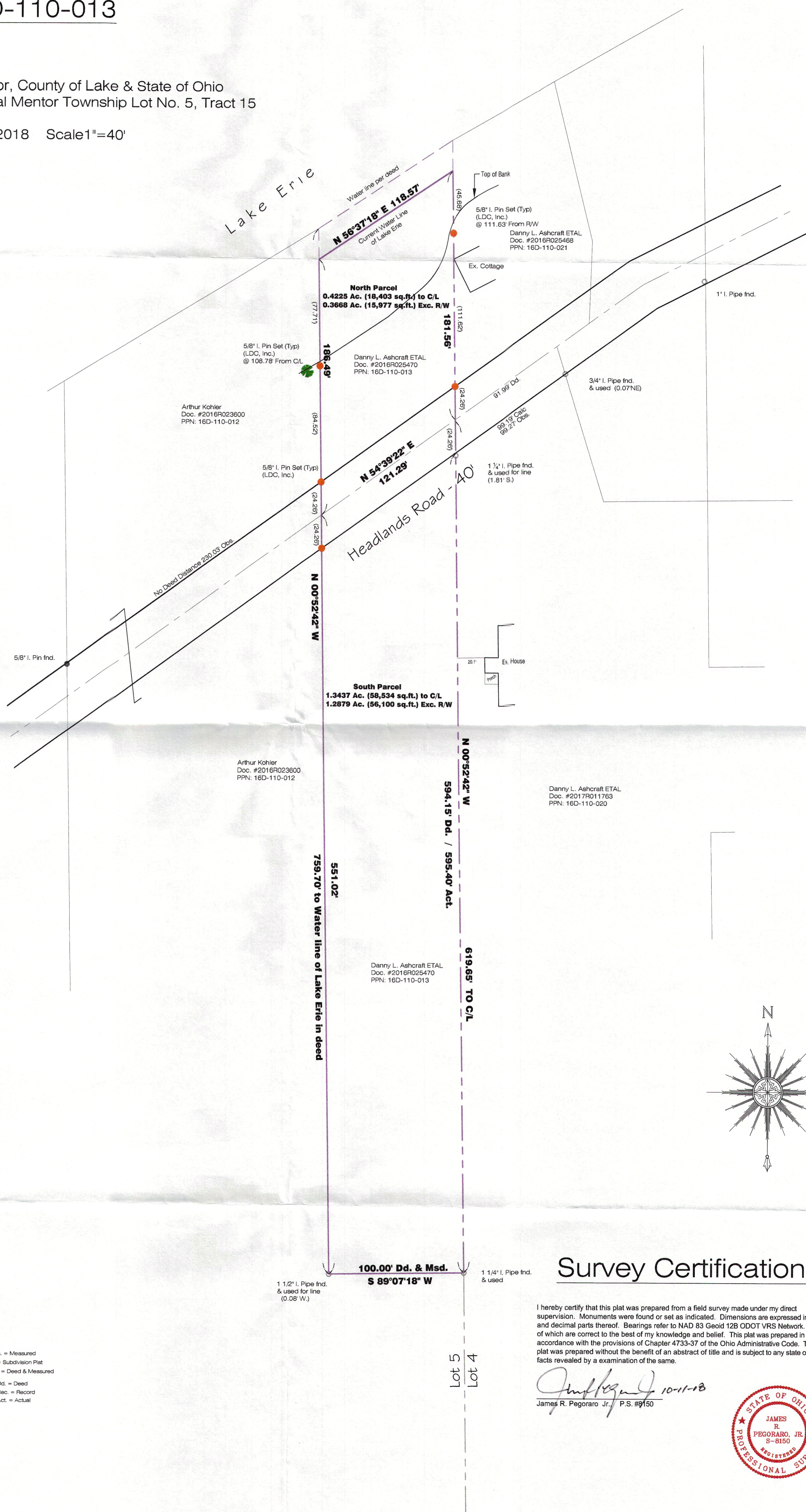


Boundary Survey & Lot Split

PPN 16D-110-013

Situated in the City of Mentor, County of Lake & State of Ohio
& known as being part of Original Mentor Township Lot No. 5, Tract 15

September 2018 Scale 1"=40'



ZONING-INFO

Residential R-4 District:
 Min. Area: 22,000sq.ft.
 Min. Width: 100'
 Min Frnt Setback: 60'
 Min. Side Setbacks: 15' (Each side)
 Min. Rear Setback: 50'

AREA TABULATIONS

North Parcel
 0.4225 Ac. (18,403 sq. ft.) to C/L
 0.3668 acres (15,977 sq.ft.) Exc. R/W

South Parcel
 1.3437 acres (58,534 sq. ft.) to C/L
 1.2879 acres (56,100 sq. ft.) Exc. R/W

Legend:

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

Survey 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 NAD 83 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.

James R. Pegoraro, Jr.
 James R. Pegoraro, Jr. P.S. #9150

