006-0) & Document No. 2019R023386 (PPN: 16D-101-00-007-0) and part of Sublot No. 11 in the French Hollow Estates Subdivision No. 9 as recorded in Volume O, Page 79 and all of Sublot No. 2 of Harvest Homes Ext. Subdivision in Volume 10, Page 9 of Lake County Plat Records.

NOVEMBER 2022 SCALE 1"=60'



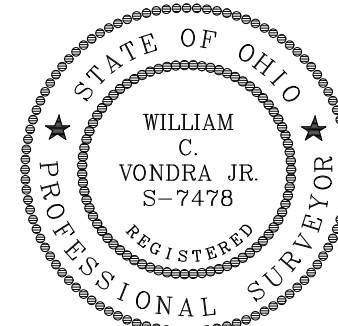
References:

- Split for G. Terdan: 2006 by Babcock & Jones
- French Hollow Estates No. 9 Vol. O, Pg. 79
- Harvest Home Ext. Vol. 10, Pg. 9
- White Oak Village Vol. 5, Pg. 5
- Harvest Home Est. No. 2-A Vol. 3, Pg. 15
- Harvest Home Est. No. 2-B Vol. 5, Pg. 3
- Harvest Home Est. No. 2-C Vol. 3, Pg. 32
- Deeds of subject property and adjoiners

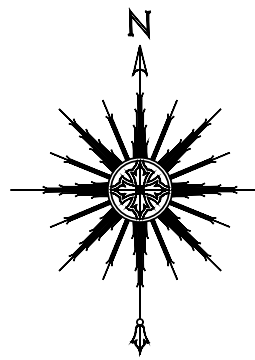
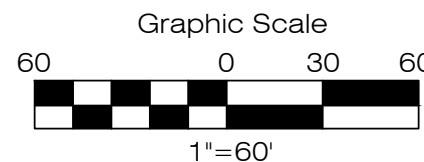
CERTIFICATION

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 Ohio North NAD 83(2011), 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., P.S. #7478



10/11/2022



LEGEND

● Iron Pin Found	● Drill Hole Found
○ Iron Pipe Found	● Drill Hole Set
● 5/8" Iron Pin Set (LDC, Inc.)	△ 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
Mss. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D.M. = Deed & Measured	Act. = Actual

CONTRACT NO. TERDL-1-2201	SHEET OF	<h3>Plat of Survey & Lot Split</h3> <p>For: Linda Terdan City of Mentor - Lake County - Ohio</p>	DATE: 12/1/2022 SCALE: HOR. 1"=100' VERT. 1"=100' FILENAME: COMPUTERS: TAB NAME:	<p>www.LDCinc.net ENGINEERS PLANNERS SURVEYORS</p> <p>9025 Osborne Drive Mentor, Ohio 44060 TEL: (440) 295-8463 (440) 951-LAND FAX: (440) 295-9578</p>	PPN: 16D-101-0-00-006-0
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