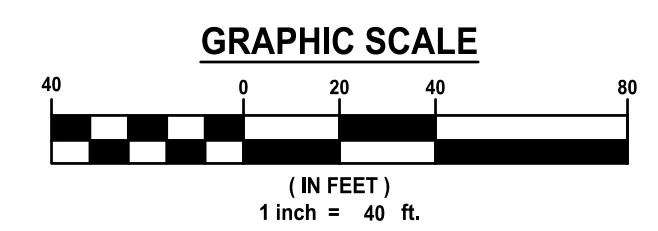


SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT 77 IN THE DRIFTWOOD ALLOTMENT RECORDED PLAT VOLUME F, PAGE 19, OF LAKE COUNTY RECORD OF PLATS AND ALSO KNOWN AS BEING PART OF MENTOR TOWNSHIP LOT 4, TRACT 14 (PPN 16-D-117-C-00-019-0)



LEGEND
 (M) = MEASURED
 (D) = DEED
 (REC.) = RECORD
 (U) = USED
 (P) = RECORD PLAT
 (OBS.) = OBSERVED
 ● CAPPED (NOVAK)
 5/8" X 30" LONG IRON PIN SET
 R/W RIGHT OF WAY
 ⊕ CENTERLINE OF RIGHT OF WAY

BOUNDARY SURVEY CERTIFICATION:

I HEREBY CERTIFY TO PHUONG TRAN, INC. THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 08th DAY OF DECEMBER, 2023. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS AS SHOWN HEREON. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".



THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83 (2011), NAVD88, GRS80, GEOID12B).
 February 14, 2024
 DAVID W. NOVAK
 OHIO PROFESSIONAL SURVEYOR NO. 7507

DATE	REVISIONS	BY

Barrington
 CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1200
 www.BarringtonCGI.com

PHUONG TRAN, INC.
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 7645 SETTLERS COURT
 MENTOR, OHIO 44060
 PH: 440-954-2459

LOT SPLIT PLAT
 4500 RAMBLER DRIVE
 MENTOR, OHIO 44060
 PPN 16-D-117-C-00-019-0

DRAWN	TDR
CHECKED	DWN
DATE	1/9/2024
SCALE	1"=40'
JOB NO.	23121
SHEET	