

# Lot Split Plat For Damon Homes

Situated in the City of Mentor, County of Lake and State of Ohio, Known as being part of Original Mentor Township Parker Lot, Known as being a lot split of lands conveyed to Damon Homes (PPN's 16B-52B- & ) the same being known as sublots 1, 2, and part of 3 in the Rexford Survey, recorded in Volume D, Page 39A of Lake County Plat Records.

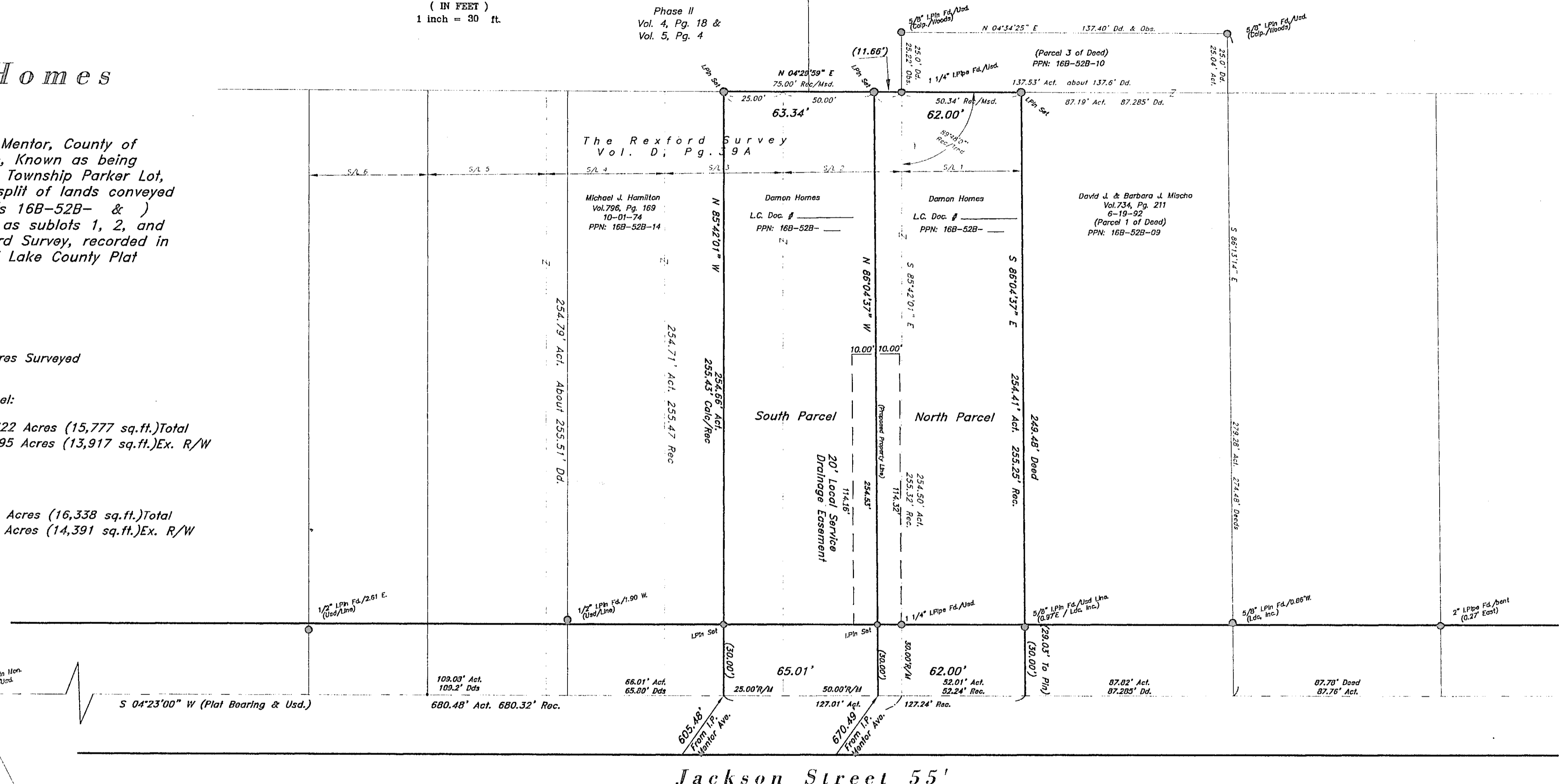
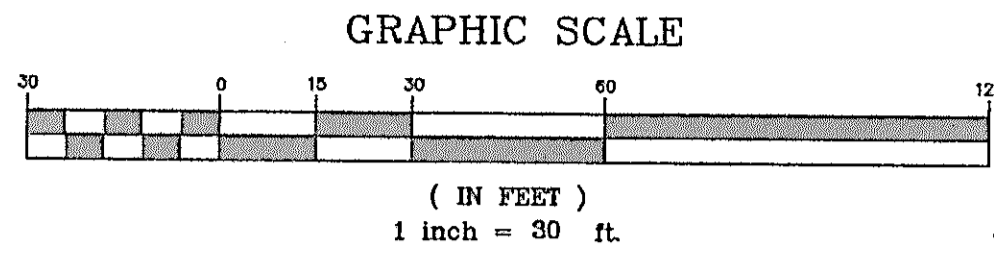
0.7373 Acres Surveyed

North Parcel:

0.3622 Acres (15,777 sq.ft.) Total  
0.3195 Acres (13,917 sq.ft.) Ex. R/W

South Parcel:

0.3751 Acres (16,338 sq.ft.) Total  
0.3304 Acres (14,391 sq.ft.) Ex. R/W



Mentor Ave U.S. Route 20

Jackson Street 55'

Legal Description Approved  
For Transfer  
Lake County Engineer

By My requirement Date 7/1/02

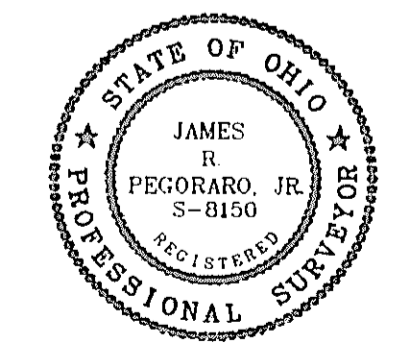
Approved This 26<sup>TH</sup> Day of JUNE, 2002  
By the City of Mentor Engineer.

John W. Konrad  
John W. Konrad

Approved This 26<sup>TH</sup> Day of JUNE, 2002  
By the City of Mentor Community Development Director.

Ronald M. Straub  
Ronald M. Straub

DAMON HOMES Shall grant unto the adjoining homeowners of the easement area shown on this plat of lot split equal rights and responsibilities for "LOCAL SERVICE DRAINAGE EASEMENT" to access, lay, maintain, replace storm basins, sewers, inlets, ditches, swales, earth mounds, plantings, and/or other appurtenances. The individual property owners, over which said easement lies, shall be responsible for the daily NORMAL maintenance of the easement area such as mowing, leaf collection, and disposal and any other similar maintenance. Any regrading of the easement area shall be subject to CITY CODES.



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 plat of Rexford Survey recorded in Vol. D, Page 39A. 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. #8150

Approved This 24<sup>TH</sup> Day of June, 2002  
By the Owner of Damon Homes

Frank Damante  
Frank Damante

All pins set are 5/8" x 30" Iron Rebar with Yellow Cap Stamped "LDC, Inc."

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS · PLANNERS · SURVEYORS

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Damoh1-0202 - p/Split.dwg