PLAT OF LOT SPLIT

PPN: 19A-093D-003

SITUATED IN THE CITY OF MENTOR ON THE LAKE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP LOT 7, TRACT 16.

APRIL 2013 SCALE 1"=30'

N 45°31'10" E 481.58' N 45°15'02" E 271.09'

BEACH LINE

SAND BAR

CHANNEL

RICHARD M & JEROME T Sr. OSBORNE
DOC# 1997R038251
PPN: 19-A-093-0-00-003-0
Surveyed Total
9.8783 AC.
430,301 s.f.

349.70'

N 64°26'54" E 30.8' Dd.

5/8" I.Pin Set (LDC, Inc.)

Edge of Water

5/8" I.Pin Fnd (LDC, Inc.)

53.12' 57.70' Calc & Msd.

5/8" I Pin Fd.& Used (LDC,Inc)

5/8" I.Pin Fd. (Babcock/Jones) Used. for line

N 45°29'28" E 88.26' Act. / 86.95' Dd

303.30'

BLAIR R DODGE
DOC# 2006R033872
PPN: 19-A-093-C-00-031-0

Wood Deck

4' Wide Wooden Steps

5/8" I.Pin Found/Used

Railroad Tie Retaining Wall

100.00' Pipe to Set Pin 127.6 Dd. / 126.92' Act. 113.2 Dd. 112.52' Calc.

N 09°25'25" W

Dd. PRCL-1

Dd. PRCL-3

470 Dd. 34.58'

100.00'

S 30°21'54" W 50.00' Dd. & Msd.

5/8" I.Pin Fd. (0.60' SW)

5/8" I.Pin Fd. & Used. for line (1.34' NE) (Babcock/Jones)

S 66°16'27" E 6.81' Obs. 8.77' Dd.

ROBERT L JR & KAREN A KRIVANEK
DOC# 2000R046276
PPN: 19-A-093-0-00-001-0
5489 Chestnut St.

2" I Pipe Fd.& Used.

14.4' Dd. & Msd.

N 25°42'54" W 102.70' Dd. & Msd.

N 50°59'51" W

5/8" I.Pin Set (LDC, Inc.)

5480 WOODSIDE RD. LLC
DOC# 2006R041645
PPN: 19-A-093-D-00-003-0
5480 Woodside Rd.

Ex. Blk. & Fr. Gar.

20.0 8.11 20.0

REM-Total 1.1440 AC. 49,833 s.f.

REMAINDER Exc. R/W 1.0653 AC. 46,407 s.f.

Total 0.7831 AC. 34,112 s.f.

Exc. R/W 0.7153 AC. 31,158 s.f.

5/8" I.Pin Fnd (LDC, Inc.)

Ex. Blk. & Fr. Gar.

Portion Of block garage & Cant. upper flr.

14.0 18.4' 18.8' 14.0

Walk out bsmt. Retaining Walls

86.0' Ex. New Frame House 30.0' 24.0' 36.9' 51.0' Wood Deck HC Ramp

304.34' To R/W

324.34'

S 54°00'07" E

140.34' Calc. 140.2' Dd.

148.67' Calc. 148.30' Dd.

Ex. Shed 12.8' 10.3'

274.79' to R/W

S 66°32'23" E

295.45' Calc. / 295.52' Act.

BLAIR R DODGE DOC# 2006R033872 PPN: 19-A-093-C-00-032-0

BLAIR R DODGE DOC# 2006R033872 PPN: 19-A-093-C-00-030-0 #5452 Woodside

ELLEN J STRANG VOL. 895 PG 542 7-1-82 PPN: 19-A-093-C-00-029-0 # 5448 Woodside

ELISABETH A HUGH DOC# 980025258 PPN: 19-A-093-C-00-028-0 #5444 Woodside

Subiot 200

Subiot 201

Subiot 202

Subiot 203

Subiot 204

Subiot 205

Subiot 206

THE FIFTH SALIDA SUBDIVISION VOLUME D PAGE 12

Ex. Fr. Hse. 16.3' 30.2' 30.3' 16.3'

70.0' Ex. Old Barn 32.0' 32.0' 70.0'

168.69'

S 10°05'54" E 15.52' Calc. 15.20' Dd.

5/8" I.Pin Fnd (LDC, Inc.)

5/8" I.Pin Set (LDC, Inc.)

5/8" I.Pin Fd.& Used. (Babcock/Jones)

5/8" I.Pin Fd. (1.97' SW)

65' Rec./Msd.

144.92'

150.47'

85' Rec./Msd.

178.42' N 38°43'57" E

60' Rec./Msd.

328.89' Calc. 135' Rec./Msd.

35' Calc.

50' Dd./Msd.

45' Rec./Msd.

45' Rec./Msd.

50' Rec./Msd.

98.89' Obs.

1 1/4" I.Pipe Fd.& Used. POB SPLITS

POB SPLIT 19A-093D-003

Woodside Road 40'

Tract 16 Lot 7
Tract 17 Lot 1

West Lawnfield St. 40'

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 a prior survey of PPN: 19A-093-003 done in 1997 by Richard A. Thompson Jr. 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 a examination of the same.

James R. Pegoraro, Jr., P.S. #8150 4/25/2013

STATE OF OHIO JAMES R. PEGORARO, JR. S-8150 REGISTERED PROFESSIONAL SURVEYOR

CONTRACT No. OSAIR1-1009

SHEET 1 OF 1

Plat of Lot Splits

City of Mentor on the Lake - Lake County - Ohio

DATE 04/15/2013
SCALE: HOR. 1"=30'
VERT.
FILENAME Splits
COMPUTER S:
TAB NAME Wrob

L.D.C. Inc. d.b.a. LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8483 (440) 951-LAND
FAX: (440) 255-9575

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.