



②+③

All of 16-B-061-B-00-013-0  
Part of 16-B-061-B-00-012-0  
1.288 Total Acres.  
56106.7 Sq.ft.  
1.255 Acres exclusive of right of way  
54661.6 Sq.ft.

①

Remainder  
Part of 16-B-061-B-00-012-0  
0.780 Total Acres.  
33962.9 Sq.ft.  
0.761 Acres exclusive of right of way  
33154.5 Sq.ft.

②

All of 16-B-061-B-00-013-0  
1.031 Total Acres.  
44894.6 Sq.ft.  
1.014 Acres exclusive of right of way  
44141.9 Sq.ft.

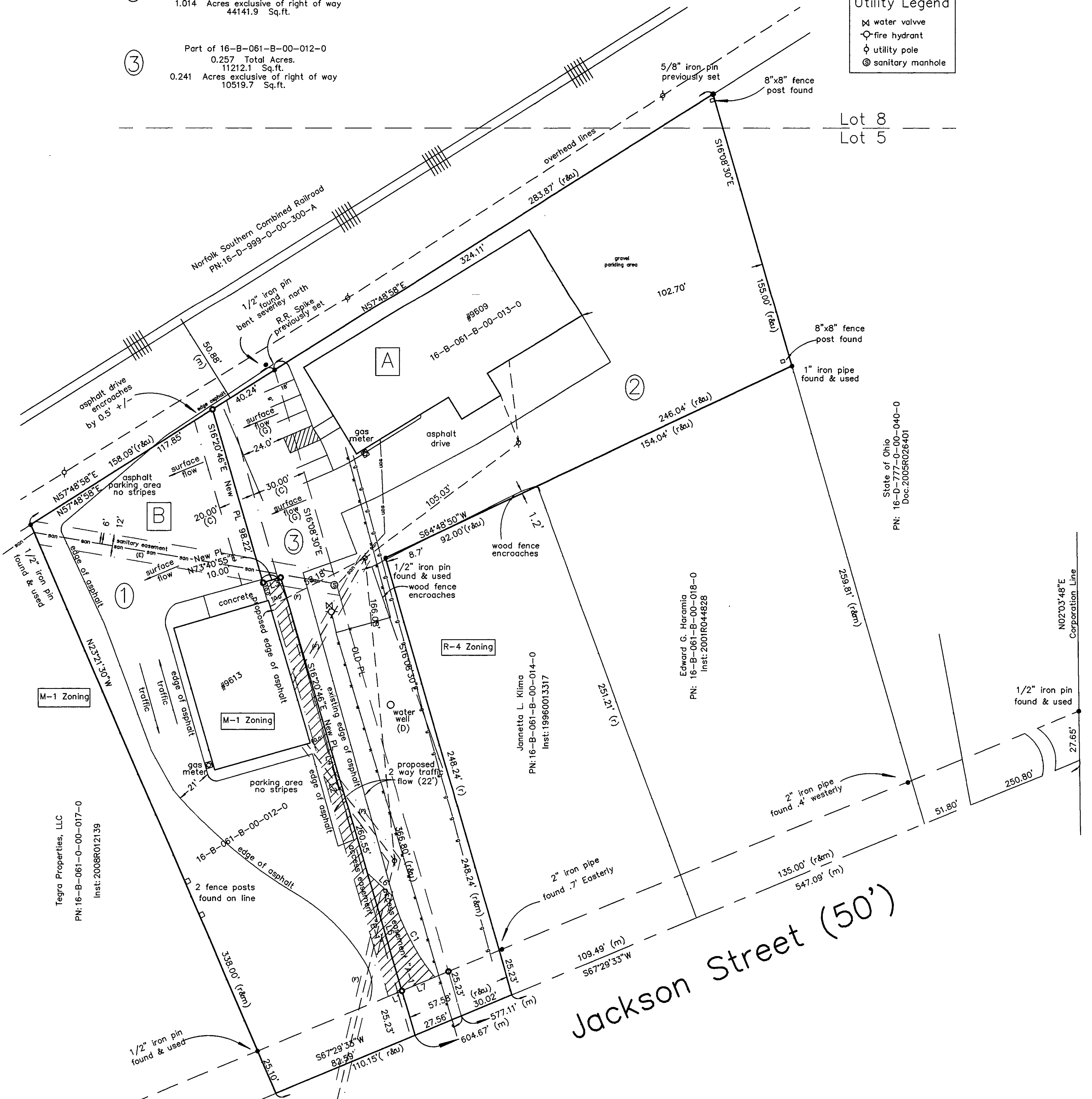
③

Part of 16-B-061-B-00-012-0  
0.257 Total Acres.  
11212.1 Sq.ft.  
0.241 Acres exclusive of right of way  
10519.7 Sq.ft.

References:  
Deeds of Record  
Field observations made October 2009  
O'Hara prior Survey Project 0921

Utility Legend

- ⊗ water valve
- ⊙ fire hydrant
- ⊕ utility pole
- ⊗ sanitary manhole



Tegra Properties, LLC  
PN: 16-B-061-B-00-017-0  
Inst: 2008R012139

Jannetta L. Klima  
PN: 16-B-061-B-00-014-0  
Inst: 19960013317

Edward G. Haramia  
PN: 16-B-061-B-00-018-0  
Inst: 2001R044828

State of Ohio  
PN: 16-B-061-B-00-040-0  
Dec: 2005R026401

Subdivision of land now or formerly owned by  
JV Development LLC

PN: 16-B-061-B-00-012-0  
Instrument Number: 2008R010523

part of Lot Numbers 5 and 8, Tract 6  
City of Mentor, County of Lake, State of Ohio

Consolidation of land now or formerly owned by  
JV Development LLC

PN: 16-B-061-B-00-013-0, part of 16-B-061-B-00-012-0

Instrument Number: 2008R010523  
part of Lot Numbers 5 and 8, Tract 6  
City of Mentor, County of Lake, State of Ohio

Zoning (M-1)  
Width: 150'  
Front: 50'  
Side: 10'  
Rear: 10'  
Height: 45'

Proposed Access Easement "B-1"  
Access through Parcel "B" to benefit Parcel "A"

NUM	DISTANCE	BEARING
L1	8.05'	S67°30'31"W
L2	236.19'	N16°20'46"W
L3	8.00'	N73°40'55"E
L4	235.33'	S16°20'46"E

Proposed Access Easement "A-1"  
Access through Parcel "A" to benefit Parcel "B"

NUM	DISTANCE	BEARING
L5	66.69'	N16°20'46"W
L6	18.86'	S47°19'03"E
L7	19.51'	S67°30'31"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	23°28'47"	49.73'	121.36'	S27°39'32"E	49.39'

(C) Easement of Record 980025754  
permanent easement along easterly 30.00 feet of West parcel  
from front to rear, for the use of a driveway and an additional  
20.00 feet along the parking area located thereon.  
Easement to be dissolved.

(D) Easement of Record 980025754  
Well and waterline serves parcel to the West.  
No bearings or distances recorded, Blanket easement.  
water well appears to be abandoned  
Easement to be dissolved.

(E) Existing Sanitary Sewer Line  
per field observations  
easement to be written and filed.

(F) Existing overhead power lines  
per field observations  
easement to be written and filed.

(G) Existing surface water flow conditions  
per field observations  
easement to be written and filed.

This Plat was prepared without the benefit of a Title  
Exam, and is subject to the results that an independent  
Title Exam may reveal.

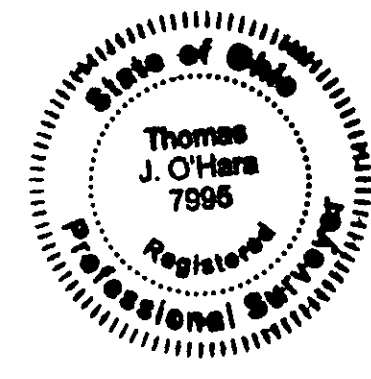
This Plat of Survey depicts the results of a Boundary  
Survey as prepared according to the minimum standards  
for a Boundary Survey as described in the Administrative  
Code Chapter 4733-37, by O'Hara Land Surveying, LLC.  
This Survey is not valid unless it bears an Original  
Signature and Seal.

- LEGEND**
- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
  - survey monument found
  - tree line
  - - - fence line
  - r/w street right of way
  - c/l street centerline
  - own through
  - official record
  - dv deed volume
  - p.o.b. place of beginning

This division of land complies with the applicable City of Mentor.  
Zoning Resolution. This \_\_\_\_\_ day of \_\_\_\_\_ 2013.  
By \_\_\_\_\_ City of Mentor Zoning Inspector.

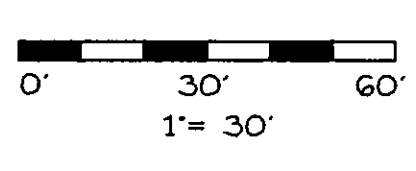
Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio

Dated: 4/2/13



O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chardon, Ohio 44024  
oharasurvey@yahoo.com  
V: 440-286-8417

Date of Survey  
10-12-2009  
Project No.: 1175  
Revised: 4-1-13



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