

# Plat of Lot Split

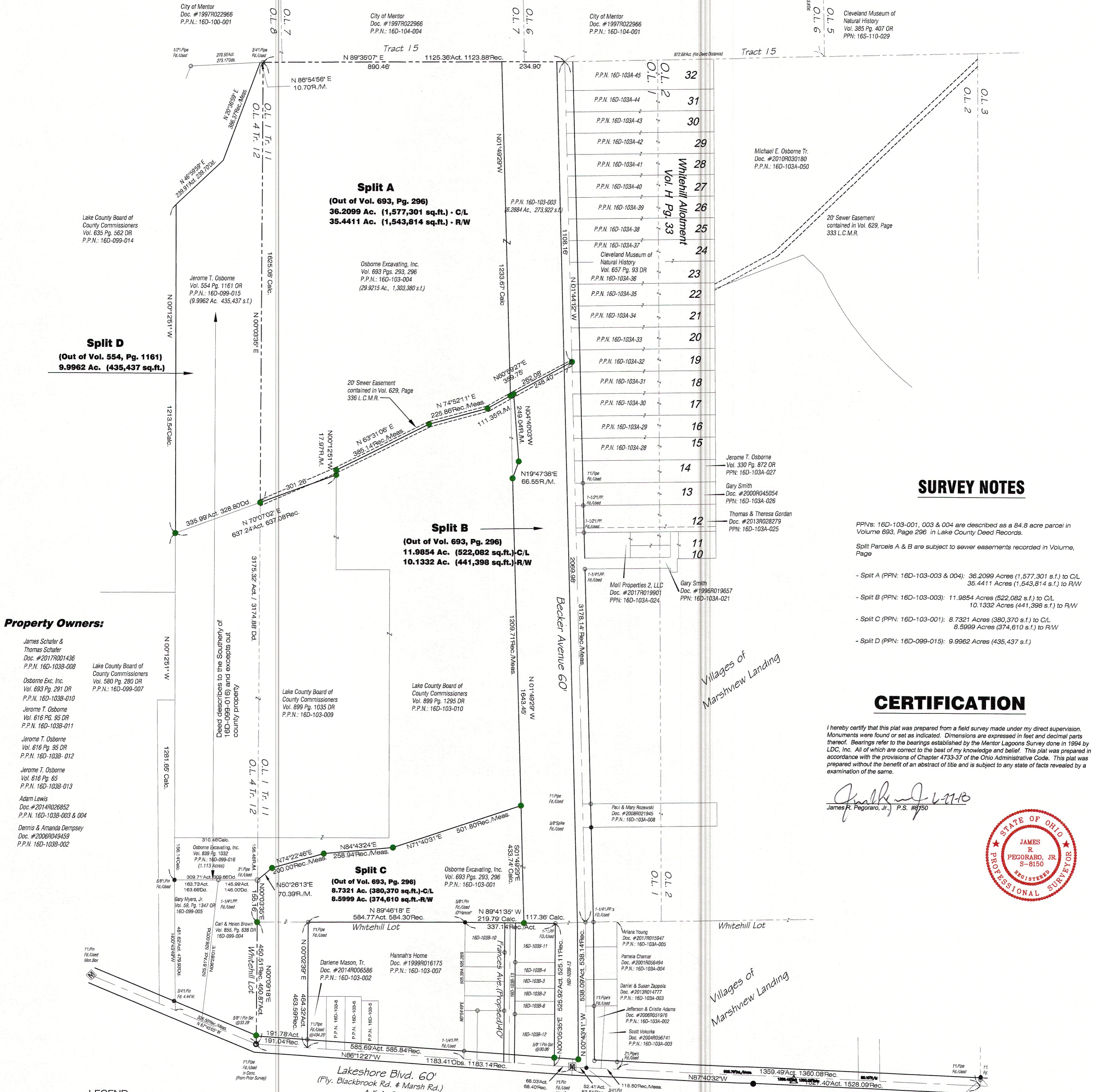
For: Osborne Excavating, Inc.

Situated in the City of Mentor, County of Lake and State of Ohio  
and known as being part of Original Township Whitehill & Lot 1, Tract 11,

May 2018 SCALE 1"=200'

GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft.



### Property Owners:

- James Schaefer & Thomas Schaefer  
Doc. #2017001436  
P.P.N. 16D-1038-003
- Osborne Exc. Inc.  
Vol. 683 Pg. 291 DR  
P.P.N. 16D-1038-010
- Jerome T. Osborne  
Vol. 616 Pg. 95 DR  
P.P.N. 16D-1038-012
- Jerome T. Osborne  
Vol. 616 Pg. 65  
P.P.N. 16D-1038-013
- Adam Lewis  
Doc. #2014026652  
P.P.N. 16D-1038-003 & 004
- Dennis & Amanda Dempsey  
Doc. #2006049459  
P.P.N. 16D-1038-002
- Lake County Board of County Commissioners  
Vol. 580 Pg. 280 DR  
P.P.N. 16D-099-007
- Lake County Board of County Commissioners  
Vol. 899 Pg. 1035 DR  
P.P.N. 16D-103-009
- Lake County Board of County Commissioners  
Vol. 899 Pg. 1295 DR  
P.P.N. 16D-103-010
- Osborne Excavating, Inc.  
Vol. 693 Pgs. 293, 296  
P.P.N.: 16D-103-004  
(29,9215 Ac., 1,303,380 s.f.)
- Jerome T. Osborne  
Vol. 554 Pg. 1161 DR  
P.P.N.: 16D-099-015  
(9,9962 Ac., 435,437 s.f.)
- Jerome T. Osborne  
Vol. 330 Pg. 872 DR  
PPN: 16D-103A-027
- Gary Smith  
Doc. #2000R045054  
PPN: 16D-103A-026
- Thomas & Theresa Gordon  
Doc. #20130228279  
PPN: 16D-103A-025
- Moll Properties 2 LLC  
Doc. #20177019901  
PPN: 16D-103A-024
- Gary Smith  
Doc. #1996R019657  
PPN: 16D-103A-021
- Paul & Mary Rowinski  
Doc. #2008021945  
P.P.N.: 16D-103A-008
- Maria Young  
Doc. #2017015847  
P.P.N.: 16D-103A-005
- Pamela Charior  
Doc. #20016056494  
P.P.N.: 16D-103A-004
- Daniel & Susan Zappala  
Doc. #2019614777  
P.P.N.: 16D-103A-003
- Jefferson & Cristie Adams  
Doc. #2008R051976  
P.P.N.: 16D-103A-002
- Scott Vetrina  
Doc. #2004R056741  
P.P.N.: 16D-103A-001

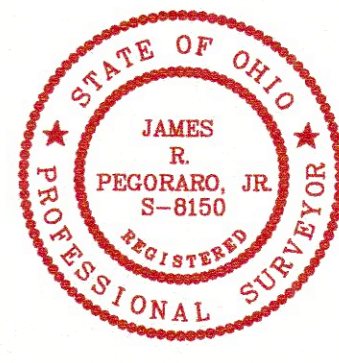
### SURVEY NOTES

- PPNs: 16D-103-001, 003 & 004 are described as a 84.8 acre parcel in Volume 693, Page 296 in Lake County Deed Records.
- Split Parcels A & B are subject to sewer easements recorded in Volume, Page
- Split A (PPN: 16D-103-003 & 004): 36.2099 Acres (1,577,301 s.f.) to C/L 35.4411 Acres (1,543,814 s.f.) to R/W
- Split B (PPN: 16D-103-003): 11.9854 Acres (522,082 s.f.) to C/L 10.1332 Acres (441,398 s.f.) to R/W
- Split C (PPN: 16D-103-001): 8.7321 Acres (380,370 s.f.) to C/L 8.5999 Acres (374,610 s.f.) to R/W
- Split D (PPN: 16D-099-015): 9.9962 Acres (435,437 s.f.)

### 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 bearings established by the Mentor Lagoons Survey done in 1994 by LDC, Inc. 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.

*James R. Pegoraro, Jr.*  
James R. Pegoraro, Jr., P.S. #8750



### LEGEND

- Iron Pin Found
- Iron Pipe Found
- 5/8" Iron Pin Set (LDC, Inc.)
- ⊠ Monument Box Found
- Monument Box Empty
- ▲ PK Set
- △ PK Found
- ⊙ Stone Found
- ⊕ Drill Hole Found
- ⊕ Drill Hole Set
- ⊕ Horizontal Control Point
- ⊕ Vertical Control Point
- ⊕ Hub Found
- ⊕ Hub Set
- ⊕ Railroad Spike Found
- ⊕ Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D.M. = Deed & Measured
- Dd = Deed
- Rec. = Record
- Act. = Actual

# Plat of Lot Split

City of Mentor - Lake County - Ohio

DATE: May 31, 2018  
SCALE: 1"=200'  
FILENAME: SURVEY  
COMPUTER S:  
TAB NAME: Plat

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS PLANNERS SURVEYORS  
9025 Osborne Drive Mentor, Ohio 44060  
TEL: (440) 255-8483 FAX: (440) 951-LAND  
FAX: (440) 255-9575

SHEET 1 OF 1  
CONTRACT NO. OSB003-1803