

Lake Erie

R = 48.71'
L = 34.14'
Del. = 40°09'23"
Ch. = 33.44'
N 89°31'01" E

Water Line at Sea Wall (April, 2007)

N 58°33'02" E 81.35'
N 55°58'46" E 42.19'

5/8" Iron Pin Fd. & Usd. (Aztech) @ 400.58' from RW

5/8" Iron Pin Set. @ Top of Bank (LDC, Inc.)

S/L 23

S/L 21 PARCEL-B

S/L 22 PARCEL-A

S/L 20

Salida Allotment Vol. B, Pg. 3

S/L 24

S/L 25

Salida Allotment Vol. B, Pg. 3

Ex. House

Ray & Jeanne Rund PPN: 19A-089A-015 #7433 Salida 2008R027603

Janice M. Teschner PPN: 19A-089A-014 #7429 Salida 2007R003639

Kathy L. Zeid PPN: 19A-089A-017 #7461 Salida 2011R025733 (Deed Parcel 2)

Kathy L. Zeid PPN: 19A-089A-017 #7461 Salida 2011R025733 (Deed Parcel 1)

Scott & Carol Steele PPN: 19A-089A-018 #7467 Salida 375/959

Scott & Carol Steele PPN: 19A-089A-033 #7467 Salida 375/959

Kathy L. Zeid PPN: 19A-089A-017 #7461 Salida 2011R025733 (Deed Parcel 3)

5/8" Iron Pin Fd. & Usd.

3/4" Iron Pipe Fd. (0.11' N)

83.88' Obs. 83.75' Rec.

83.75' Rec & Msd.

5/8" Iron Pin Fd. (0.36' NE) PPOB- Parcel A

Salida Road - 60'

LOT SPLIT & CONSOLIDATION PLAT

Situated in the City of Mentor on the Lake, County of Lake and State of Ohio and known as being part of Original Mentor Township Lot No. 3, Tract 16. Further know as being Sublots 21 & 22 in the Salida Allotment recorded in Volume B, Page 3 of Lake County Plat Records. February 2015 SCALE 1"=30'

ZONING

Parcels are located in the City of Mentor on the Lake's Single Family A District.
Min. Lot size: 22,000 sq.ft.
Min. Lot Width: 60' @ building line
Front Setback: 50'
Rear Setback: 40'
Side Setbacks: 5/15'

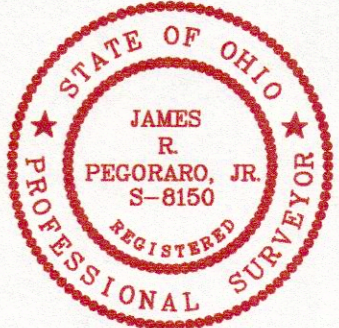
SURVEY NOTES

S/L 22: 0.7290 Acres (31,757 sq.ft.) PARCEL-A
S/L 21: 0.7200 Acres (31,365 sq.ft.) PARCEL-B

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 Salida Allotment recorded in Volume B, Page 3 of Lake County Plat Records. 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., P.S. #8150



CONTRACT NO. OSB01-1501

SHEET 1 OF 1

Tricia Osborne
7461 Salida Road
City of Mentor on the Lake - Lake County - Ohio

DATE: 02/12/2015
SCALE: HOR. 1"=30'
FILENAME: VERT.
COMPUTER S:
TAB NAME: Plat

LAND DESIGN consultants
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ENGINEERS PLANNERS SURVEYORS
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Lot Split Plat